

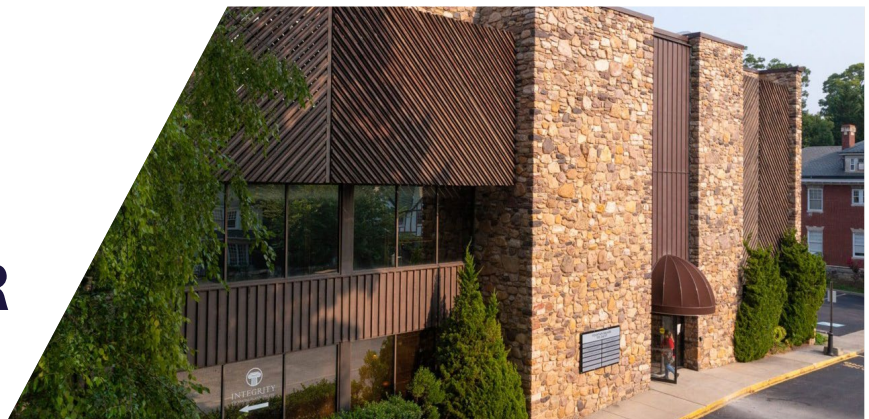


OFFICE FOR LEASE

# FOUNTAIN SQUARE

1315 2<sup>nd</sup> Street  
Roanoke, VA 24016

 CUSHMAN & WAKEFIELD | **THALHIMER**



# PROPERTY FEATURES

- General Office and medical office available
- Recent lobby upgrades
- Neighborhood setting
- Plenty of on-site parking
- Located in Roanoke's Growth Corridor
- Convenient to Downtown and Carilion Clinic
- \$16.50 Full Service Gross

