



110
FRANKLIN

ONE TEN FRANKLIN
OFFICE FOR LEASE



CUSHMAN &
WAKEFIELD

THALHIMER



BUILDING SPECIFICATIONS

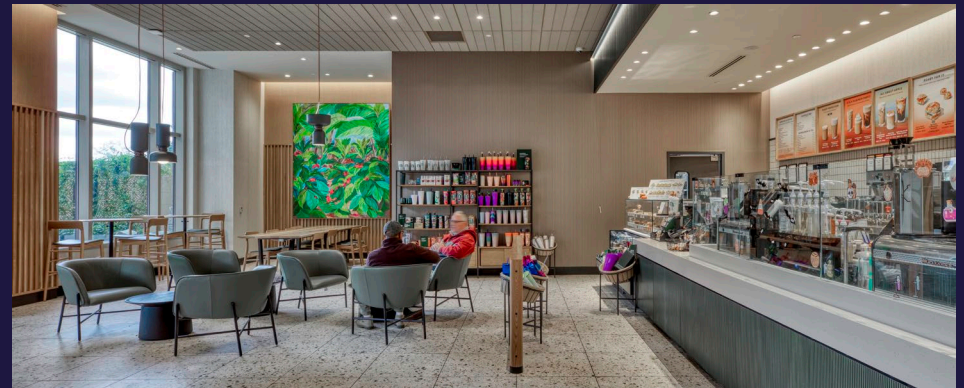
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ADDRESS:	110 Franklin Road, Roanoke, VA
BUILDING CLASS:	Class A
YEAR BUILT:	1992/Renovations 2017-Present
TOTAL BUILDING SF:	193,175 RSF
AVAILABLE SF:	56,182 RSF
RENTAL RATE:	Starting at \$30.50 per RSF
NO. OF FLOORS:	11
SITE SIZE:	3.34 Acres
BUILDING FEATURES:	Generator for full building operation Onsite, unreserved visitor parking Fitness Center, Locker Rooms Full-Service Starbucks Outdoor patio seating on Market Street Bicycle Parking Fiber Redundancy Fully ADA Compliant
EXTERIOR:	Granite exterior with large windows and uplighting
SECURITY:	Staffed onsite security M-F Modern access control system, with fob access at all entrances, elevators, and suite entry points
PARKING:	Convenient parking available to two parking garages adjacent to the building Ample parking also available in nearby third-party surface lots

PROPERTY FEATURES

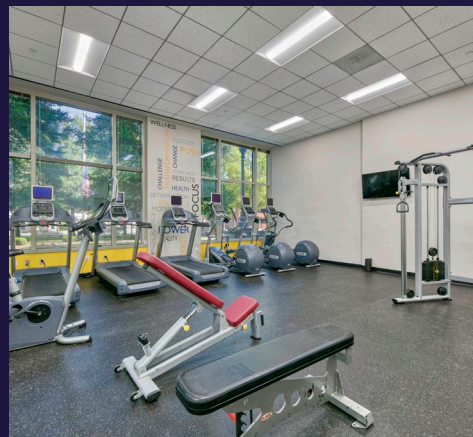
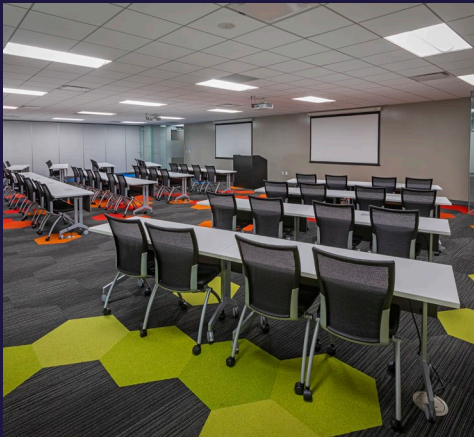
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- A landmark, postmodernist 11-story Class A office tower designed by Smallwood Reynolds Stewart Stewart and built in 1992. 193,175 RSF in the heart of Downtown Roanoke
- Large floor plates with central core for customized and efficient office build outs. Fully built-out suites also available
- Building upgrades including entrances, main lobby & elevators (full modernization and cab improvements), all mechanical systems and common areas
- Adjacent to the Hampton Inn & Suites and within walking distance to more than 6 restaurants, retail stores, museums, Elmwood Park, and many other attractions/amenities
- Secured access and onsite security
- Easy access to I-581, the airport, Amtrak passenger station, and municipal, state, and federal offices and courts

