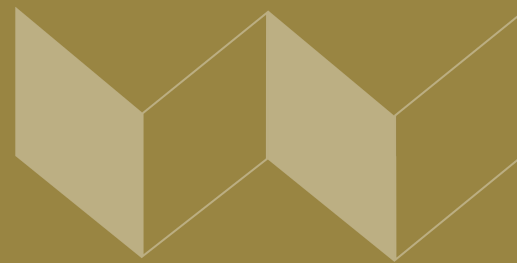


6701-6711 Peters Creek Rd, Hollins, VA 24019

# NORTH PARK BUSINESS CENTER



## PROPERTY DESCRIPTION

Northpark Business Center offers professional, flexible space in a suburban office park setting. Suites available from 1,202 SF to 3,668 SF. Abundant parking, glass storefront entrances, nicely landscaped. Some suites include storerooms. This property is well-located on Peters Creek Road in the North Roanoke office market.

## PROPERTY HIGHLIGHTS

- Under new ownership and management as of February 2020.
- Easy, direct access to I-581 and I-81, the Roanoke Regional Airport, and all of the Roanoke Valley.
- This property is well-located on Peters Creek Road in the North Roanoke office market.
- 75 on site parking spaces available.

VIDEO

## OFFERING SUMMARY

Lease Rate:	\$13.50 - 14.50 SF/yr (NNN)
Available SF:	1,673 - 1,834 SF
Building Size:	16,302 SF

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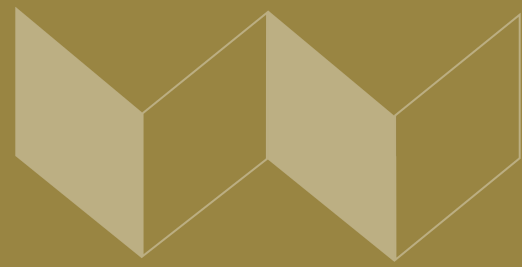
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# LEASE SPACES



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	1,673 - 1,834 SF	Lease Rate:	\$13.50 - \$14.50 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6711 Building, Ste 203A	Available	1,834 SF	NNN	\$13.50 SF/yr	Note: Lease rate does not include certain property expenses, and space is in need of renovation. Suite can be renovated to suit tenant. Currently, it is fully Built-Out as a Standard Office. Current floor-plan includes mix of private offices and open work areas, plus approximately 800 SF warehouse/storeroom with a 10 x 12' overhead door.
6701 Building, Ste 103	Available	1,673 SF	NNN	\$14.50 SF/yr	
					1290 SF office space/ 383 SF storeroom space.

