

# Enterprise Center

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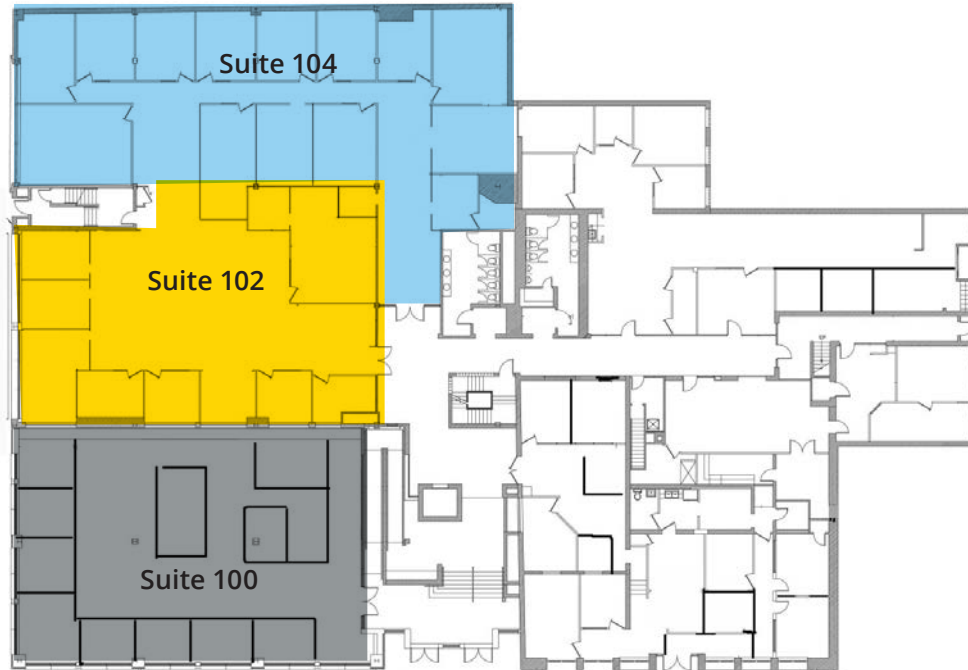
## 401 East Market Street, Charlottesville, VA

### 2-story office building steps from the Downtown Mall

- Prominently located in the Central Business District at corner of East Market Street and 4th Street
- Building offers desirable downtown location: One block from the courthouses, one block from the historic downtown pedestrian mall, and across the street from the Market Street parking garage
- Well-appointed lobby with light-filled two story atrium
- Vacant spaces offer abundant natural light, attractive finishes and desirable mix of private offices and open floor plan
- Well maintained building with responsive on-site property management
- Multiple suites available which can be combined or subdivided to meet tenant size requirements

1st Floor - Suite 104\* | 5,604 RSF  
 - Suite 102\* | 4,720 RSF  
 - Suite 100 | 4,706 RSF

*\*Suite 102 and Suite 104 can be combined for a total 10,324 RSF*



Floor/Location	Size	Rental Rate	TI	Rent Abatement
1st Floor Suite 104	5,604 RSF	\$22.50 PSF Full Service, Excludes Janitorial	Negotiable	2 month rent abatement for a 5-year term
1st Floor Suite 102	4,720 RSF	\$25.00 PSF Full Service, Excludes Janitorial	Negotiable	2 month rent abatement for a 5-year term
1st Floor Suite 100	4,706 RSF	\$25.00 PSF Full Service, Excludes Janitorial	Negotiable	2 month rent abatement for a 5-year term



