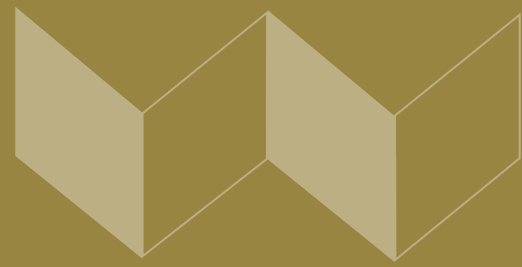


30 Franklin Rd, Roanoke, VA 24011

PROFESSIONAL ARTS BUILDING



PROPERTY DESCRIPTION

The Professional Arts Building is a nine-story, fully renovated office building with magnificent views in every direction. It is one of the few downtown buildings with adjacent parking. The rental includes utilities and janitorial service. Each office suite's HVAC is controlled individually..

The Roanoke Central Business District is a model for downtown revitalization throughout the southeast. The Professional Arts Building is within easy walking distance to restaurants and entertainment in the City Market area as well as the Hotel Roanoke and Conference Center.

PROPERTY HIGHLIGHTS

- This historic 1929 Building has been completely renovated.
- There is individually controlled HVAC for each suite.
- There is on site parking for an additional charge.
- 24 hour building access is available.
- A conference room is being built for tenant's use.
- The building affords great views.

OFFERING SUMMARY

Lease Rate:	\$18.50 SF/yr (Full Service)
Available SF:	912 - 1,611 SF
Building Size:	43,810 SF

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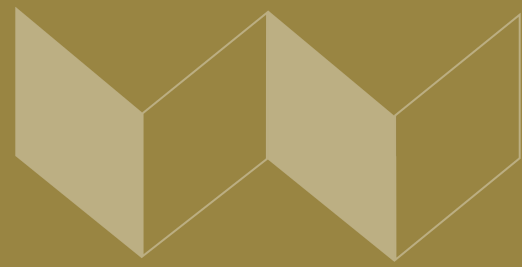
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LEASE SPACES



LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	912 - 1,611 SF	Lease Rate:	\$18.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1st Fl, Ste 28	Available	1,190 SF	Full Service	\$18.50 SF/yr
3rd Fl, Ste 301	Available	1,611 SF	Full Service	\$18.50 SF/yr
3rd Fl, Ste 302	Available	912 SF	Full Service	\$18.50 SF/yr
6th Fl, Ste 600	Available	1,250 SF	Full Service	\$18.50 SF/yr
6th Fl, Ste 602	Available	1,450 SF	Full Service	\$18.50 SF/yr

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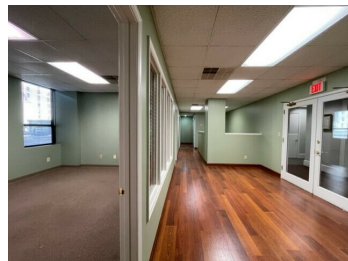
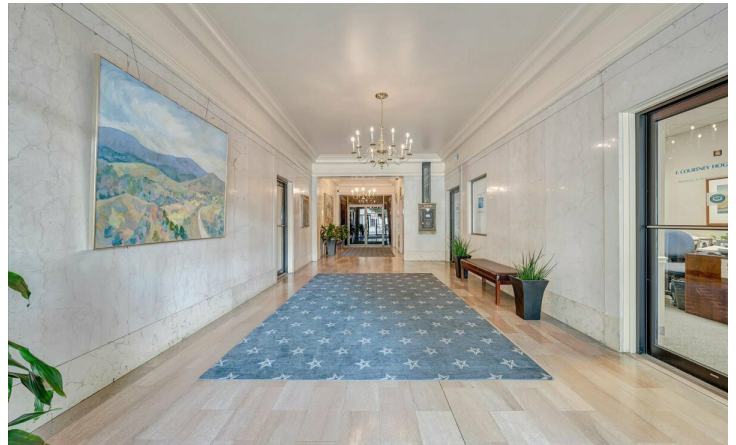
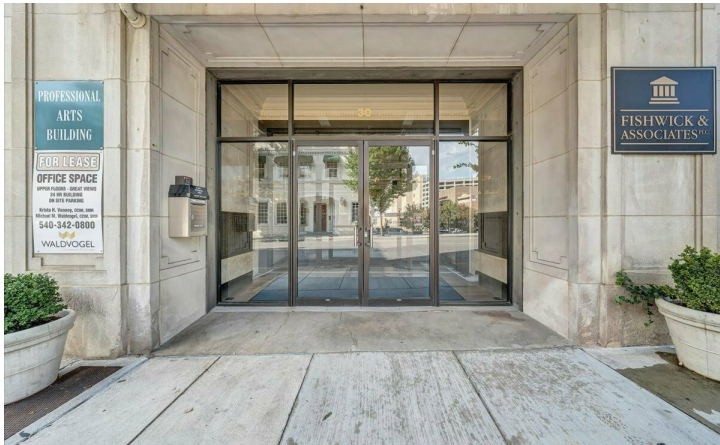
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PHOTOS



