



ROANOKE'S MOST PRESTIGIOUS OFFICE SPACE FOR LEASE

WELLS FARGO TOWER

10 S. JEFFERSON STREET, ROANOKE, VA 24011

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	1,448 - 66,833 SF
BUILDING CLASS:	A+
RENOVATED:	2020
ZONING:	Downtown
MARKET:	Roanoke

PROPERTY HIGHLIGHTS

- Internal Covered Parking Garage
- 24/7 Security Personnel
- 24/7 Fitness Facility & Food Service
- Located at the Center of Downtown Roanoke
- Region's Leading Professional On-Site Management
- Fastest Tenant Elevator Service in Western Virginia

PROPERTY OVERVIEW

Welcome to Roanoke's most prestigious office building, the office people want to come back to. The Wells Fargo Tower features a high-tech service-oriented facility with 24/7 security, 727 internal parking spaces, competitive pricing, and extraordinary 360-degree views of the Roanoke Valley. Presented by Matt Huff and Dennis Cronk at Poe & Cronk Real Estate Group, the Exclusive Leasing and Management firm.



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PROPERTY AMENITIES

MAKE YOUR OFFICE A PLACE EMPLOYEES WANT TO COME BACK TO



ON SITE PARKING GARAGE - 727 INTERNAL PARKING SPACES

On-site garage parking is a uniquely rare amenity in Downtown Roanoke. No more circling the blocks trying to find a spot. No more trudging through the rain and snow only to get into your meeting disheveled and damp. Park and take the elevators straight up to your office.



TOWER FITNESS

The Tower fitness facility, included free for tenants, offers three changing rooms with showers, free weights, and cardio equipment, as well as TVs and Wifi connectivity.



VIRTUAL TOUR

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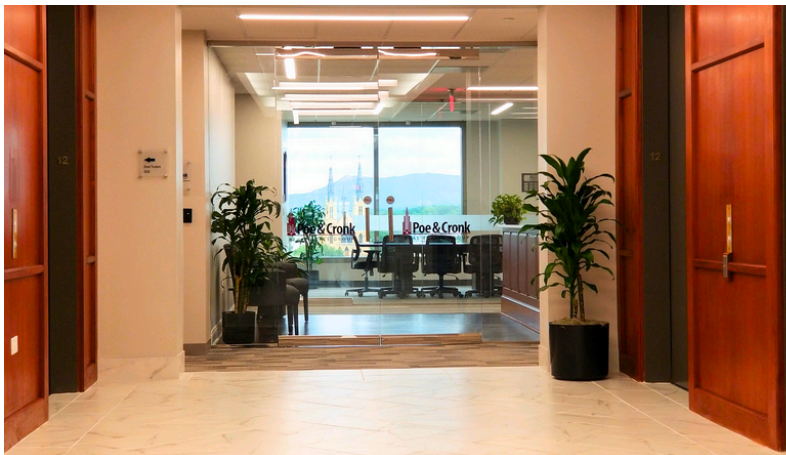
PROPERTY AMENITIES

MAKE YOUR OFFICE A PLACE EMPLOYEES WANT TO COME BACK TO



DOWNTOWN ROANOKE'S HISTORIC & CULTURAL DISTRICT

Location. Location. LOCATION. It is a tried and true real estate adage for a reason. Guests can stay at the historic Hotel Roanoke & Conference Center connected to the building via a covered sky bridge. Over 40 restaurants are within walking distance of the front door. You are next door to the Taubman Museum of Art with its highly regarded collection of American Art, over a dozen yearly exhibitions, and signature events. One block away is Center in the Square and Market Street which are the center of Roanoke's cultural scene.



ON SITE PROPERTY MANAGEMENT

We have full-time employees on-site who are dedicated to ensuring an immediate response to your needs. We have a long record of providing outstanding attention to our tenants. You'll receive nothing less than the finest level of service you'd expect in the most prestigious office building in town.

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MULTIPLE ELEVATORS

The Tower offers six passenger elevators which are clocked among the fastest in Southwest Virginia, meaning less time waiting and more time doing. A dedicated freight elevator is connected to loading docks and internal parking allowing for large deliveries to be made with convenience and out of the elements.



24/7 SECURITY

You will rest easy knowing your company and your employees are safe no matter when they are in the office. Our professional 24/7 security team gives you peace of mind.



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AVAILABLE SPACES



SUITE	SIZE (SF)	LEASE TYPE	VIRTUAL TOUR
1st Floor	3,162 SF	Full Service	View Here
8th Floor	4,129 SF	Full Service	View Here
9th Floor	12,326 SF	Full Service	View Here
10th Floor	4,223 SF	Full Service	View Here
10th Floor	6,743 SF	Full Service	View Here
12th Floor	1,448 SF	Full Service	View Here
17th Floor	6,822 SF	Full Service	View Here
19th Floor	13,990 SF	Full Service	View Here
20th Floor	13,990 SF	Full Service	View Here