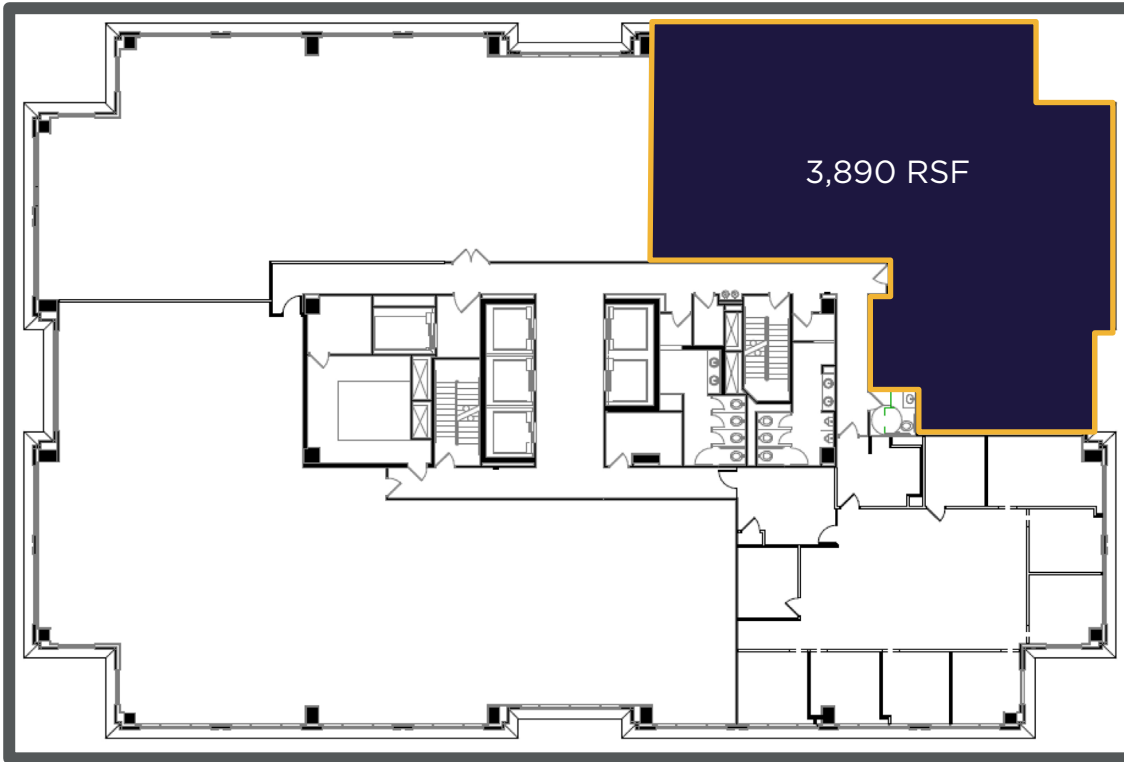


PHOTOS 110

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FOURTH FLOOR



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FLOOR PLANS

AVAILABLE: SUITE 450: 3,890 RSF

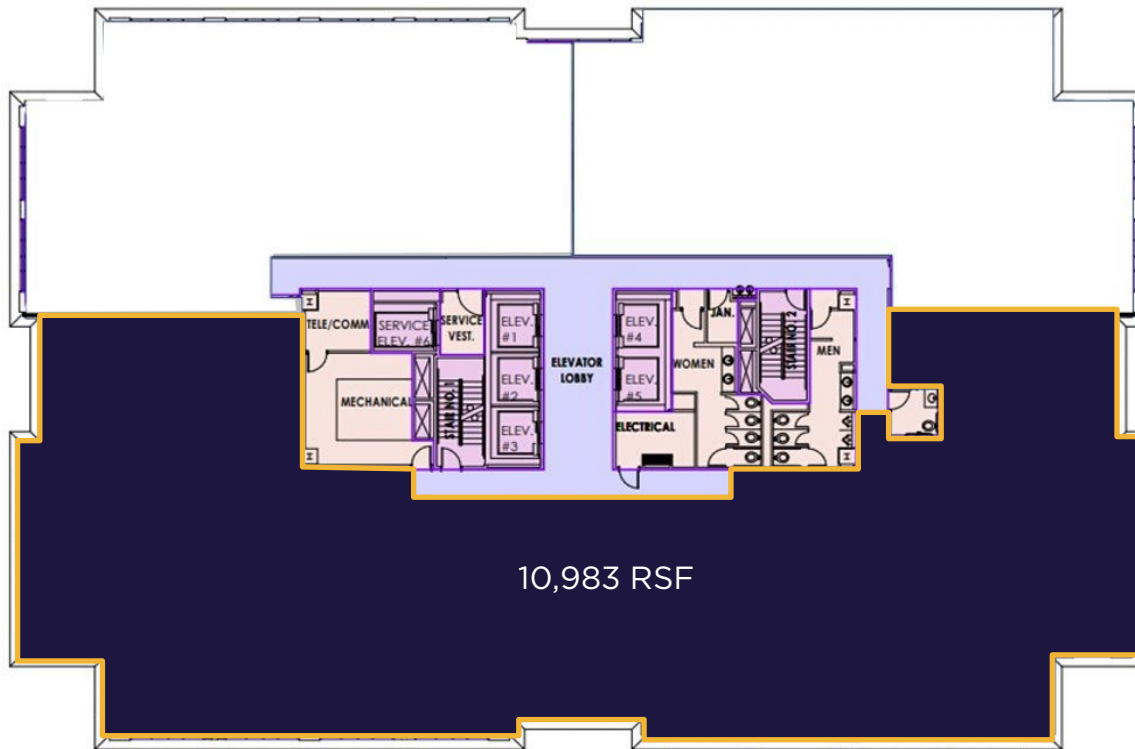
PREMIER FOURTH FLOOR SPACE

**TALL CEILINGS WITH LARGE
WINDOWS FOR NATURAL LIGHT**

**VIEWS OF THE ROANOKE VALLEY,
MILL MOUNTAIN AND
DOWNTOWN**

NEW COMMON AREA LOBBY

FIFTH FLOOR



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FLOOR PLANS

AVAILABLE:

10,983 RSF

PREMIER FIFTH FLOOR SPACE

**TALL CEILINGS WITH LARGE
WINDOWS FOR NATURAL LIGHT**

**VIEWS OF THE ROANOKE VALLEY,
MILL MOUNTAIN AND
DOWNTOWN**

**CUSTOMIZABLE FOR EFFICIENT
AND DYNAMIC OFFICE
BUILD OUTS**

MODERN DESIGN FEATURES

SIXTH FLOOR



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FLOOR PLANS

AVAILABLE: SUITE 600: 19,323 RSF

PREMIER SIXTH FLOOR SPACE

**TALL CEILINGS WITH LARGE
WINDOWS FOR NATURAL LIGHT**

