OFFICE SPACE | FOR LEASE

502 MCDOWELL AVENUE NW

ROANOKE, VIRGINIA 24016

CUSHMAN & WAKEFIELD | THALHIMER

502 MCDOWELL AVENUE NW

Roanoke, VA 24016

- **1,428 SF available for lease**
- Ideal for a variety of office, medical, and professional uses
- Owner willing to provide buildout assistance for qualified tenants
- Centrally located in Roanoke near Downtown, I-581, and the growing 460/Orange Avenue corridor
- Asking Rental Rate **$15.50/SF/Year or $1,844.50 Per month**
- Landlord is responsible for base building maintenance, property insurance, real estate taxes, common area maintenance, and buildout assistance for qualified tenants.
- Tenant is responsible for base rent, prorated electric and water, interior suite maintenance, phone, internet, and business specific services.

Building Area	8,139 SF
Parking	Ample parking on-site
Floors	One (1) Story
Zoning	CG (Commercial General District)
Land Area	0.79 acres
Lease Rate	$15.50 per square foot/ $1,844.50 Per Month

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LOCATION OVERVIEW

FOR MORE INFORMATION, CONTACT:

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