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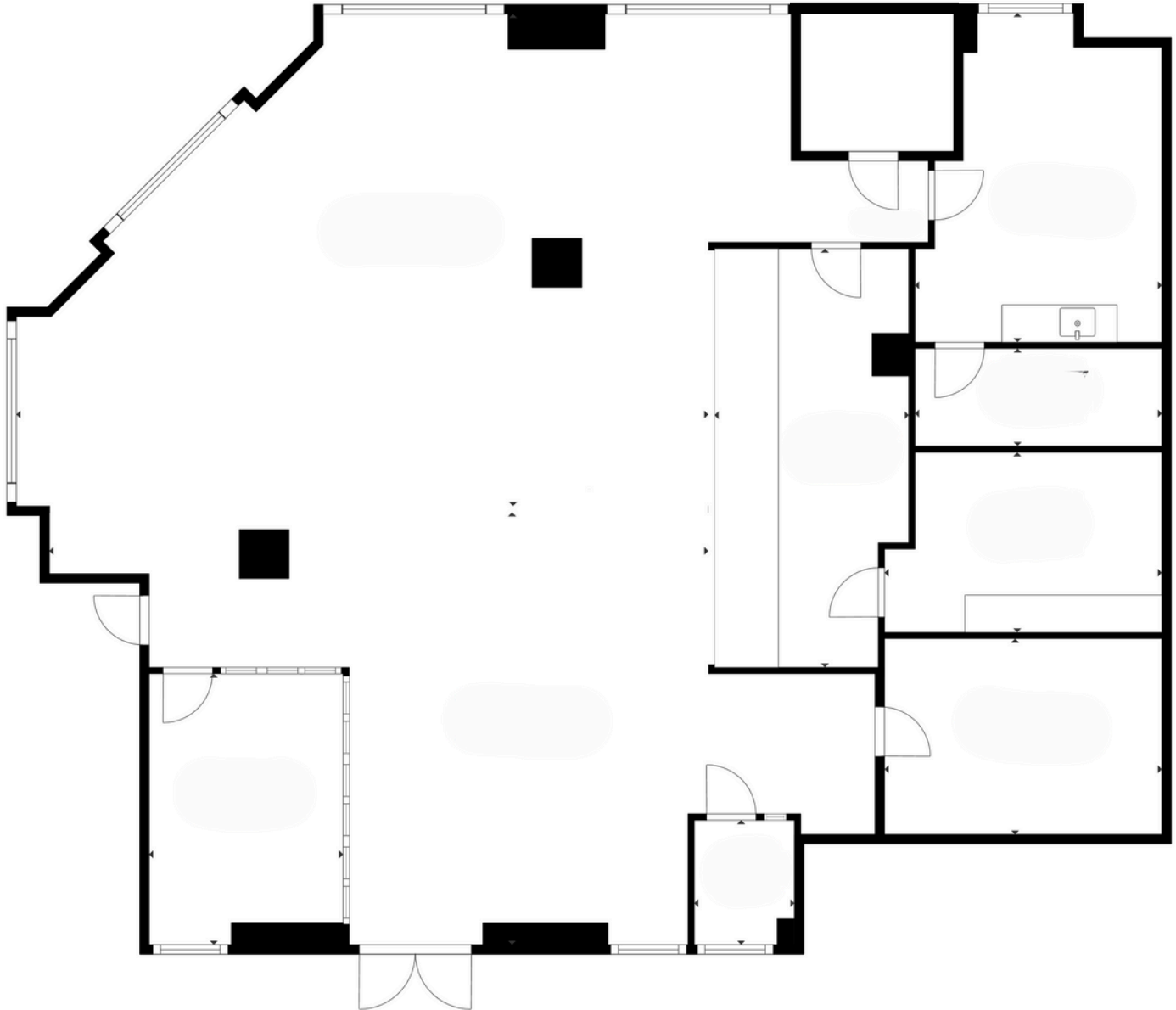
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1ST FLOOR 3,162 SF