**VIEWS OF THE ROANOKE VALLEY,
MILL MOUNTAIN AND
DOWNTOWN**

**LARGE CUSTOMIZABLE FLOOR
PLATES FOR EFFICIENT AND
DYNAMIC OFFICE BUILD OUTS**

MODERN DESIGN FEATURES

SEVENTH FLOOR



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FLOOR PLANS

AVAILABLE: SUITE 710: 3,560 RSF

PREMIER SEVENTH FLOOR SPACE

**TALL CEILINGS WITH LARGE
WINDOWS FOR NATURAL LIGHT**

**VIEWS OF THE ROANOKE VALLEY,
MOUNTAINS AND DOWNTOWN**

MODERN DESIGN FEATURES

TENTH FLOOR



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FLOOR PLANS

AVAILABLE: SUITE 1000: 18,426 RSF

PREMIER TENTH FLOOR SPACE

**TALL CEILINGS WITH LARGE
WINDOWS FOR NATURAL LIGHT**

**VIEWS OF THE ROANOKE VALLEY,
MOUNTAINS AND DOWNTOWN**

**LARGE CUSTOMIZABLE FLOOR
PLATE FOR EFFICIENT AND
DYNAMIC OFFICE BUILD OUTS**

AMENITIES

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SECURITY

Onsite security during business hours to assist tenants and their guests and 24/7 cameras to monitor the building

