



FOR SALE

VALLEY VIEW PROFESSIONAL CENTER

4910 VALLEY VIEW BOULEVARD NW • ROANOKE, VA 24012

CONTACT US

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CBRE

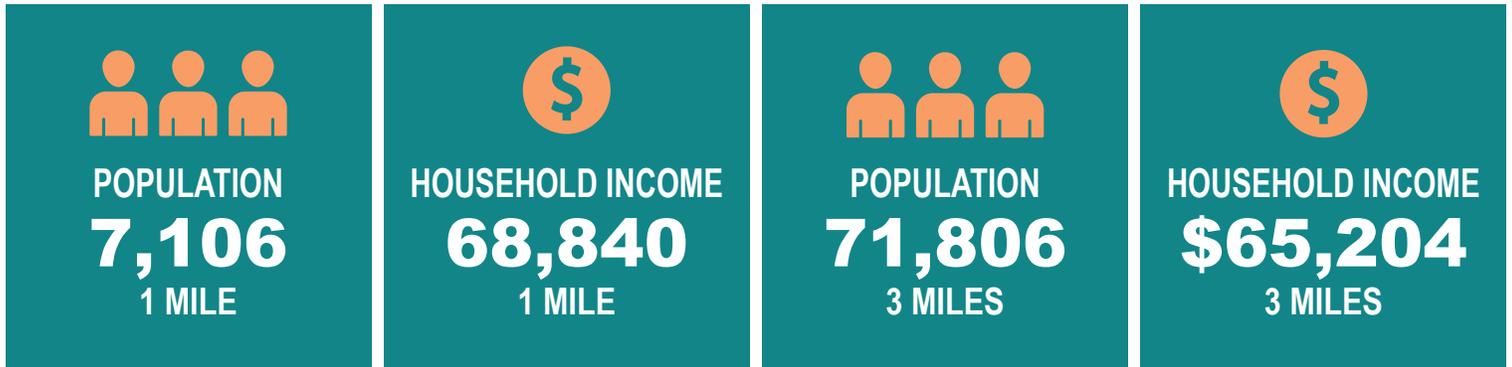
1802 Bayberry Court
Suite 201
Richmond, VA 23226

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PROPERTY FEATURES

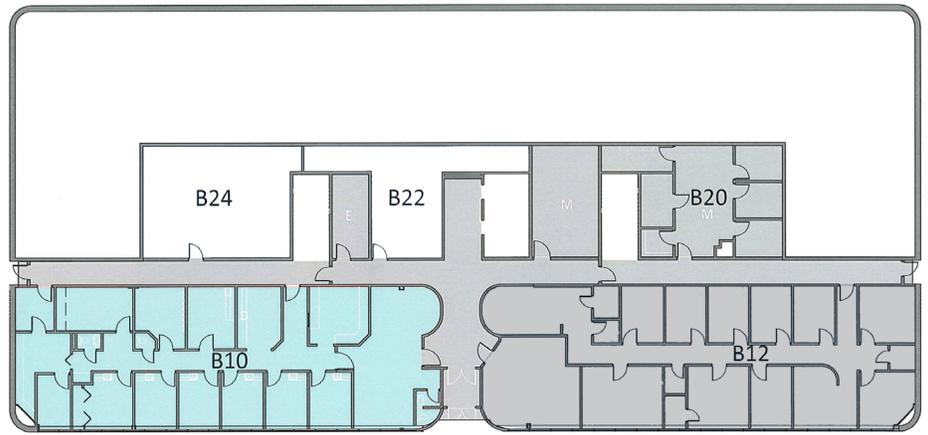
- Medical/office building totaling 62,237 RSF
- Situated on 2.62 acres
- Adjacent to Valley View Mall, Roanoke's largest shopping mall (800,000+ SF)
- Glass exterior with covered drive-under entrance
- Located in one of Roanoke's premier retail corridors
- Roanoke is healthcare hub for Southwest Virginia
- 8 miles from LewisGale Regional Health System
- Zoned CG - Commercial General
- 3.81/1000 parking ratio
- Walkable to nearby amenities, including dining and entertainment
- Located 1 mile from VA-101 E exit on I-581
- Direct frontage of I-581 with 64,823 vehicles per day
- **25,021 RSF Available: Contact agents for pricing**

STATISTICAL SNAPSHOT (1 & 3 MILES)



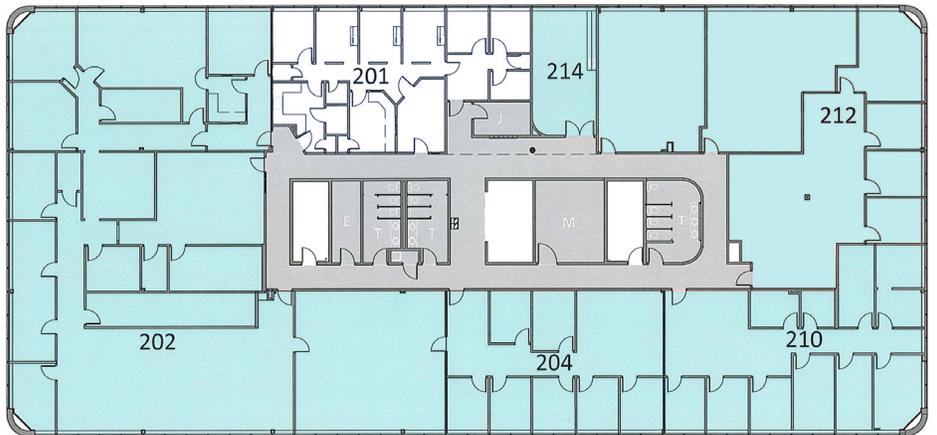
BASEMENT LEVEL

2,706 RSF



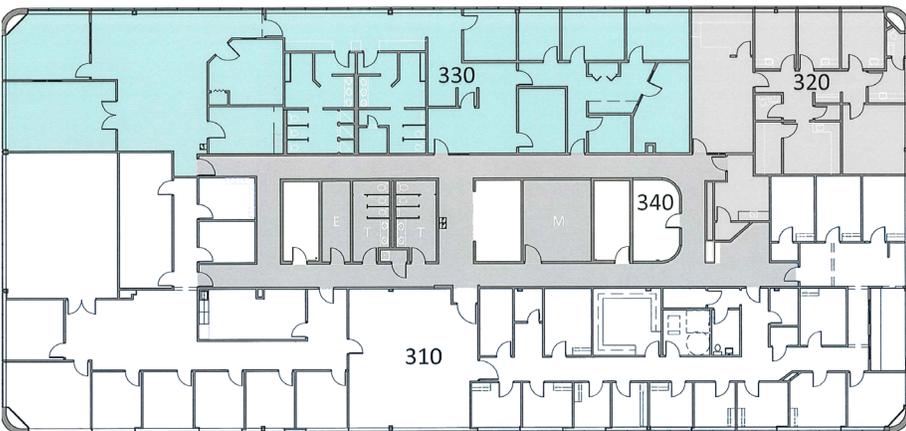
LEVEL 1

3,266 RSF



LEVEL 2

12,761 RSF



LEVEL 3

6,288 RSF

LEGEND



Vacant



Common Area



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