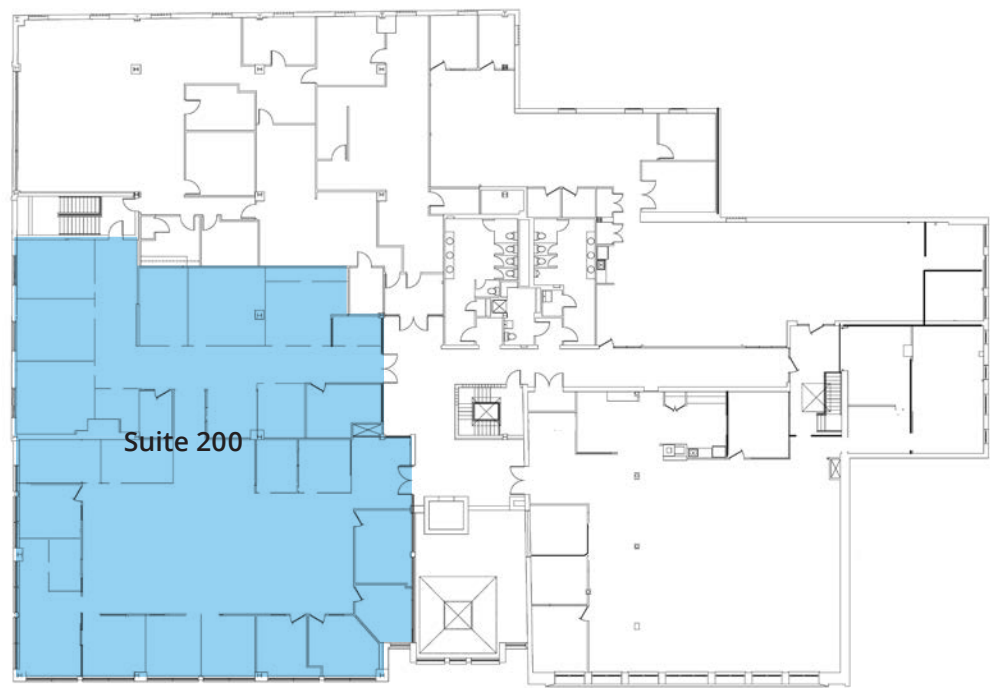
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For Lease | Enterprise Center

2nd Floor - Suite 200 | 9,588 RSF



Floor/Location	Size	Rental Rate	TI	Rent Abatement
2nd floor Suite 200	9,588 RSF	\$25.00 PSF Full Service, Excludes Janitorial	Negotiable	2 month rent abatement for a 5-year term



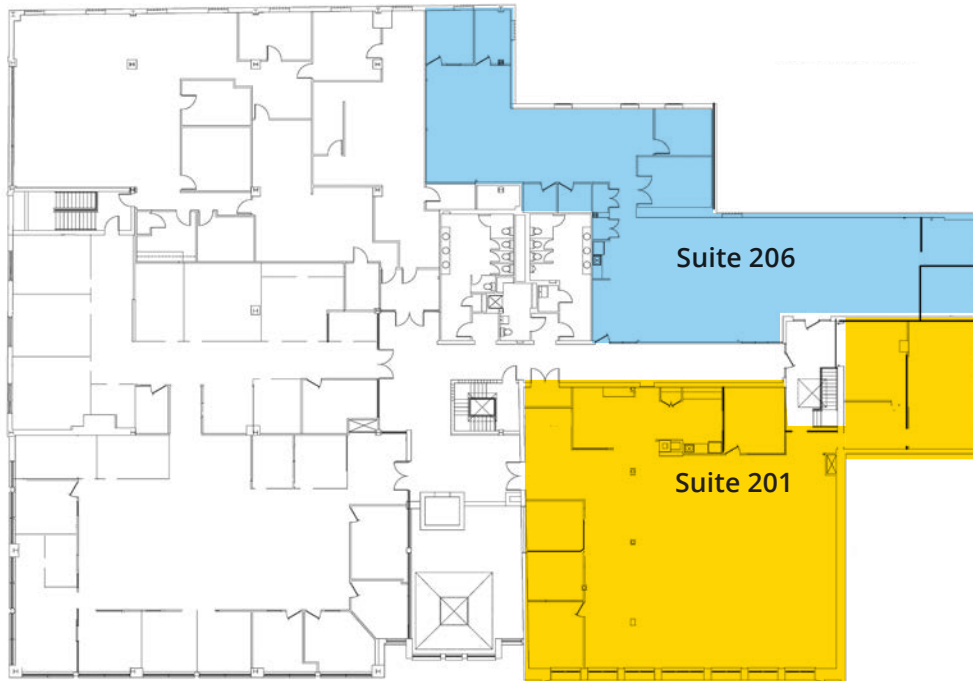
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2nd Floor - Suite 206 | 5,553 RSF (sub-dividable to 1,500 RSF)  
- Suite 201 | 6,768 RSF (sub-dividable to 3,000 RSF)

*\*Suite 206 and Suite 201 can be combined for a total 12,321 RSF*



Floor/Location	Size	Rental Rate	TI	Rent Abatement
2nd floor Suite 206	5,553 RSF	\$22.50 PSF Full Service, Excludes Janitorial	Negotiable	2 month rent abatement for a 5-year term
2nd floor Suite 201	6,768 RSF	\$25.00 PSF Full Service, Excludes Janitorial	Negotiable	2 month rent abatement for a 5-year term



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