## AVAILABLE

### Suite 100

1,902 SF

### Suite 103

3,136 SF

### Suite 201

1,078 SF

### Suite 203

1,232 SF

### Suite 204

1,152 SF



# FLOOR PLANS

SUITE 100

1,902 SF



# FLOOR PLANS

SUITE 103

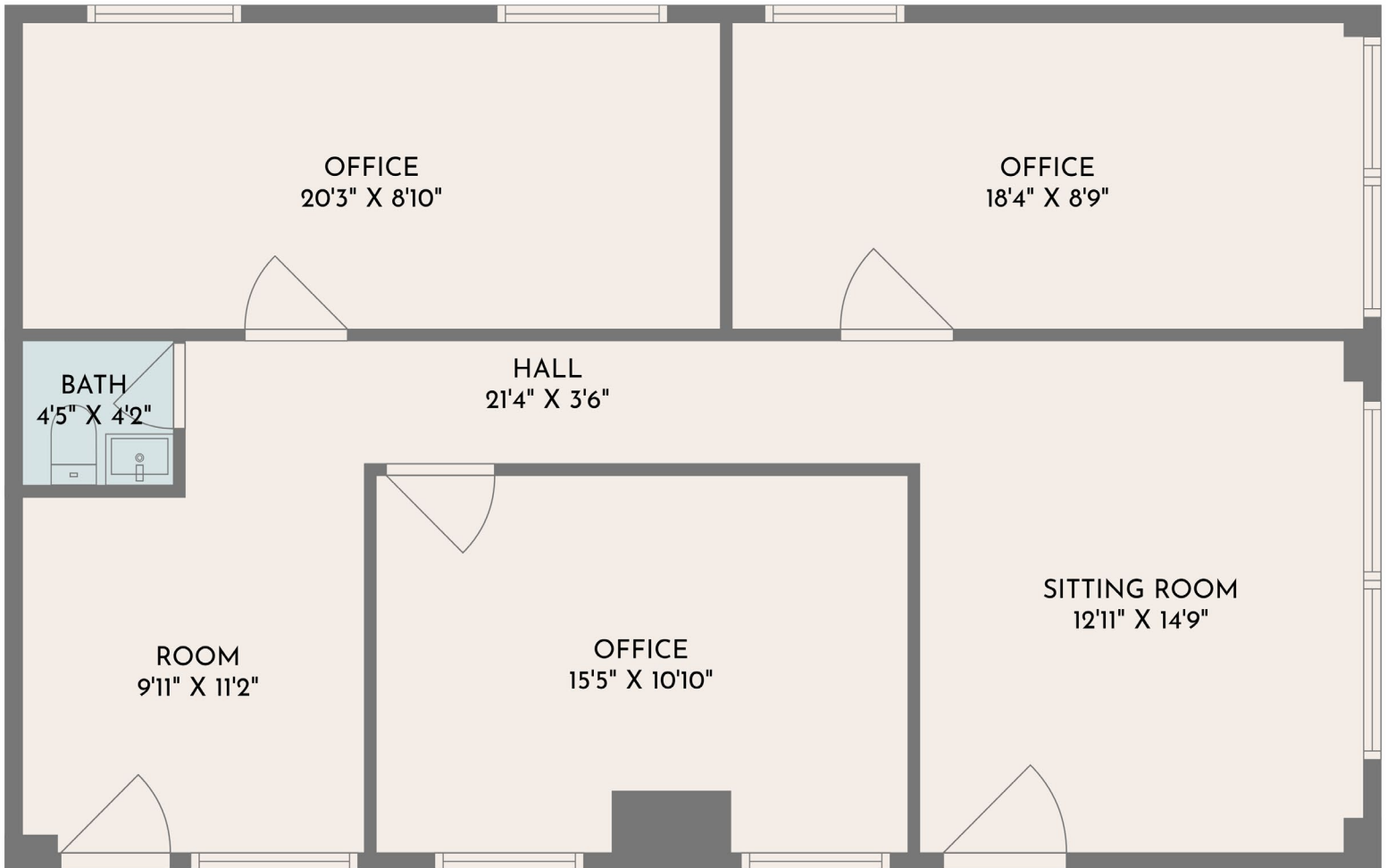
3,136 SF



# FLOOR PLANS

SUITE 201

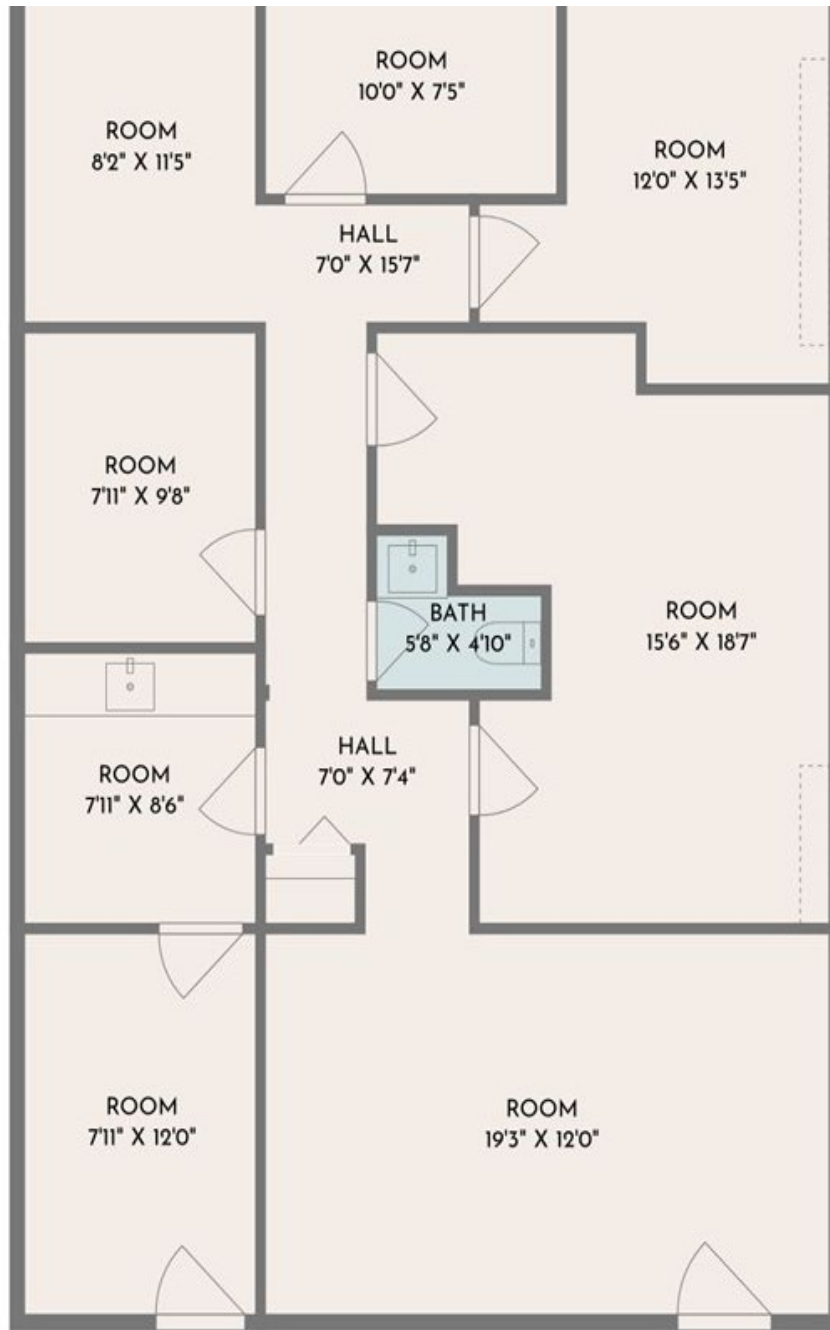
1,078 SF



# FLOOR PLANS

SUITE 203

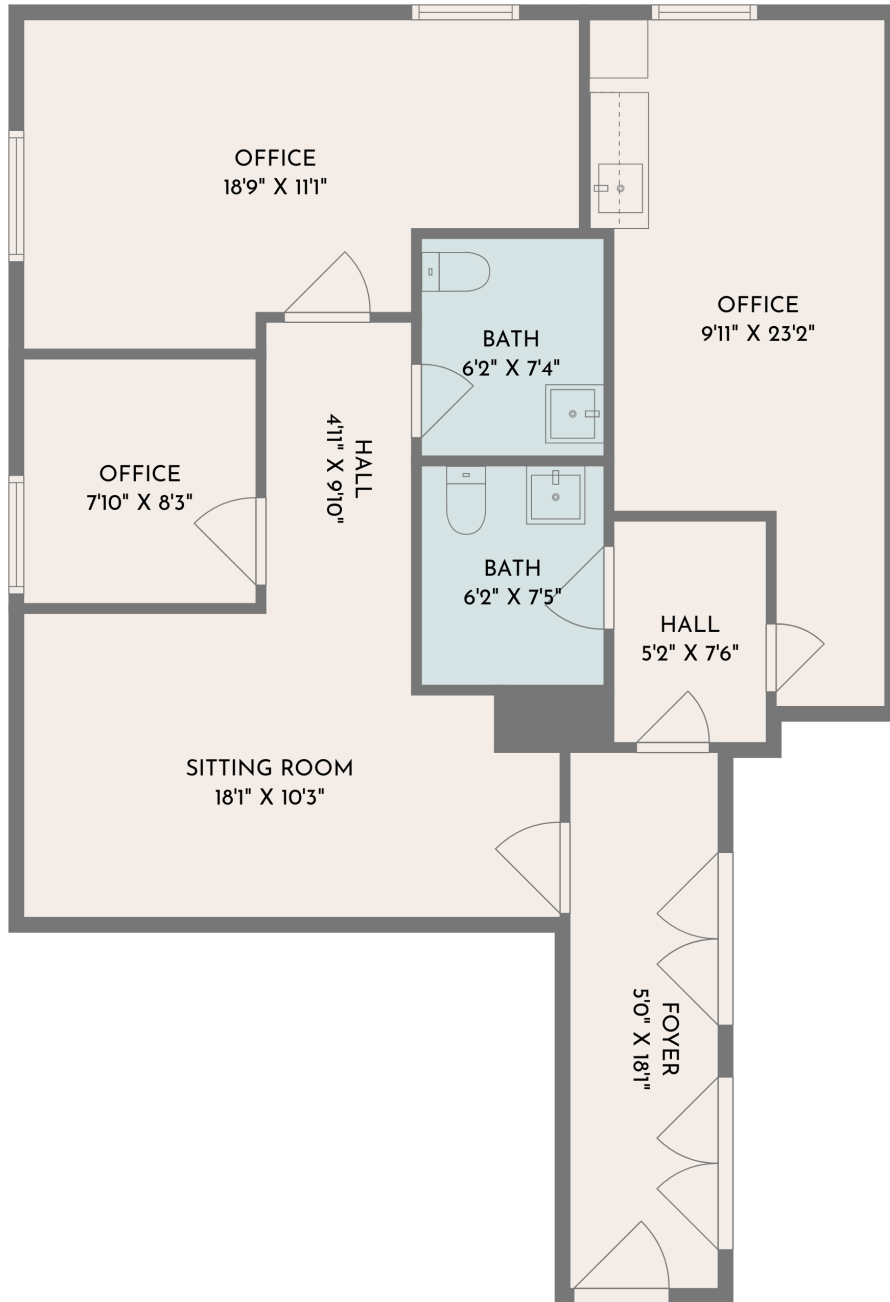
1,232 SF

