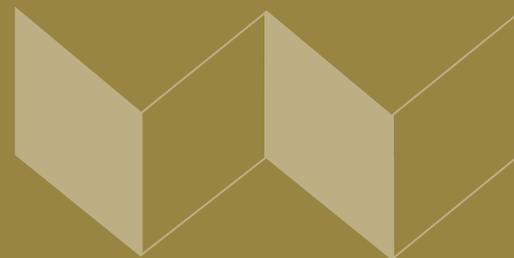


6701-6711 Peters Creek Rd, Hollins, VA 24019  
**NORTH PARK BUSINESS CENTER**



#### PROPERTY DESCRIPTION

Northpark Business Center offers professional, flexible space in a suburban office park setting. Suites available from 1,673 SF to 1,834 SF. The two suites currently available both include storerooms. Abundant parking, glass storefront entrances, nicely landscaped. This property is well-located on Peters Creek Road in the North Roanoke office market.

#### PROPERTY HIGHLIGHTS

- 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.

#### OFFERING SUMMARY

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

**MICHAEL WALDVOGEL, CCIM, SIOR**  
President & CEO

540.342.8599  
mwaldvogel@waldvogelcommercial.com

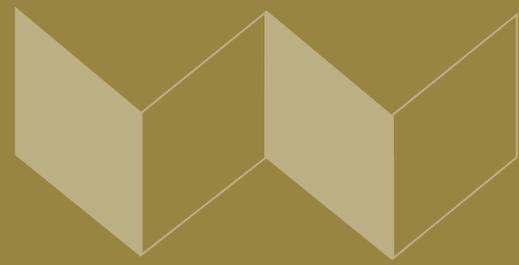
**KRISTA VANNOY, CCIM, SIOR**  
Vice President & COO

540.342.0881  
kvannoy@waldvogelcommercial.com



6701-6711 Peters Creek Rd, Hollins, VA 24019

# AVAILABLE SUITES



## 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	1,034 SF office space/ 800 SF warehouse/storeroom space with a 10x12 overhead door.
6701 Building, Ste 103	Available	1,673 SF	NNN	\$14.50 SF/yr	1290 SF office space/ 383 SF storeroom space.

**MICHAEL WALDVOGEL, CCIM, SIOR**  
President & CEO

540.342.8599  
mwaldvogel@waldvogelcommercial.com

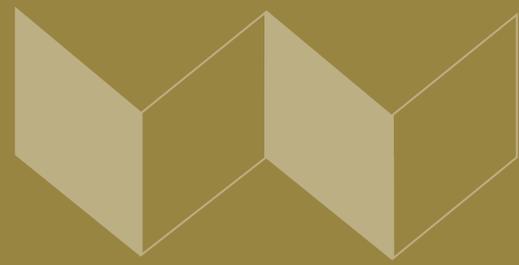
**KRISTA VANNOY, CCIM, SIOR**  
Vice President & COO

540.342.0881  
kvannoy@waldvogelcommercial.com



6701-6711 Peters Creek Rd, Hollins, VA 24019

# PLANS



MICHAEL WALDVOGEL, CCIM, SIOR  
President & CEO

540.342.8599  
mwaldvogel@waldvogelcommercial.com

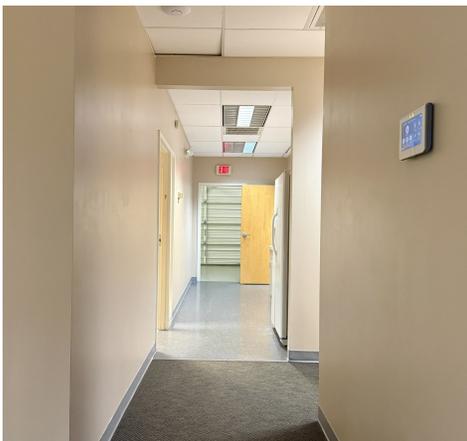
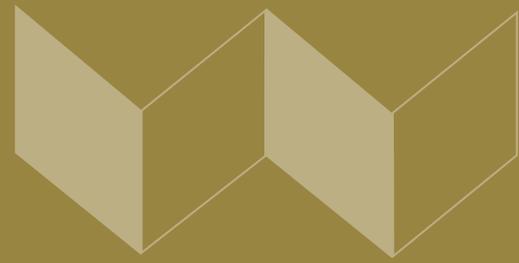
KRISTA VANNOY, CCIM, SIOR  
Vice President & COO

