

# One Alpha Place

130,000 SF  
Class A  
office building  
available for  
lease

201 Resting Tree Drive  
Bristol, VA 24202





# 130,000 RSF

This modern space is fully equipped with executive offices, instructional meeting rooms, work stations, and a state-of-the-art board room.



## LEED Silver Certified

## One Alpha Place

Located in Bristol, Virginia, One Alpha Place is a 130,000 SF building on a 31.42 Acre campus. This Class A office building is LEED Silver certified and features redundant power and an on-site helicopter pad.



## 31.42 Acres

With access to hiking and walking trails in the adjacent Sugar Hollow Park

## Located in Bristol, VA

Bristol's central location and excellent transportation connections make it the center of the five-state area. State Street joins Tennessee and Virginia and puts the states of West Virginia, Kentucky, and North Carolina within easy driving distance of Bristol.



# THE OFFERING

**One Alpha Place** represents the largest contiguous block of true Class A office space in Tri-Cities region. Constructed in 2011 as Alpha Natural Resources headquarters, One Alpha Place is now available for immediate occupancy. The building features high-end finishes, large efficient floorplates, and two stadium style training rooms.

## Building Features:

- Modern construction with state of the art building systems
- LEED Silver Certified
- Ample glass line with breathtaking views
- Back-up generators
- On-site helipad
- Excellent access to I-81
- Building signage and naming rights available

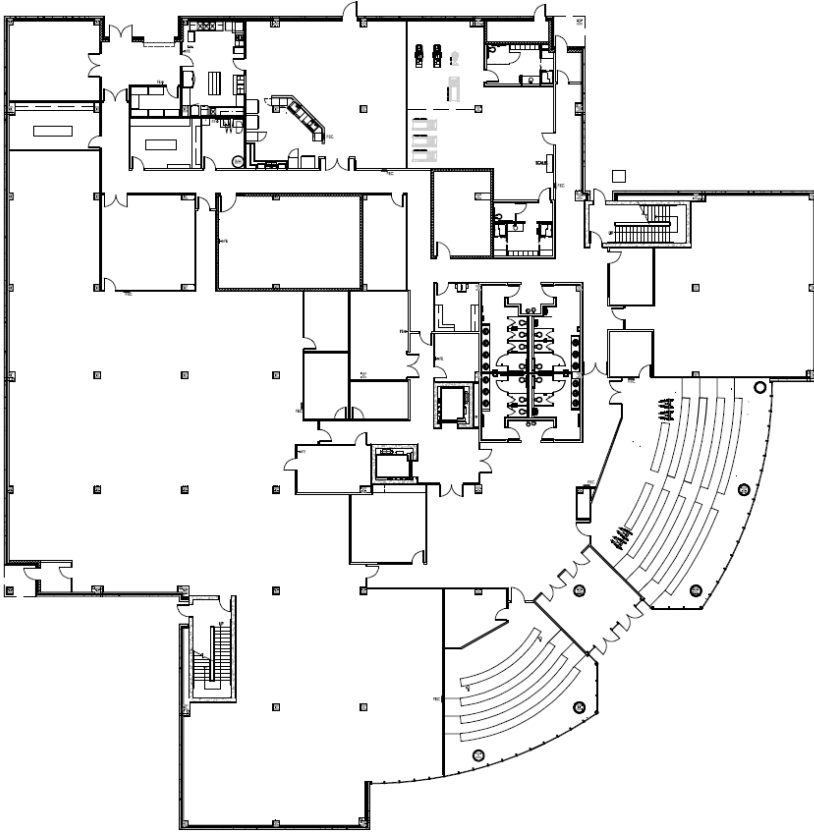
BUILDING SPECS	
Total space	130,000 SF
Building Class	A+
Floor plates	26,000 SF
Year Built	2011
Floors	5
Zoning	O-1



