

Commercial Office Space

1421 3RD STREET SW | ROANOKE, VIRGINIA 24016

FLEXIBLE OFFICE FOR LEASE



BARRY WARD
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Thalhimer
310 First Street, Suite 300
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PROPERTY FEATURES



- 9,851 SF available - Can be subdivided
- Great location in Old Southwest for office, medical and/or physical therapy
- Includes ample onsite parking
- Neighborhood setting
- Monument signage available
- Features indoor pool, private offices, large open office area
- Lease rate \$14.00 SF/NNN
- Flexible lease incentives available

Demographics

	1 Mile	3 Miles	5 Miles
Population	12,039	69,480	143,990
No. of Households	5,492	30,557	62,960
Avg. HH Income	\$76,733	\$67,119	\$68,447
Daytime Population	30,253	82,853	163,611

FLOOR PLAN



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