3,162 SF

VIRTUAL TOUR / PHOTOS LINK



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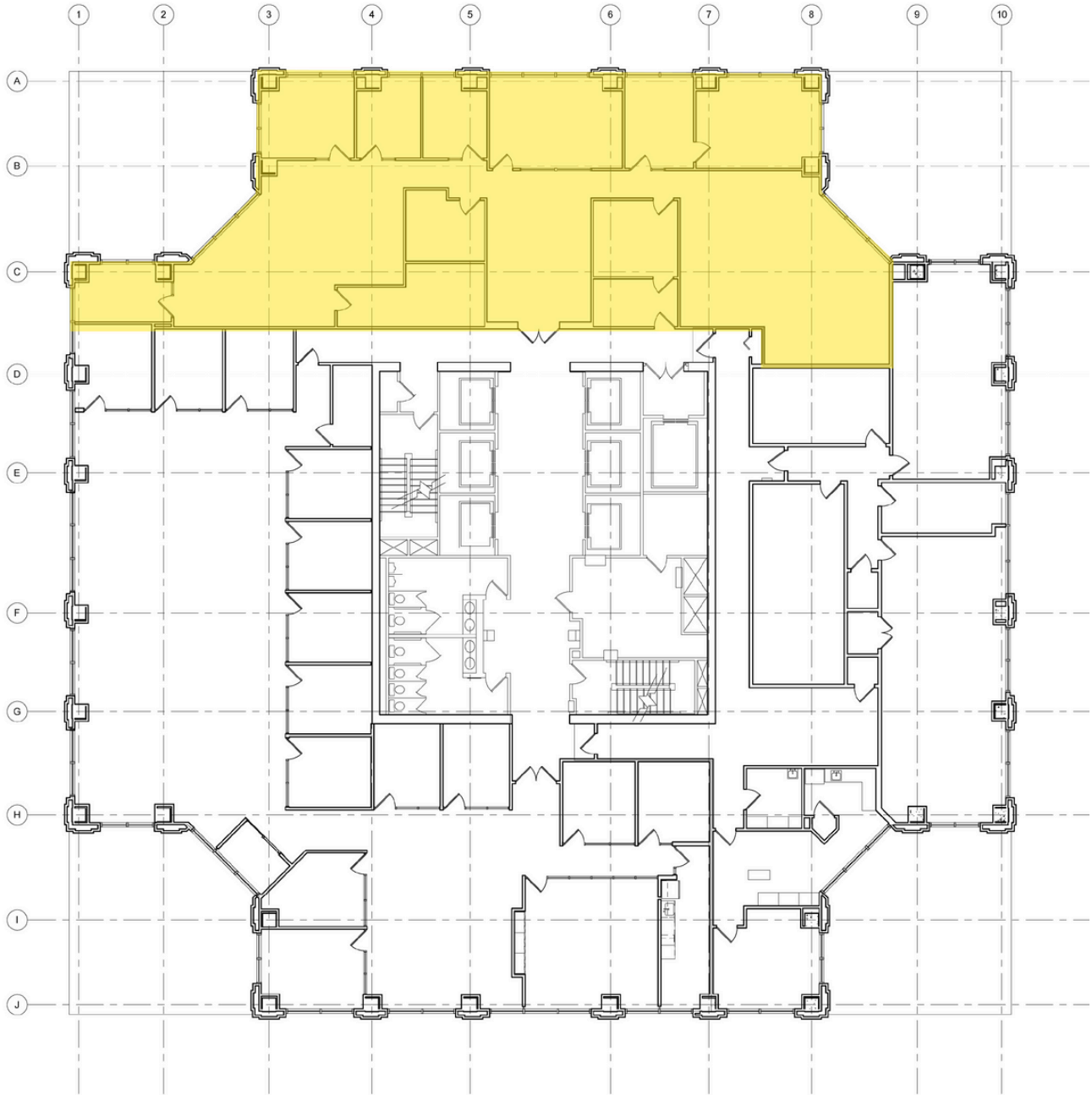
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8TH FLOOR 4,129 SF



EIGHTH FLOOR PLAN - EASTERN SUITE - BOMA
A-011 1/8" = 1'-0"



4,129 SF
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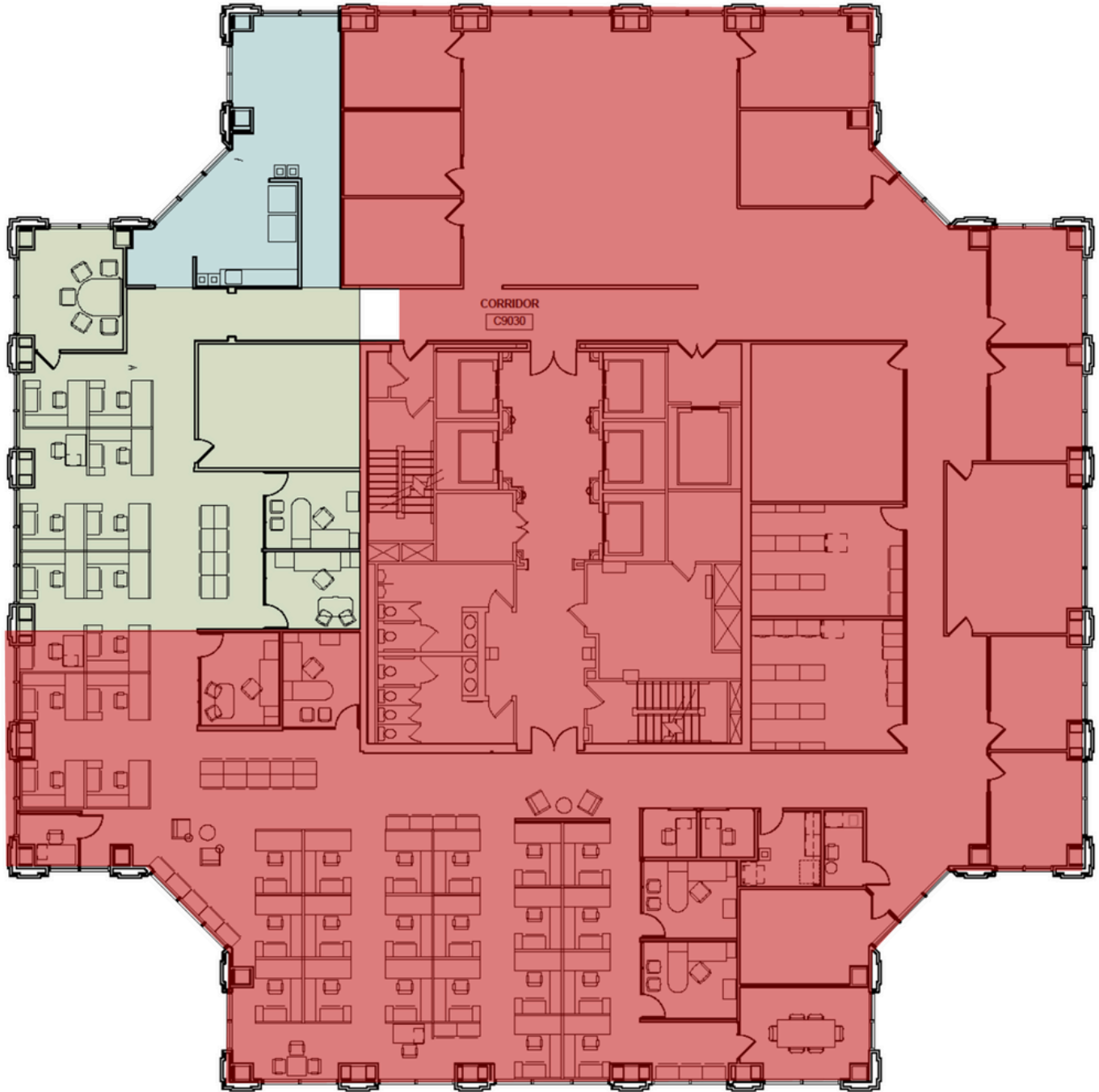
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9TH FLOOR 12,326SF