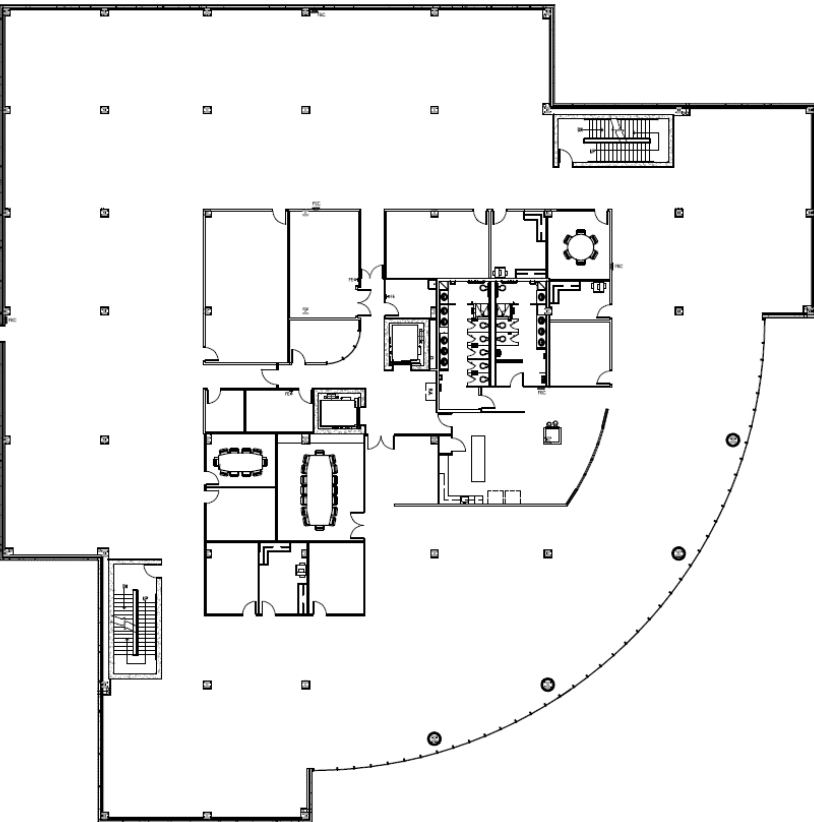


# FLOORPLANS

## First Floor



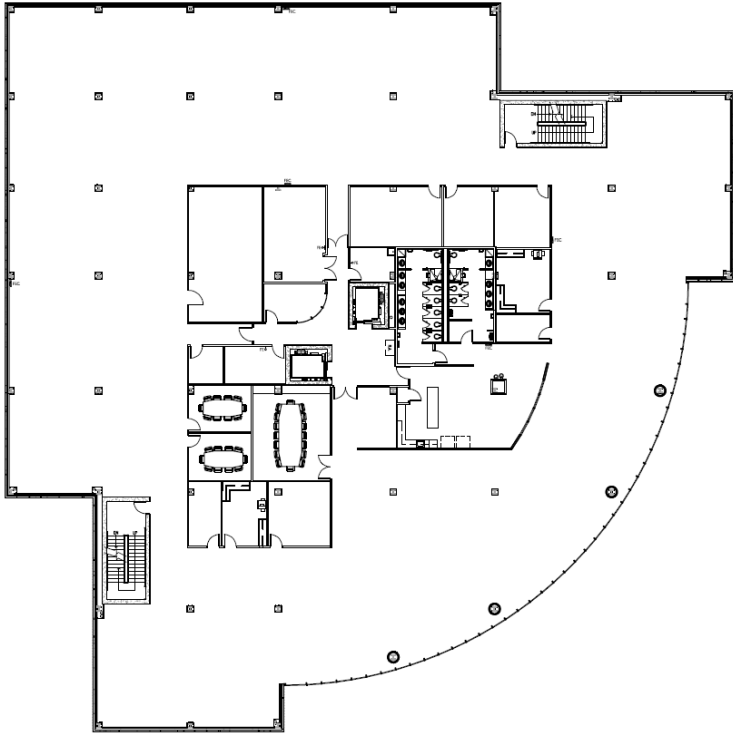
## Second Floor



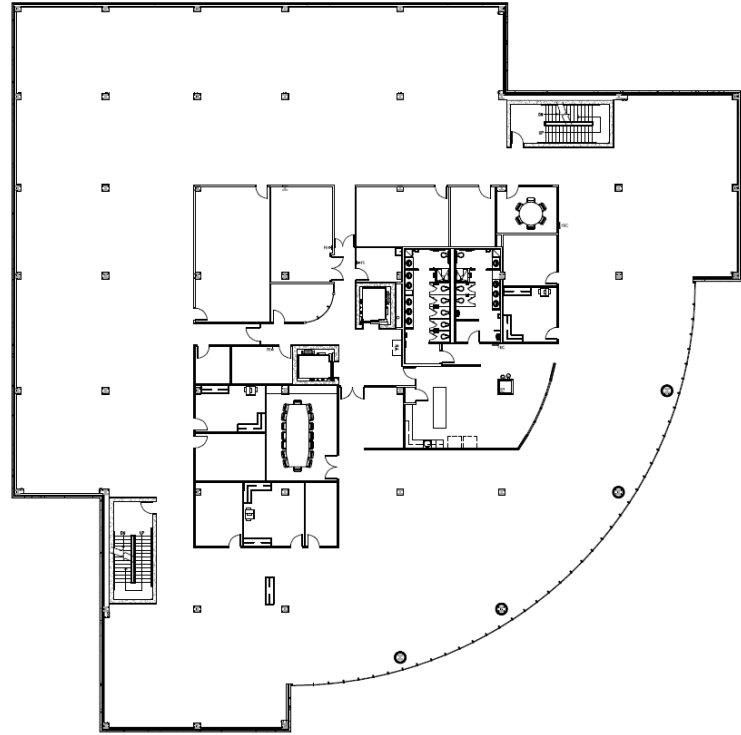