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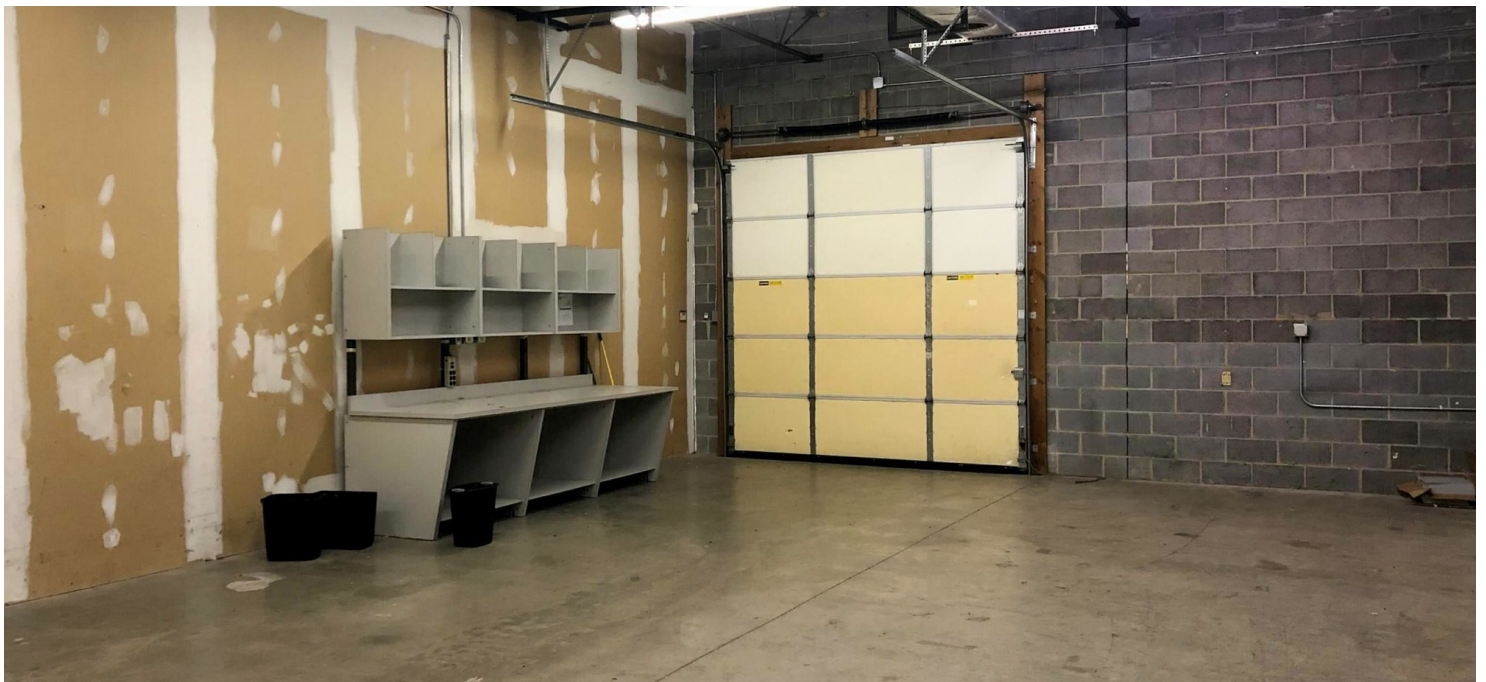
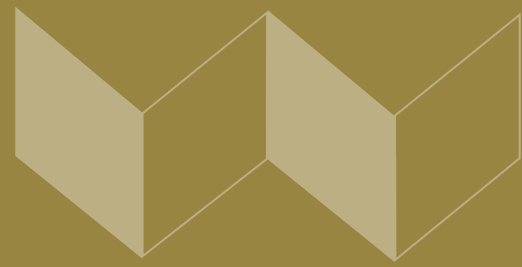
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# PHOTOS



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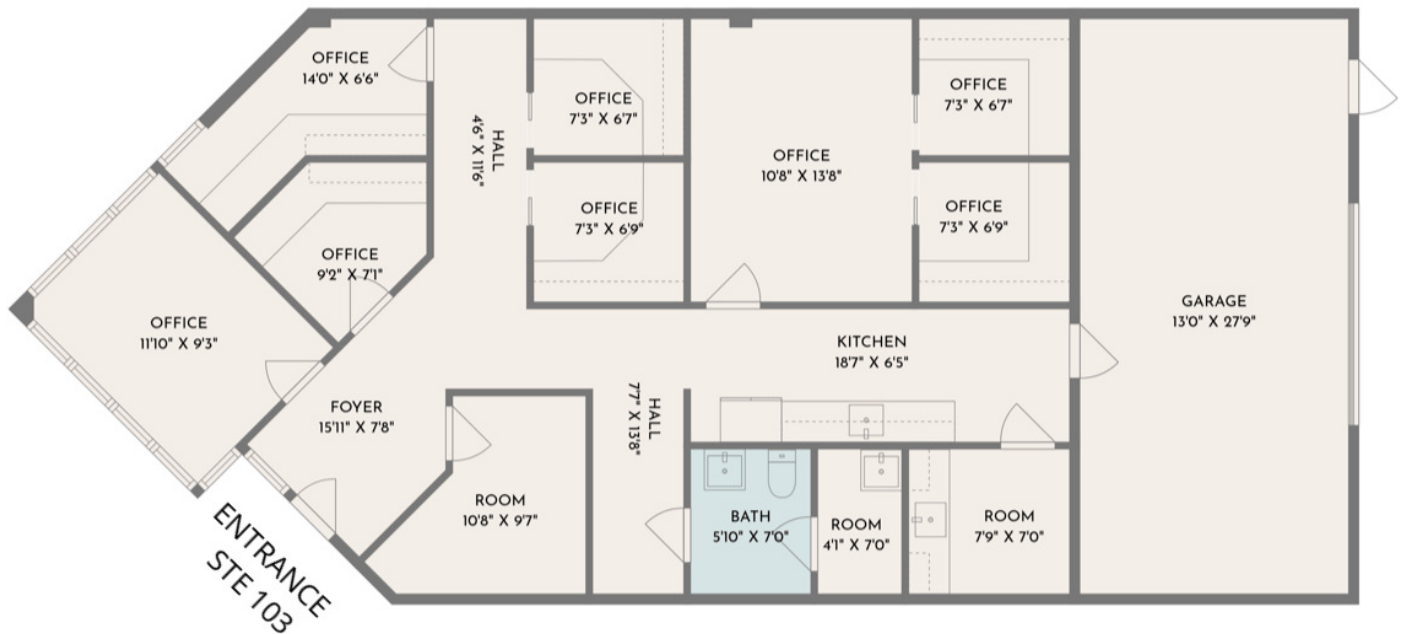
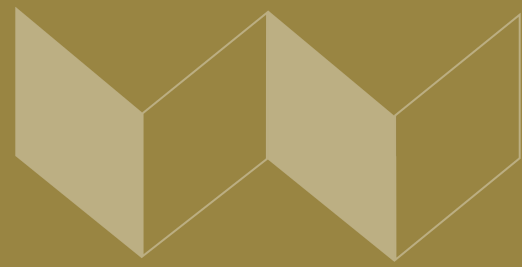
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# PLANS



