



CUSHMAN &  
WAKEFIELD

THALHIMER

FOR SALE

# 1421 THIRD STREET ROANOKE, VIRGINIA

## INVESTMENT OVERVIEW

Address	1421 Third Street
Leased SF	9,101 SF
Site Size	0.35 AC
Year Built   Reno	1994, Renovated 2025

## INVESTMENT HIGHLIGHTS

- Recently fully leased medical office building to primary care and family medicine practice in Roanoke's premier biomedical corridor
- Annual Gross Rent: \$134,240 (\$14.75/sf)
- Landlord pays taxes and insurance. Tenant pays for utilities, maintenance, and janitorial.
- Three (3) year lease, commenced September 1, 2025
- Zoned Mixed Use
- Built in 1994, features reception, open space/gym, exam rooms and indoor pool that can be filled in
- Drive-thru drop off zone
- Ample parking
- Available for Sale - Call Agent

## BUILDING DESCRIPTION

Cushman & Wakefield | Thalhimer, as sole representative of the Owner, is pleased to present **1421 3rd Street SW in Roanoke, Virginia**, a single-tenant ±9,101-square-foot contemporary medical office building, representing a rare opportunity to acquire a fully leased, turnkey medical asset at the heart of one of the region's most dynamic growth corridors. Originally constructed in 1994 for a physical therapy practice and renovated in 2025, the property was purpose-built for healthcare use and features a thoughtful combination of functionality and design. The building is fully leased to **Physicians Associates of Virginia, P.C.**, a well-established medical group with deep roots in the Roanoke community, and offers a low-touch, predictable income profile for ownership.



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