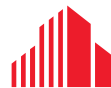




OFFICE FOR LEASE

**2206 S. MAIN STREET
BLACKSBURG, VA**



**CUSHMAN &
WAKEFIELD**

THALHIMER

2206 S. MAIN STREET

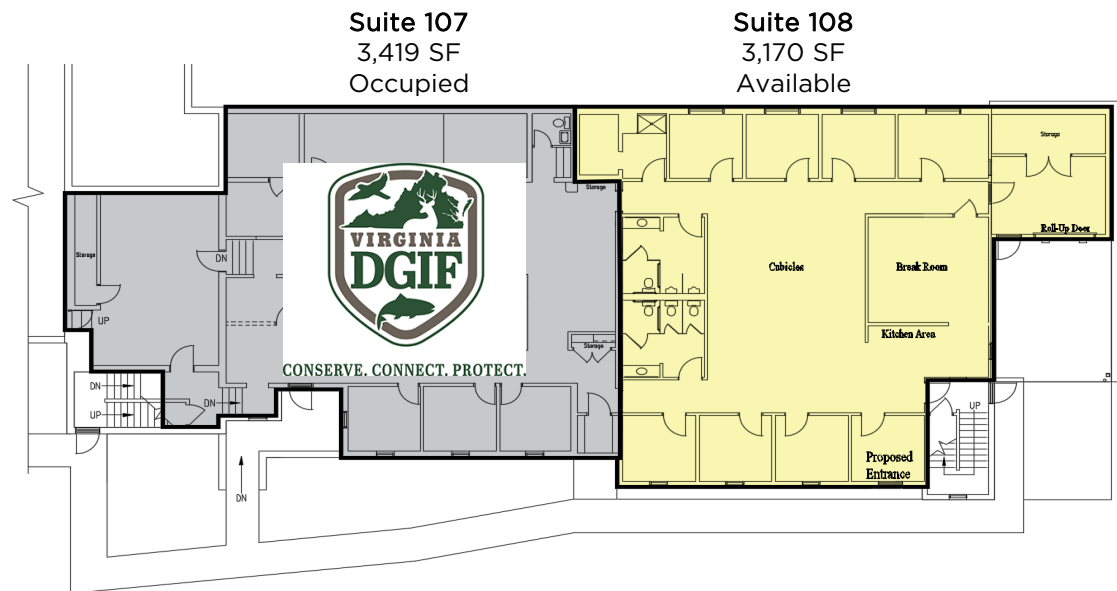
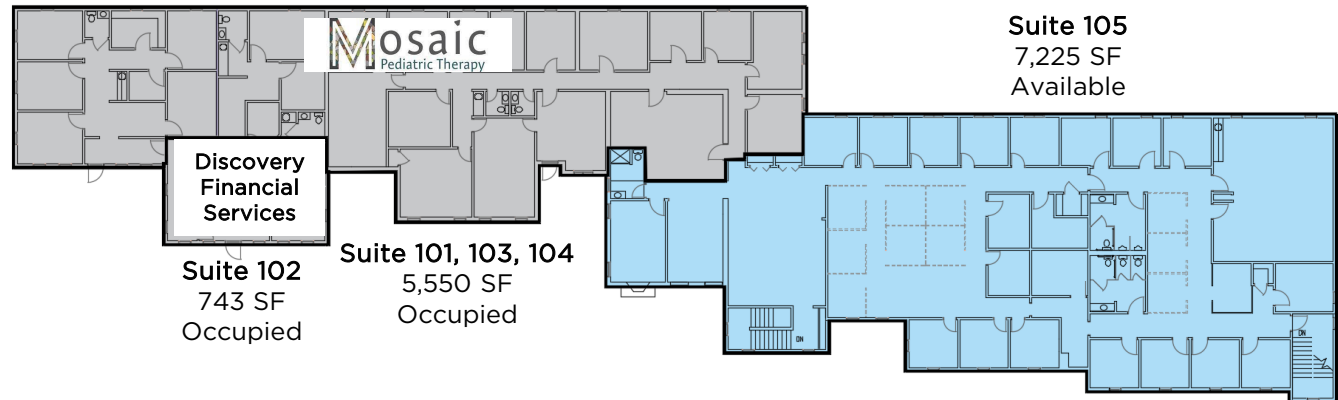
Blacksburg, VA

Property Features

- Prime South Main Street office location
- Park like setting
- 98 parking spaces
- Fiber-optic installed
- Airport within 5 minutes
- Immediately off Route 460 and near the Virginia Tech Corporate Research Center
- Property being renovated with new modern office space, plaza and landscaping
- South Main Street signage opportunity

REDUCED LEASE RATES

- Suite 101 - LEASED
- Suite 102 - LEASED
- Suite 103 - LEASED
- Suite 104 - LEASED
- Suite 105 - \$15.00 SF/YR
- Suite 107 - LEASED
- Suite 108 - \$15.00 SF/YR



2206 S. Main Street

Blacksburg, VA



2206 S. Main Street

Blacksburg, VA



DEMOGRAPHICS

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
1 Mile	4,315	\$80,023	6,393
3 Miles	36,322	\$93,559	51,956
5 Miles	69,239	\$93,846	82,015



FOR MORE INFORMATION, CONTACT:

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WAKEFIELD**

THALHIMER