12,326 SF

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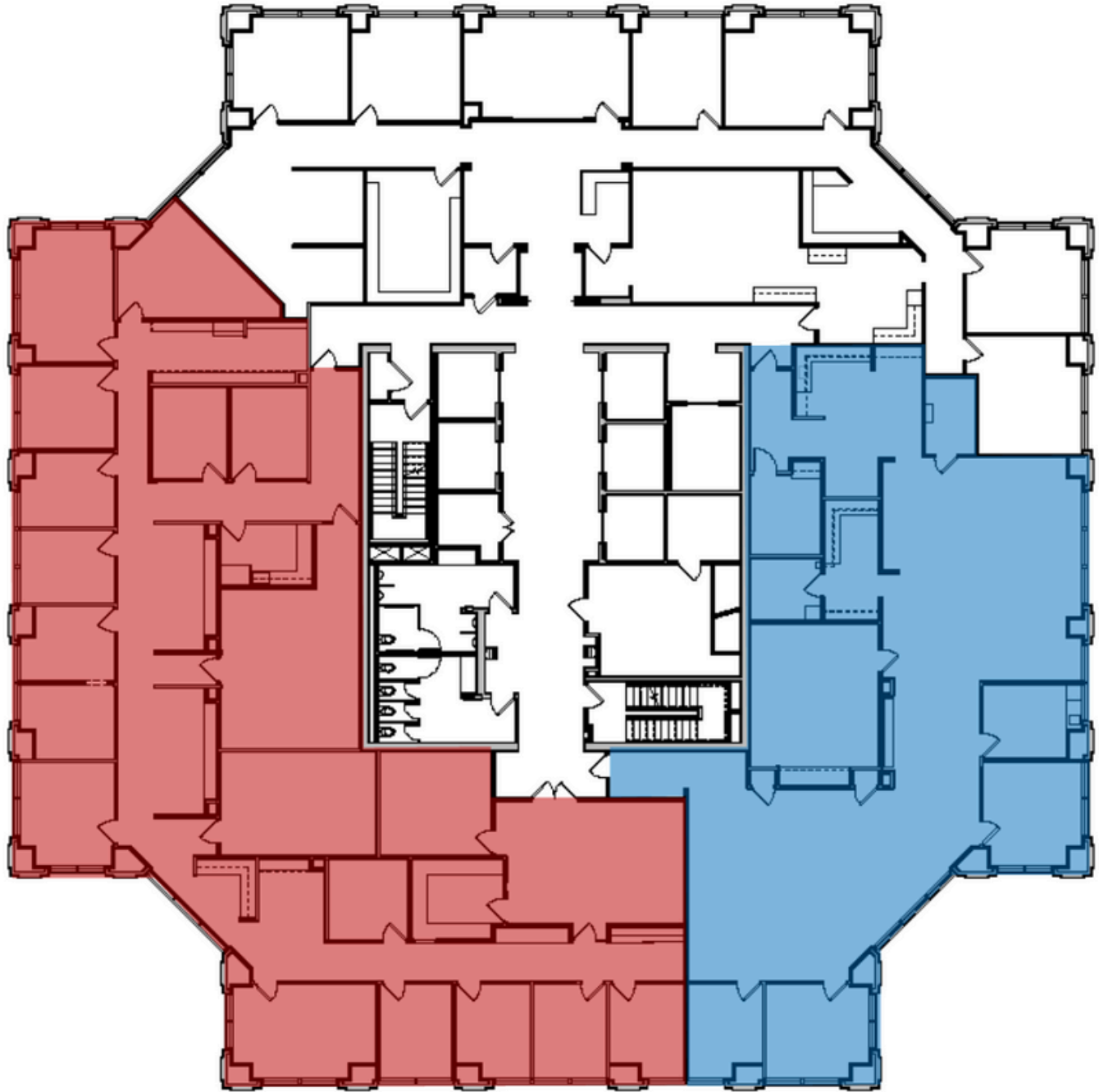
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10TH FLOOR 4223 SF - 6,743 SF



