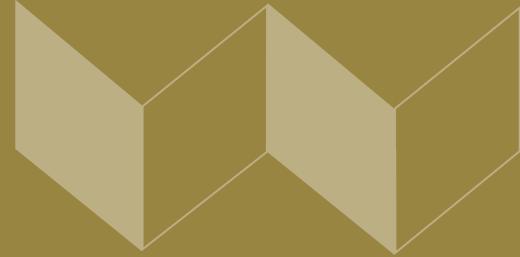


PROPERTY SUMMARY



PROPERTY DESCRIPTION

Ground floor office space with incredible view. Currently occupied by a law firm, the space features a functional layout well-suited for legal or other professional uses, with private offices, a conference room, and administrative areas. Parking is available in an adjacent lot, a rare amenity in the Central Business District.

This is a turnkey opportunity to locate your business in a well-appointed, strategically located space at the center of Roanoke's legal, business and professional community.

Available December 1, 2025.

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (MG)
Available SF:	1,550 SF
Lot Size:	0.17 Acres
Building Size:	4,024 SF

PROPERTY HIGHLIGHTS

- Beautifully Redeveloped on Rise Above Downtown
- Walkable To All of Downtown
- Parking Availability on Adjacent Surface Lot
- Easy In / Out Downtown Location

MICHAEL WALDVOGEL, CCIM, SIOR

President & CEO

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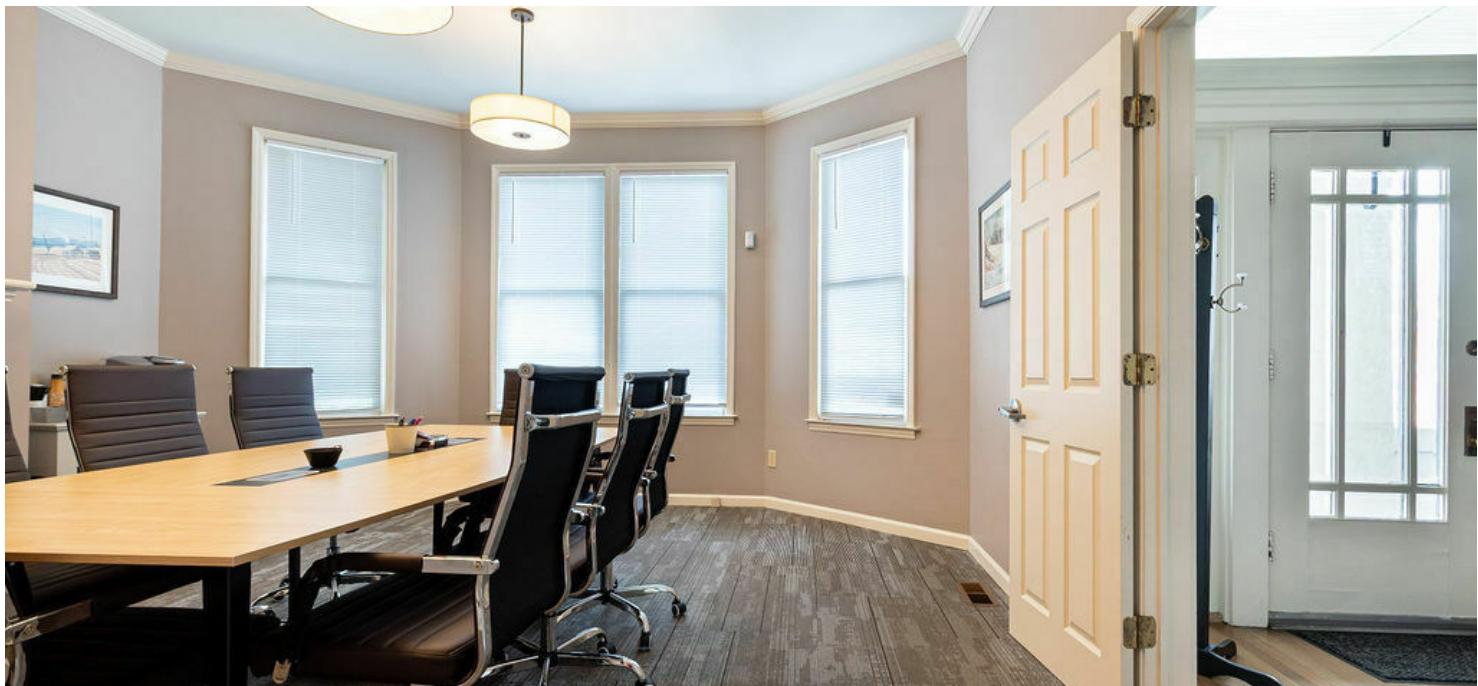
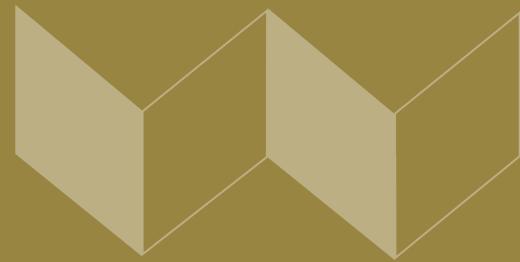
KRISTA VANNOY, CCIM, SIOR