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PROFESSIONAL LOCATION



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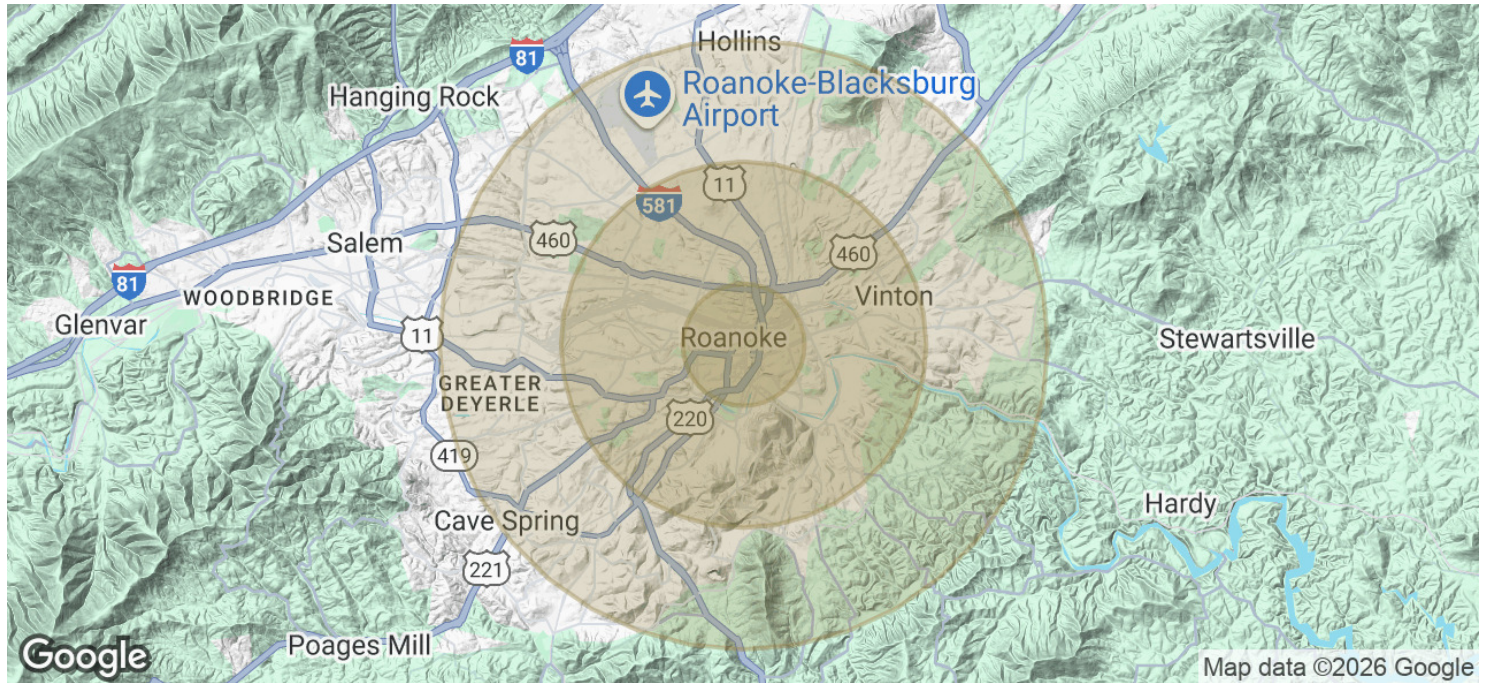
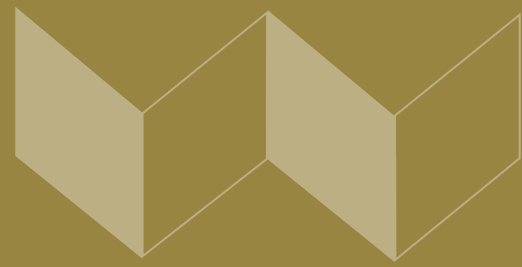
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,089	73,523	146,398
Average Age	39	40	42
Average Age (Male)	39	39	41
Average Age (Female)	39	41	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,973	33,144	64,801
# of Persons per HH	2	2.2	2.3
Average HH Income	\$61,505	\$72,086	\$78,461
Average House Value	\$352,515	\$251,561	\$265,415

Demographics data derived from AlphaMap

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