6,743 SF
VIRTUAL TOUR / PHOTOS LINK



4,223 SF
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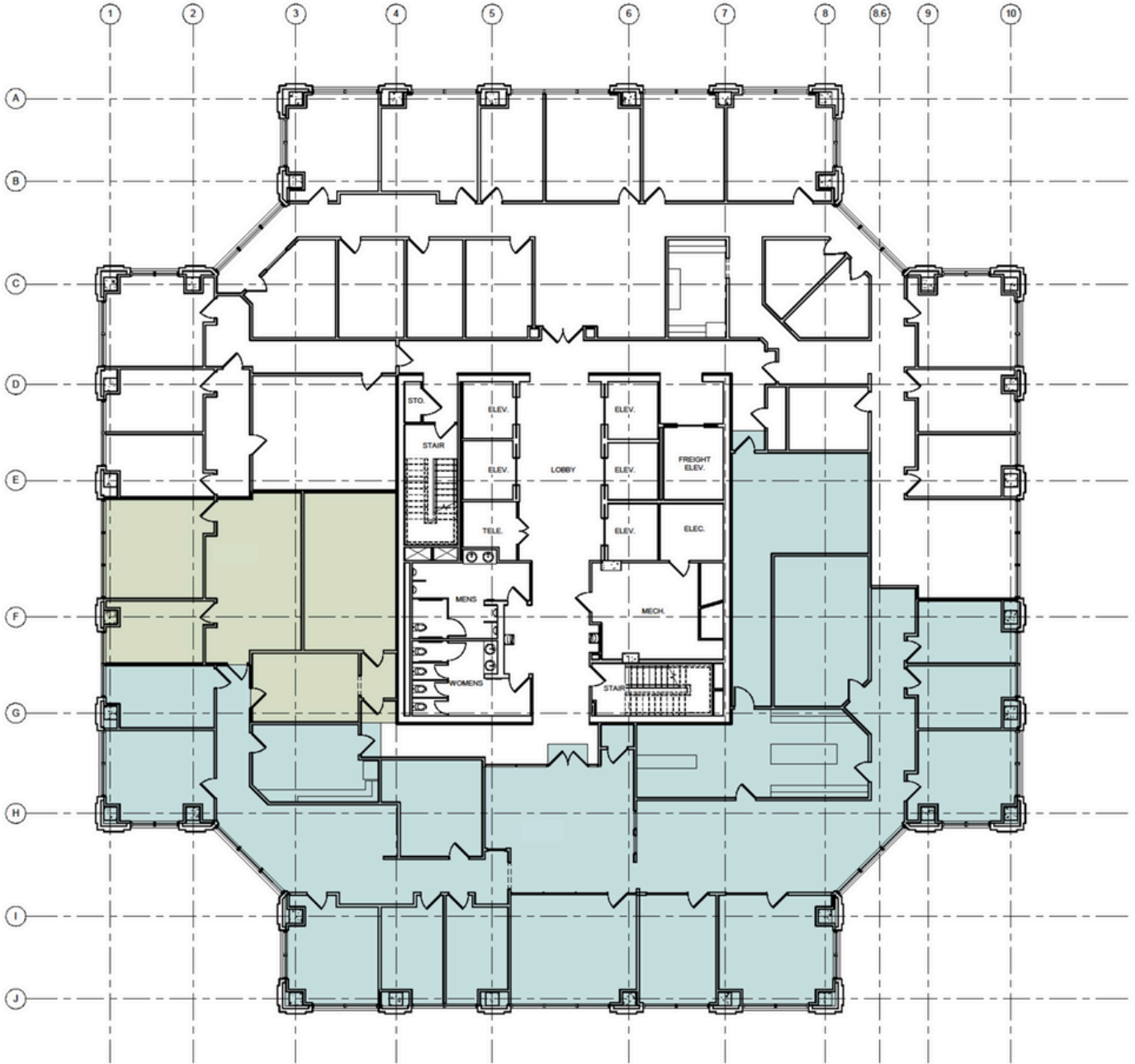
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12TH FLOOR 1,448 SF



TWELFTH FLOOR EXISTING PLAN
K-112 1/8" = 1'-0"



