

# FOR LEASE



**Hall Associates**  
Commercial Real Estate Solutions



## WINDSOR HILLS EXECUTIVE CENTER 3070 ELECTRIC RD, ROANOKE, VA 24018

- NEW CONSTRUCTION
- AMPLE PARKING (70 SPACES)
- DIGITAL MONUMENT SIGNAGE
- FLEXIBLE FLOOR PLAN
- LARGE TENANT IMPROVEMENT ALLOWANCE FOR LONG TERM LEASES

### PROPERTY DESCRIPTION

Newly constructed class A medical/office building situated on +/- 7 acres in prominent business center in SW Roanoke County. These buildings are in shell condition with endless opportunities for customization to fit tenants' needs. Landlord is offering incentives and a larger Tenant Improvement Allowance for credit tenants looking for a long term lease. Convenient location with excellent visibility on Electric Road/Route 419 corridor. Easy access and egress from 419.

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Windsor Hills Executive Center is currently two thirds fully leased. There is one space available at the entry level of Building B with +/- 6,960 (usable) square feet. This suite offers endless customization to fit Tenants needs. Windsor Hills Executive Center features strong Tenants to include Medical, Real Estate, and Financial Planning. Additional signage options are available at the building entrance.



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