540.342.0881  
kvannoy@waldvogelcommercial.com





# SUITE 103



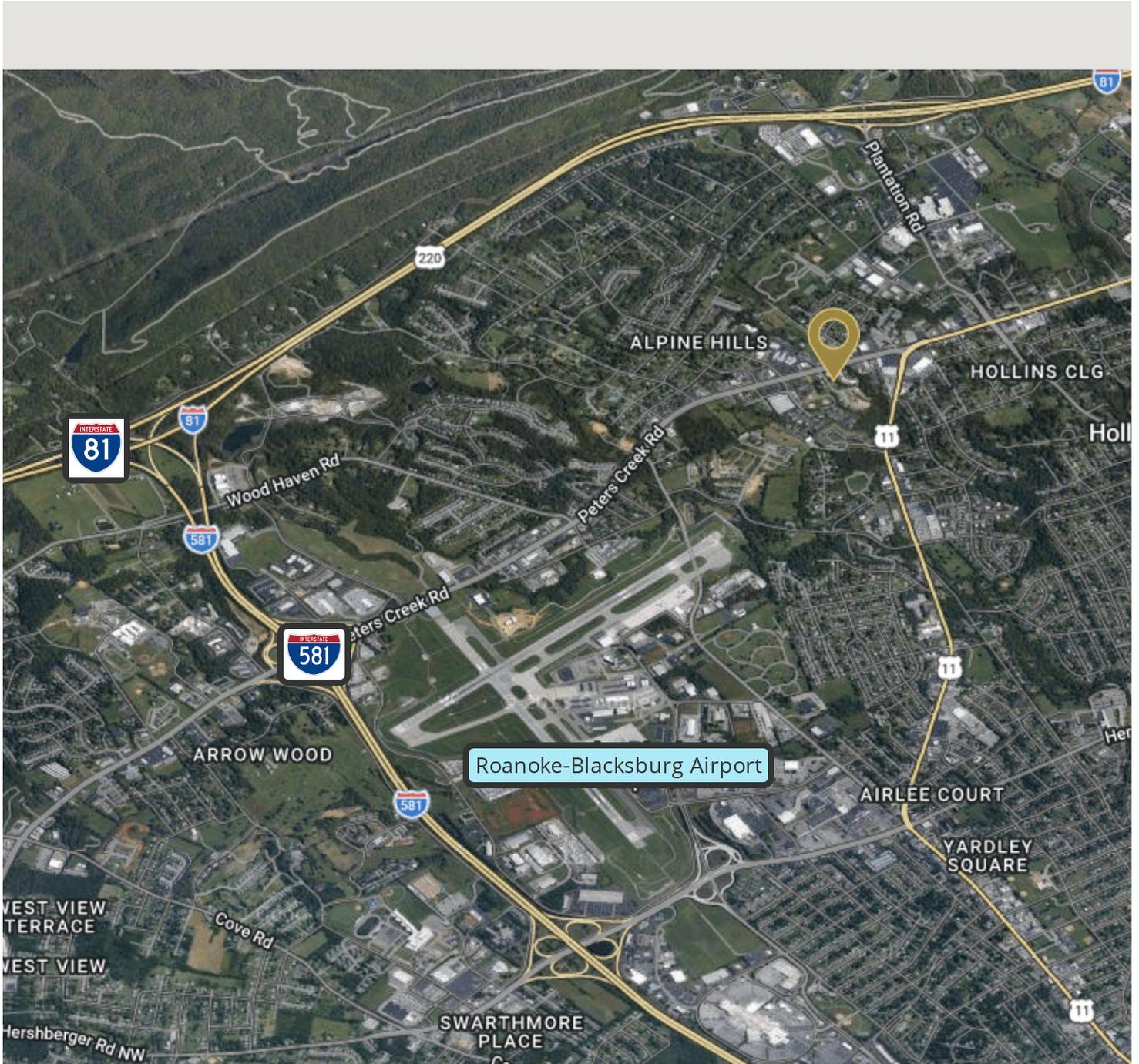
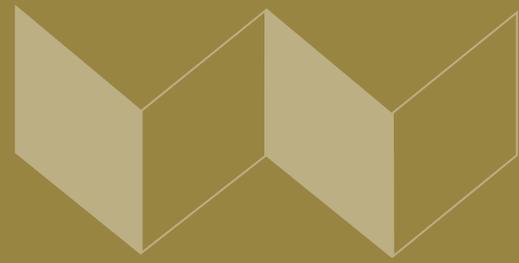
**MICHAEL WALDVOGEL, CCIM, SIOR**  
President & CEO  
540.342.8599  
mwaldvogel@waldvogelcommercial.com