4,223 SF

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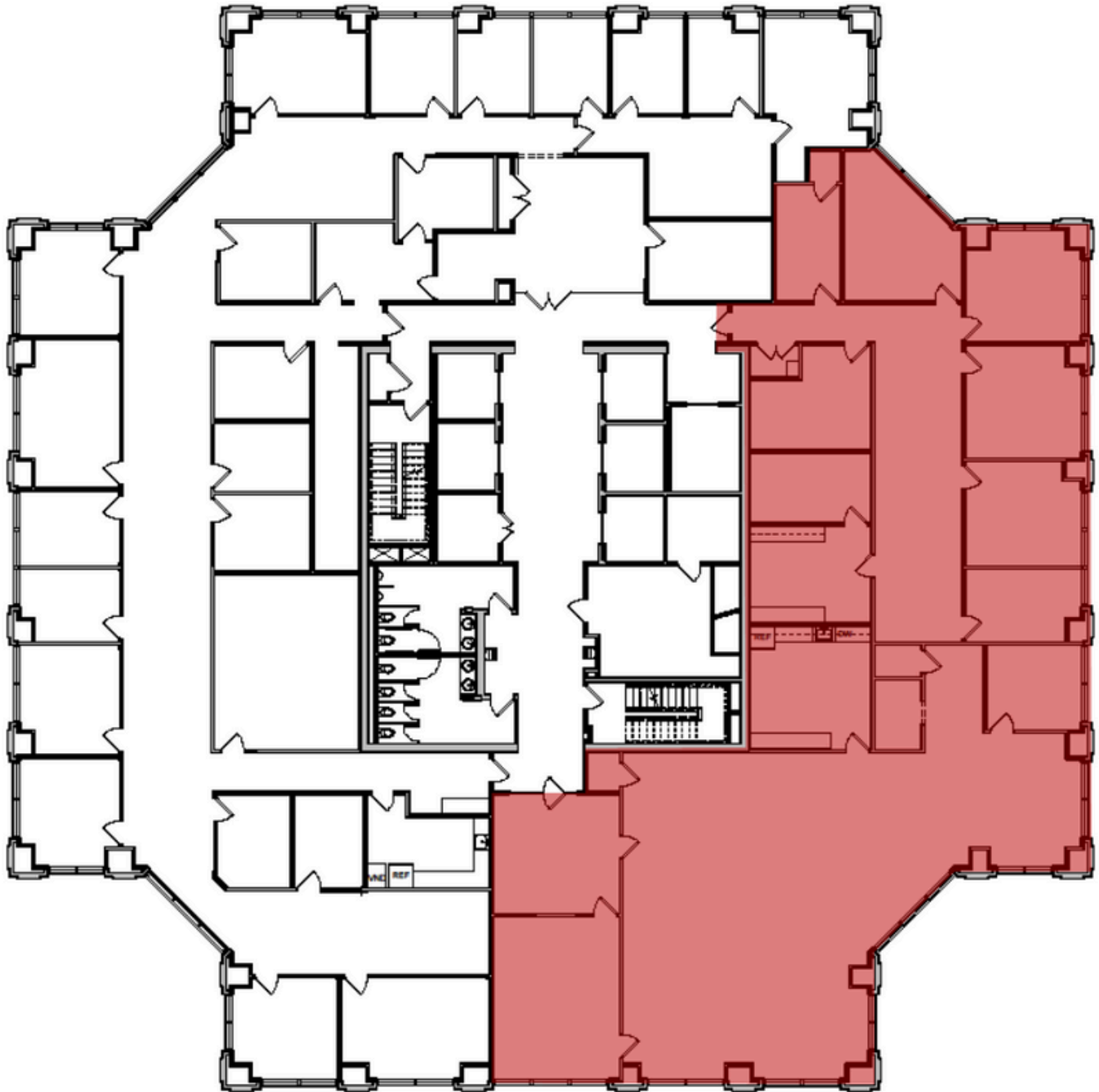
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17TH FLOOR 6,822 SF