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ADDITIONAL PHOTOS

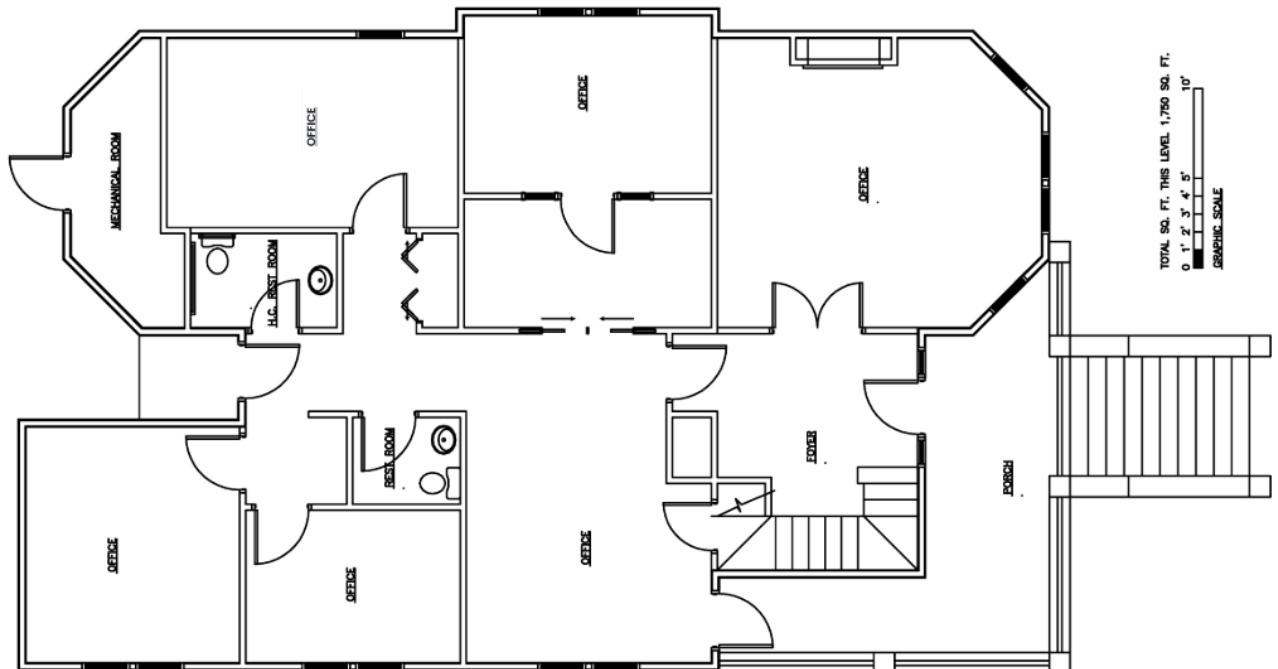
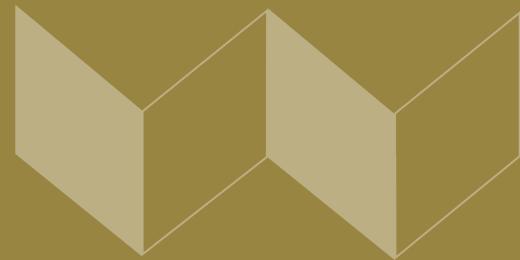


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WALDVOGEL
Commercial Properties

LEASE SPACES



LEASE INFORMATION: FIRST FLOOR SUITE

Lease Type:	MG	Lease Term:	60 months
Total Space:	1,550 SF	Lease Rate:	\$15.00 SF/yr

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