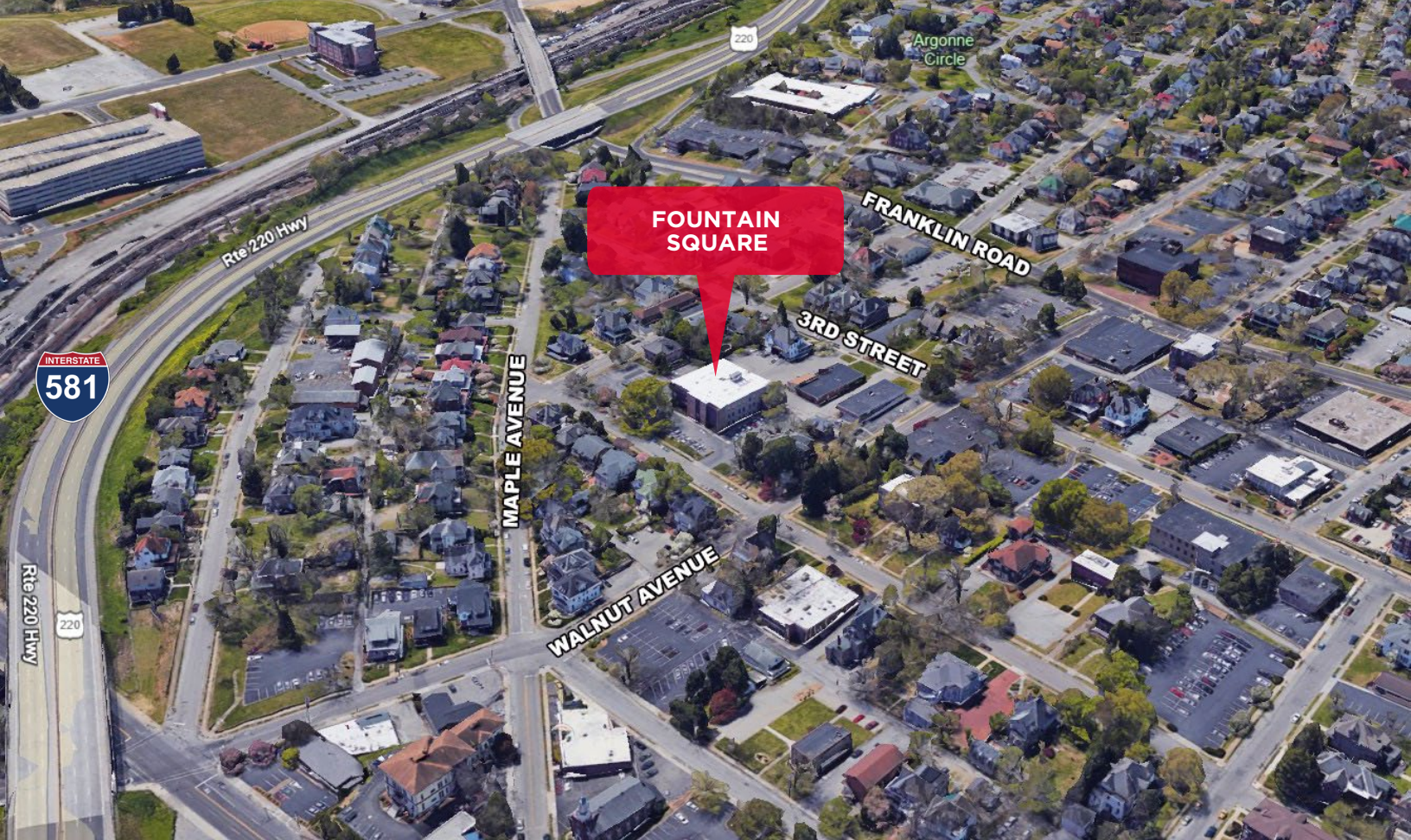


# FLOOR PLANS

SUITE 204

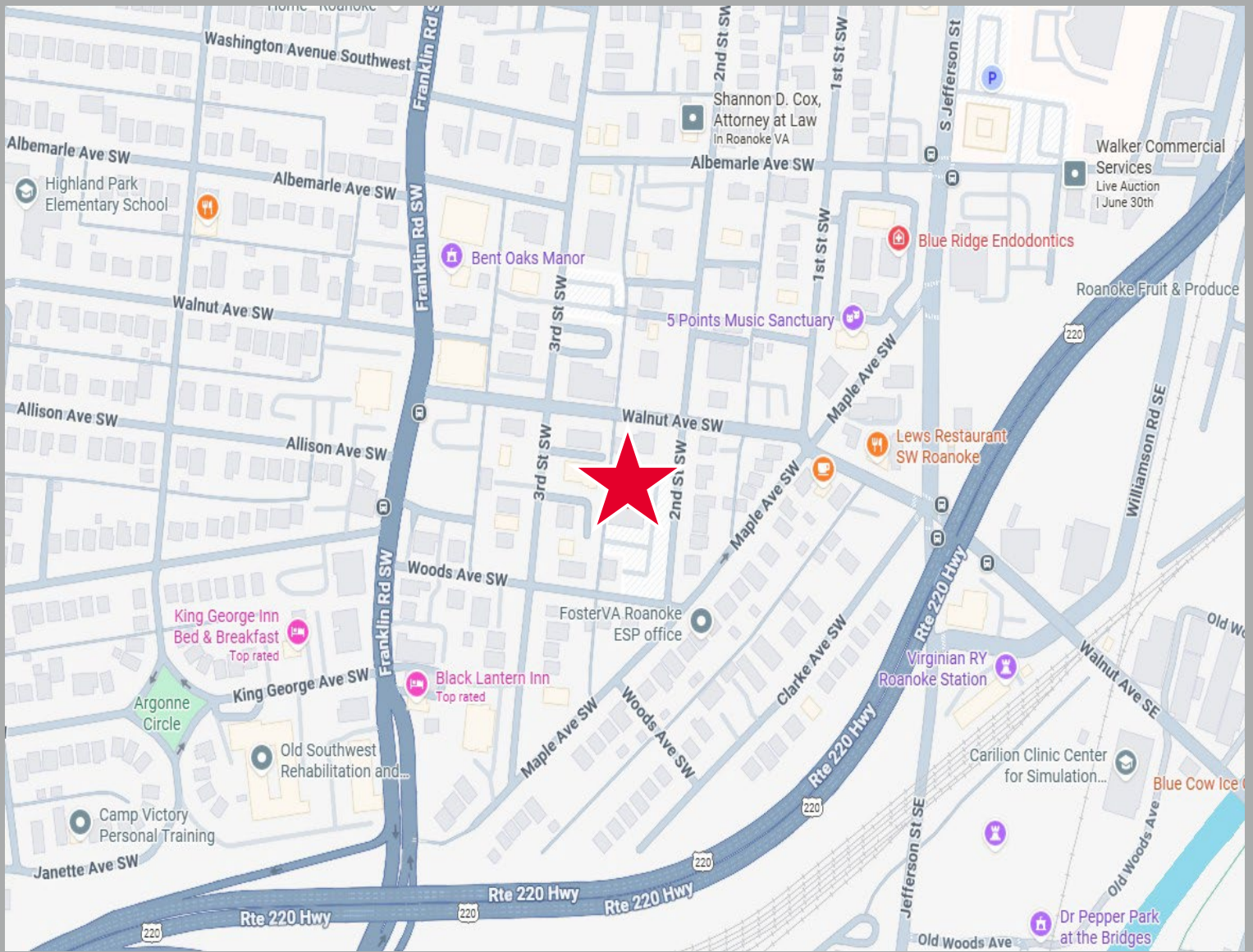
1,152 SF





# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population</b>	12,113	70,606	144,6776
<b>No. of Households</b>	5,407	30,845	63,012
<b>Avg HH Income</b>	\$67,509	\$64,038	\$67,101
<b>Daytime Population</b>	43,106	93,530	176,909



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