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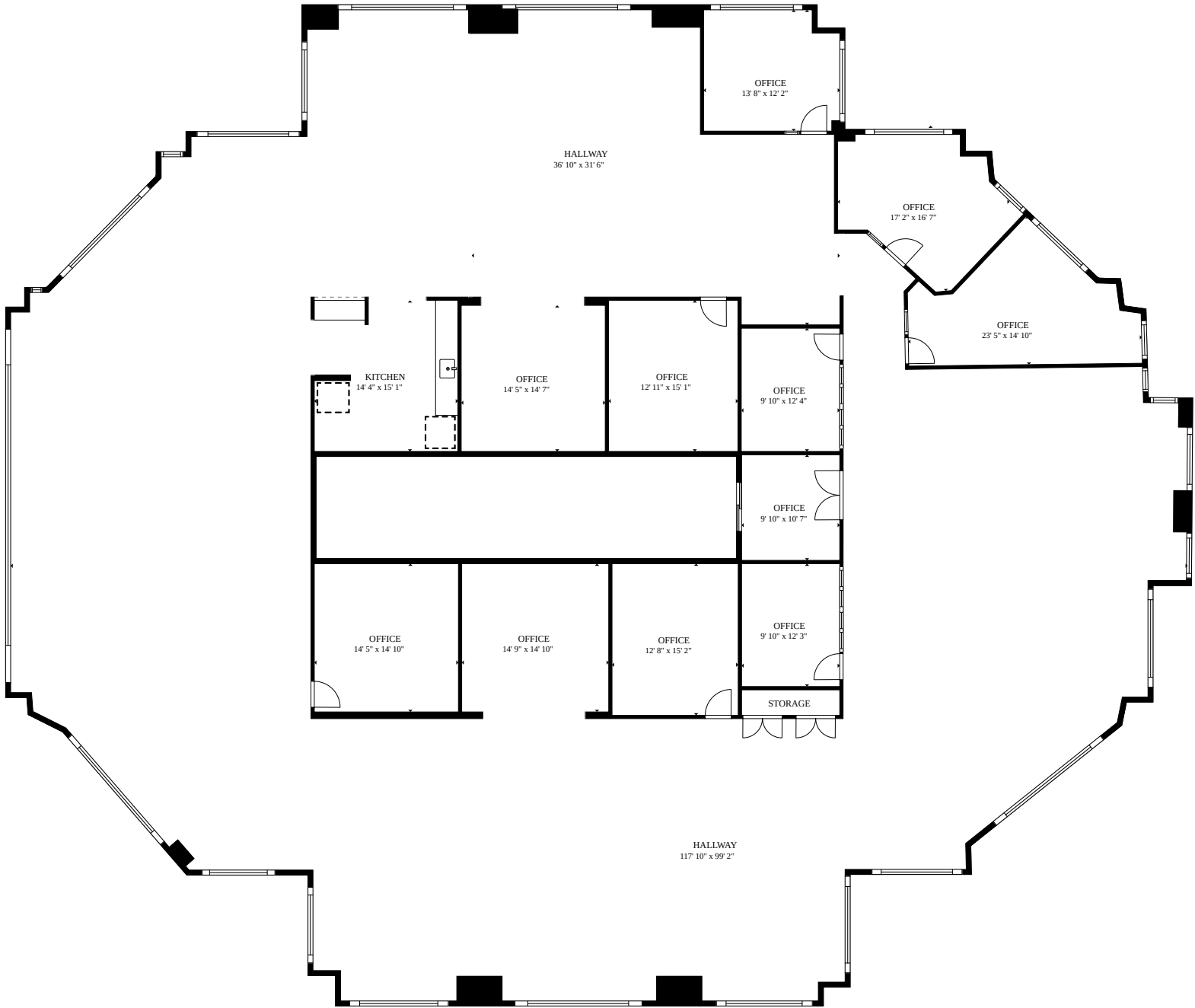
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19TH FLOOR 13,990 SF



13,990 SF
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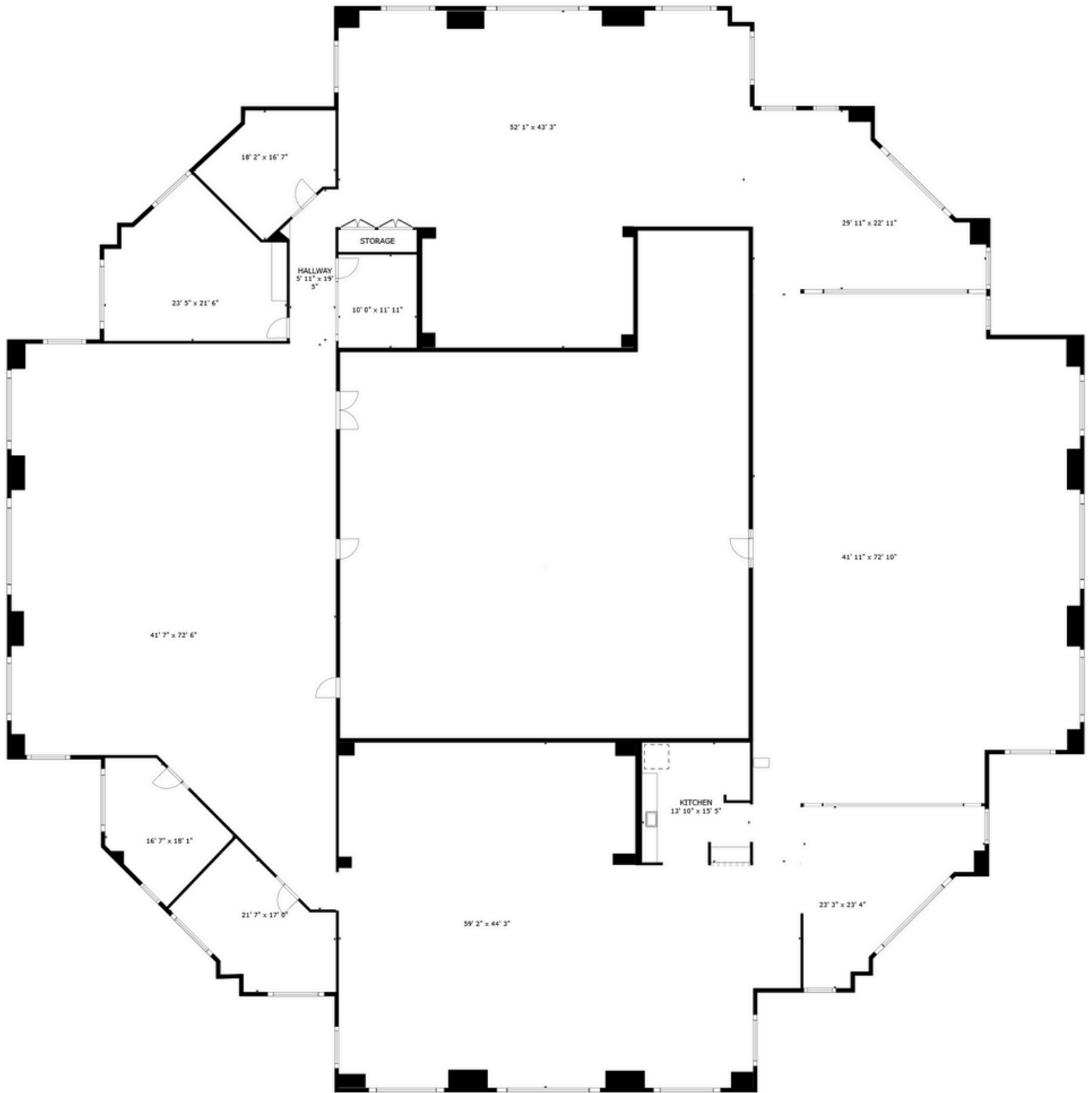
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20TH FLOOR 13,990 SF