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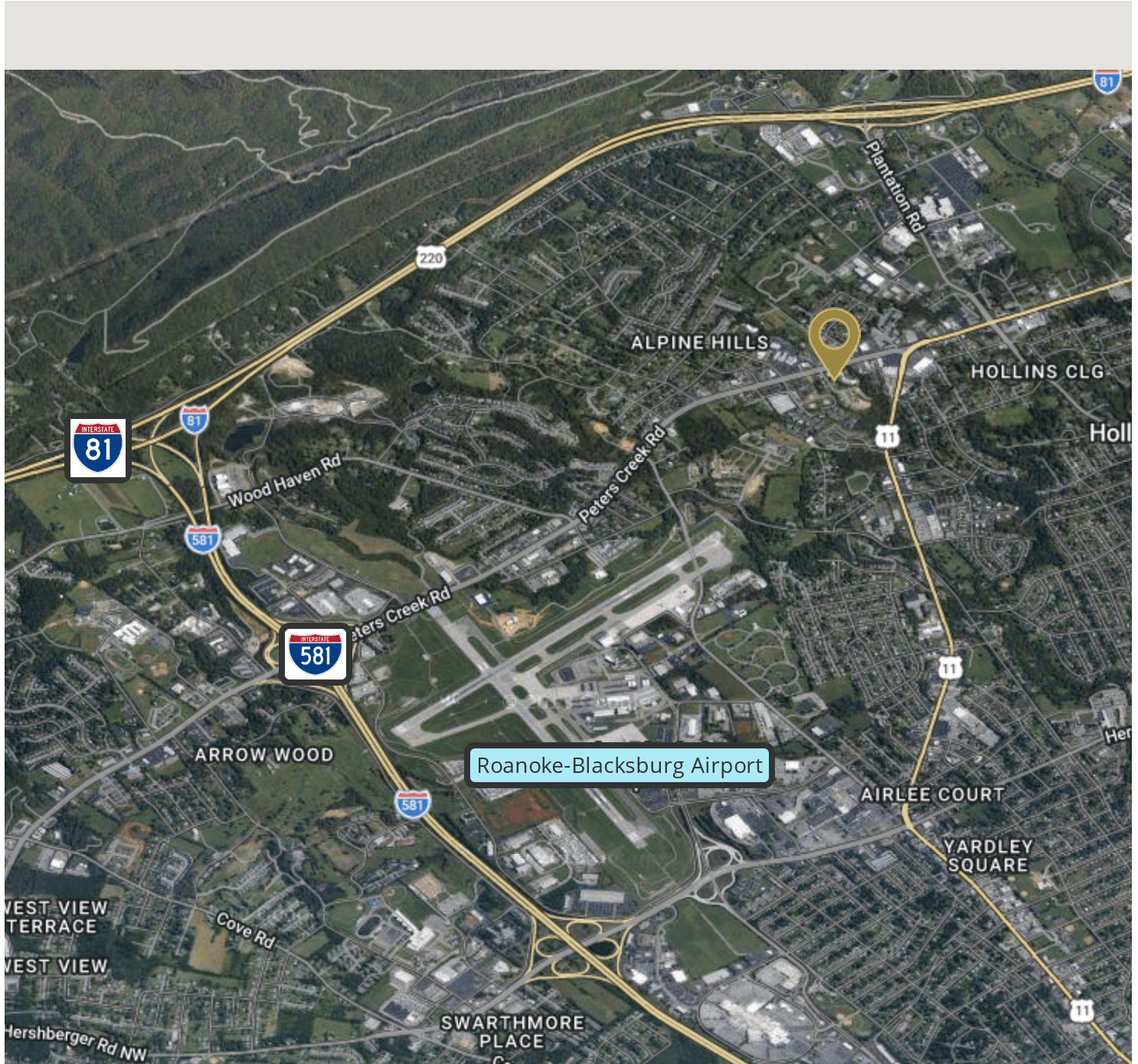
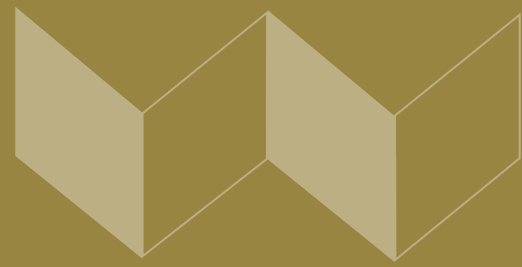