# FLOORPLANS

## Third Floor



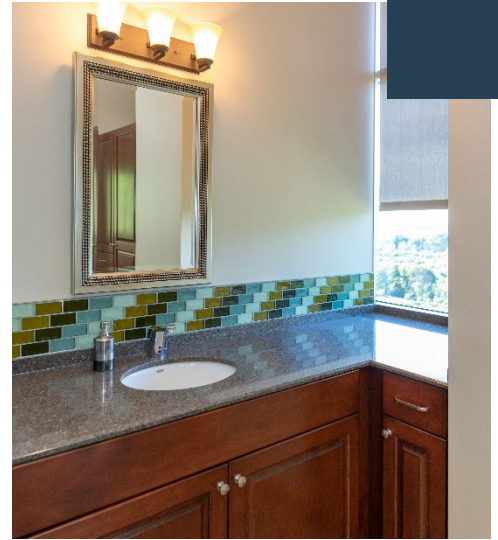
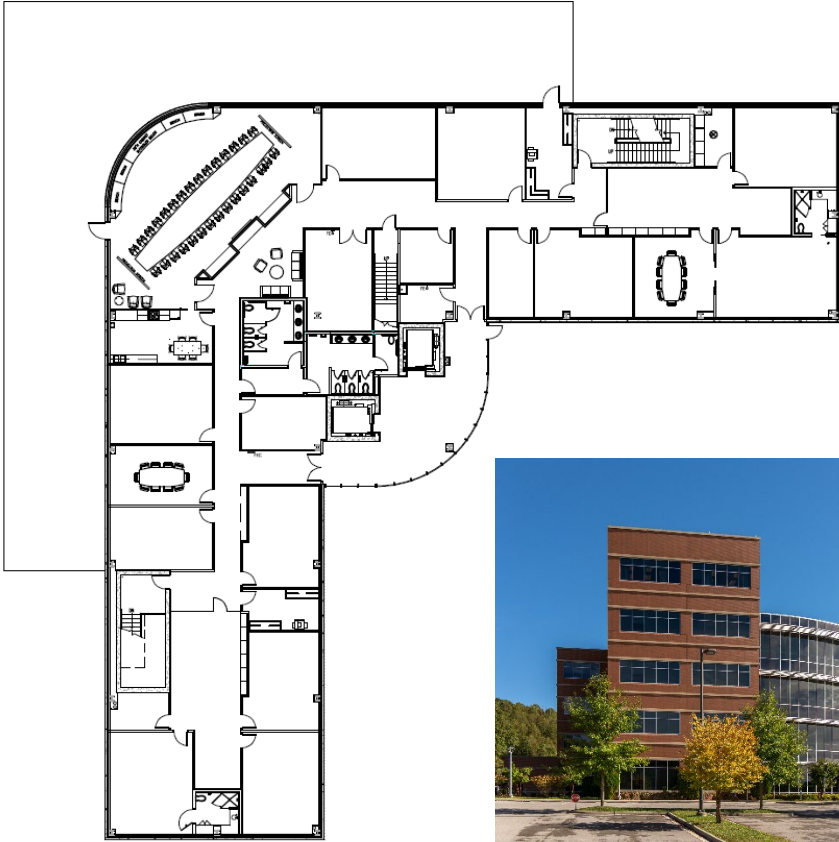
## Fourth Floor