LOADING DOCK

Building features a loading dock church Avenue

ART

Common Areas feature photography by nationally renowned artist Ed Galluci

FULL-SERVICE STARBUCKS

With tenant entry, interior seating and exterior patio seating facing Market St

LOBBY AREA

Attractive lobby area to greet tenants and guests to the building with access points to Market Street and Williamson Road

FITNESS CENTER

Onsite, fully equipped fitness center and locker rooms for exclusive use of tenant employees

LIVE WORK PLAY

Located in the heart of downtown within waling distance to restaurants, retail, hotels, apartments, event venues, public spaces and recreational areas

TENANT MIX

One Ten has a diverse mix of corporate tenants. Join Merrill Lynch, KlarVis, CBIZ, Segra, Royal Bank of Canada, Janney Montgomery Scott, Marsh & McLennan Agency, Burns & McDonnell, Associated Asphalt, and Protos Security

AVAILABILITY

Tenants have 24/7 access to the building and their suites via fobs provided by building management

PROPERTY MANAGEMENT

Professionally managed and maintained by a highly qualified team

GREEN SPACE

Beautifully landscaped, park like area at entrance to building, adjacent to Elmwood Park & ampitheater

BICYCLE PARKING

Bicycle parking area in front of the building

STRIKING VIEWS

One Ten has floor to ceiling perimeter windows providing panoramic views of Downtown Roanoke and the mountains

HVAC

Newly upgraded systems wth fully automated building management system

PARKING

Convenient onsite unreserved visitor parking and multiple parking decks and surface lots adjacent to building

POWER REDUNCANCY

A large generator that provides building operation in the event of power outage

FIBER

Multiple fiber providers and associated infrastructure in the building



AERIAL

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The Roanoke Region is economically diverse, providing excellent market access and the infrastructure and resources to attract a range of industries, coupled with a low cost of living and doing business as well as unparalleled outdoor amenities. The City of Roanoke is a hub for financial, health care, logistics, legal, and manufacturing for all of western Virginia. The region's diversified economy includes major operations in banking, insurance, advanced manufacturing, and automotive suppliers. Roanoke is home to one of Virginia's largest healthcare systems, Carilion Clinic, and the Fralin Biomedical Research Institute.



331,319
POPULATION



162,400
LABOR
FORCE



\$57,362
MEDIAN HH
INCOME



138,706
TOTAL HOUSING UNITS



38.8%
ASSOCIATE
DEGREE OR
HIGHER

MAJOR ATTRACTIONS

- Foot Levelers Blue Ridge Marathon (America's toughest Road Marathon)
- Down by Downtown Music Festival
- Banff Mountain Film Festival & Expo
- Taubman Museum of Art
- Smith Mountain Lake & State Park
- Science Museum of Western Virginia
- Blue Ridge Mountain & Appalachian Trail access
- Natural Bridge State Park

MAJOR EMPLOYERS

- **10,000+ EMPLOYEES**
 - Carilion Clinic
- **1,000 – 3,000 EMPLOYEES**
 - Wells Fargo Bank
 - HCA Health Systems
 - Kroger
 - Walmart
 - Advance Auto
 - Ply Gem Windows
 - WestRock
 - UPS
 - Altec Industries

COLLEGES & UNIVERSITIES

- Hollins College
 - 713 undergrad
- Roanoke College
 - 1,883 undergrad
- Virginia Western Community College
 - 1,633 undergrad

HOSPITALS

- Carilion Roanoke Memorial Hospital & Carilion Franklin Memorial Hospital
- HCA Virginia Health System
 - LewisGale Medical Center
 - LewisGale Hospital Alleghany



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LEASING

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