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# I-81 & I-581 PROXIMITY



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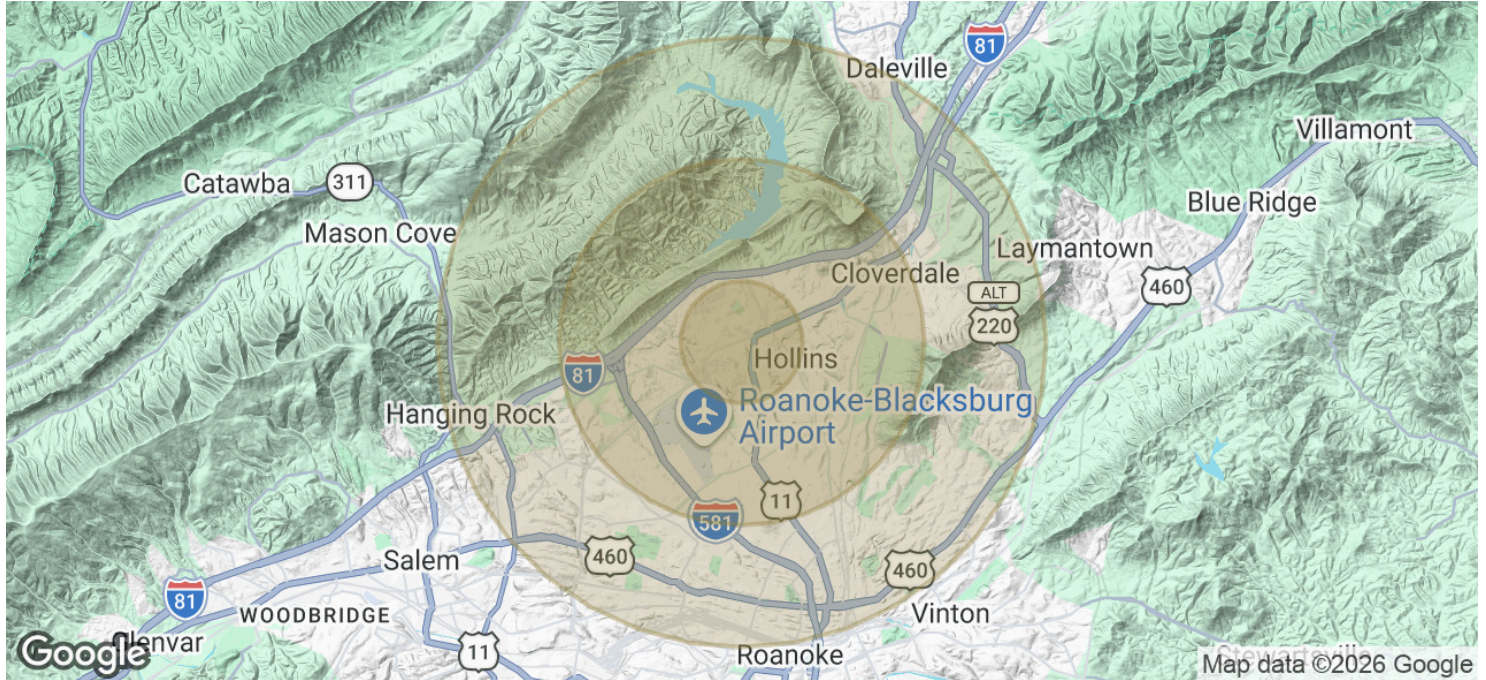
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# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,212	32,546	88,201
Average Age	43	43	42
Average Age (Male)	42	41	40
Average Age (Female)	44	44	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,544	13,482	36,656
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$86,201	\$82,978	\$74,285
Average House Value	\$258,898	\$239,769	\$229,510

Demographics data derived from AlphaMap

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