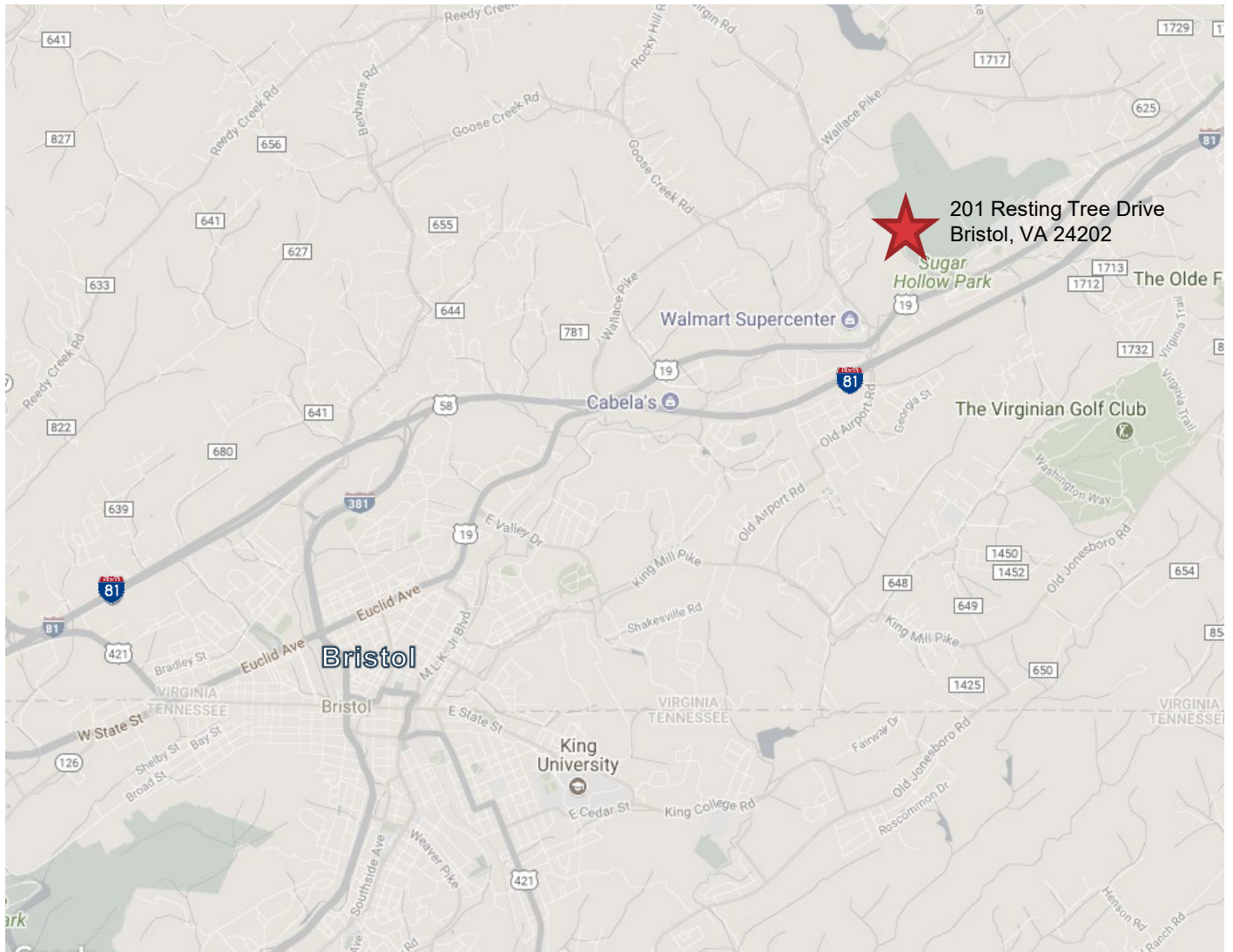
# FLOORPLANS

## Fifth Floor





# BRISTOL, VIRGINIA



Strategically situated in the southeastern United States, Bristol Tennessee-Virginia is a twin city located directly on the Tennessee-Virginia state line. Bristol is part of the metropolitan statistical area of Bristol, Johnson City, and Kingsport, commonly called the Tri-Cities.

Interstate 81 ties Bristol to important population centers such as Knoxville, Tennessee (118 miles west), and Roanoke, Virginia (143 miles east). Interstate highways 77 and 40 connect with I-81 within 73 miles of Bristol. Interstate 26 from Charleston, SC to Asheville, NC was extended through the Tri-Cities in the summer of 2003.





## CONTACT

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