**KRISTA VANNOY, CCIM, SIOR**  
Vice President & COO  
540.342.0881  
kvannoy@waldvogelcommercial.com



6701-6711 Peters Creek Rd, Hollins, VA 24019

# I-81 & I-581 PROXIMITY



MICHAEL WALDVOGEL, CCIM, SIOR  
President & CEO

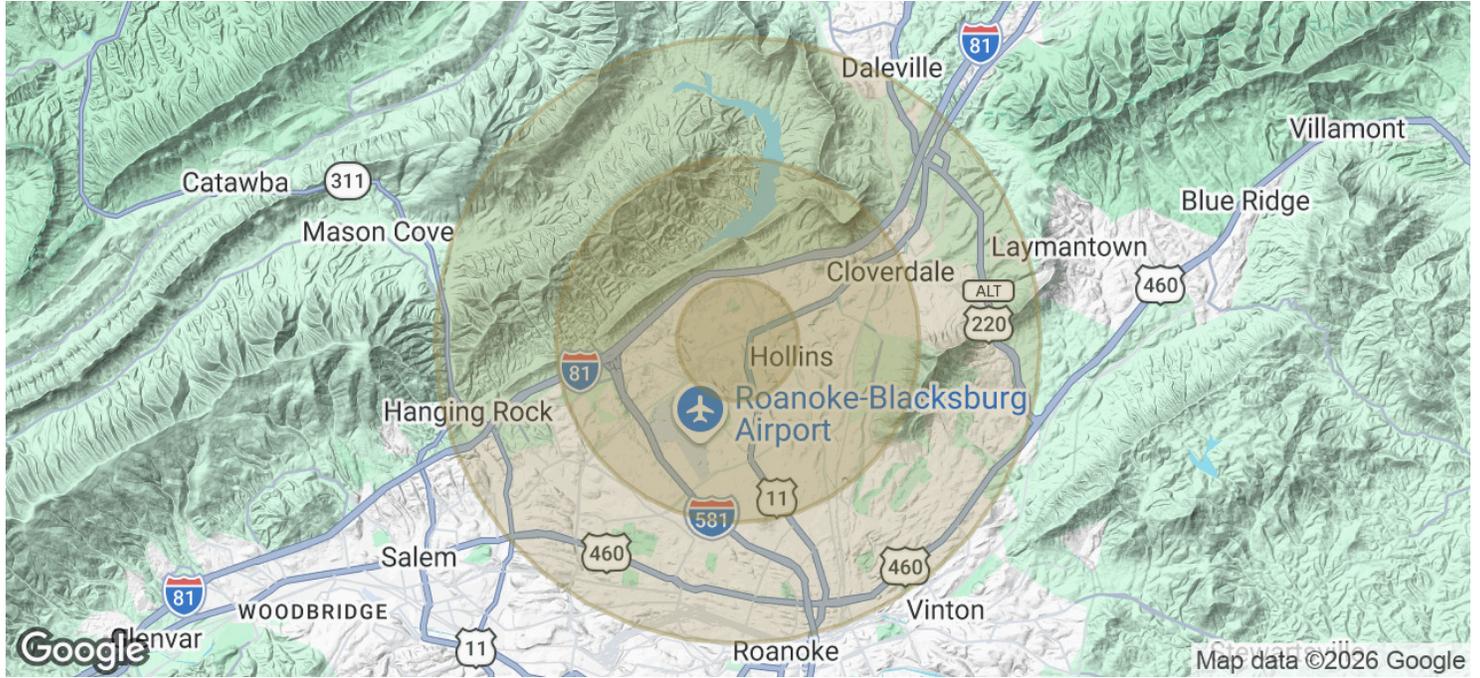
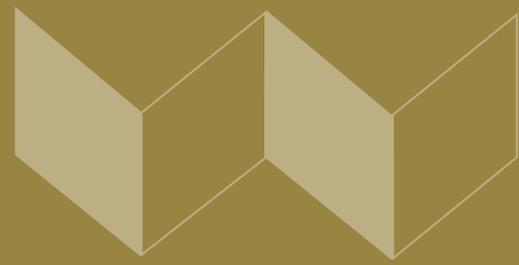
540.342.8599  
mwaldvogel@waldvogelcommercial.com

KRISTA VANNOY, CCIM, SIOR  
Vice President & COO

540.342.0881  
kvannoy@waldvogelcommercial.com



# 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

**MICHAEL WALDVOGEL, CCIM, SIOR**  
 President & CEO

540.342.8599  
 mwaldvogel@waldvogelcommercial.com

**KRISTA VANNOY, CCIM, SIOR**  
 Vice President & COO

540.342.0881  
 kvannoy@waldvogelcommercial.com