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PHOTOS



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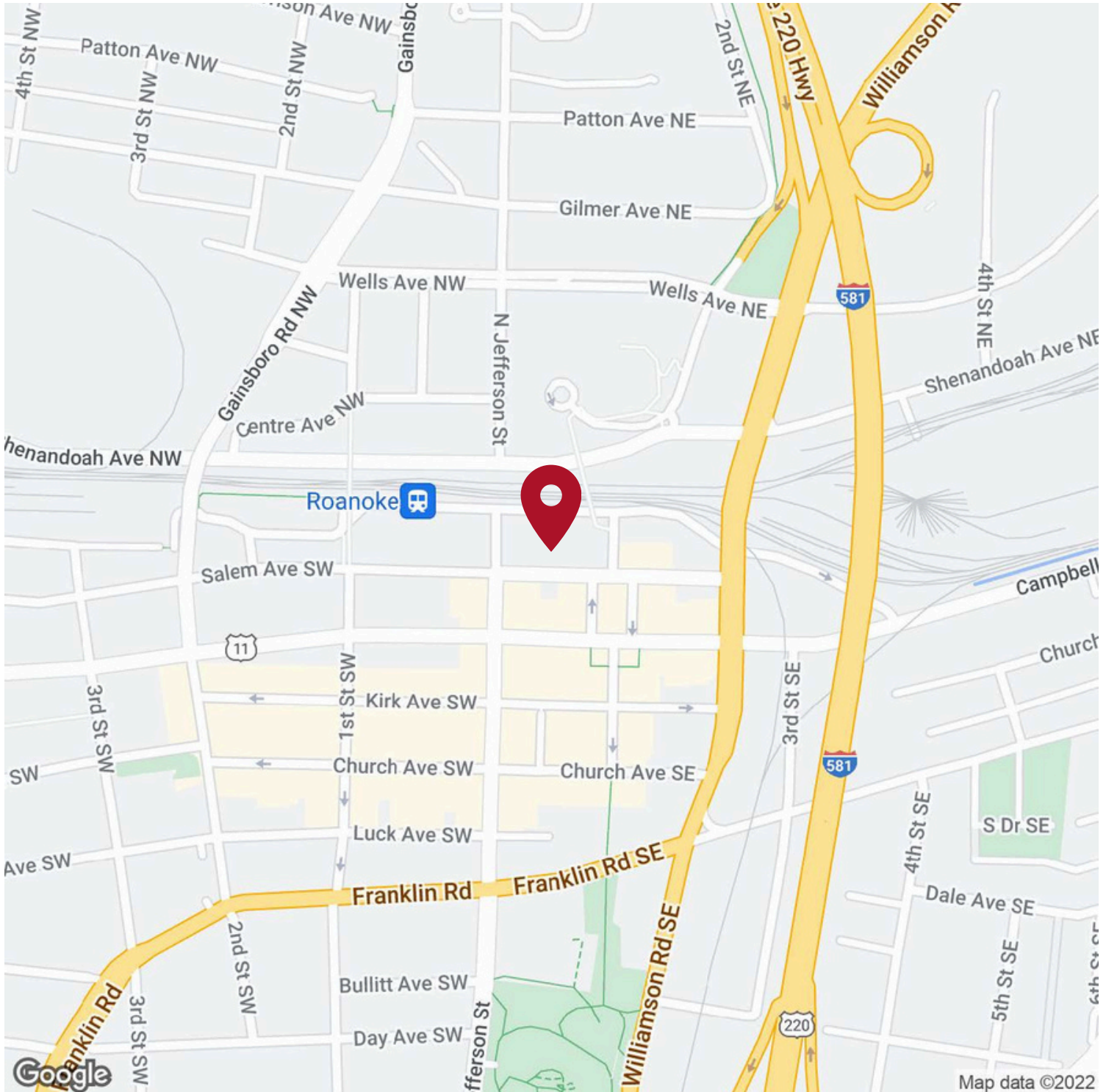
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MAP



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