

# 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.

## PROPERTY HIGHLIGHTS

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

## OFFERING SUMMARY

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

MICHAEL WALDVOGEL, CCIM, SIOR  
President & CEO

540.342.8599  
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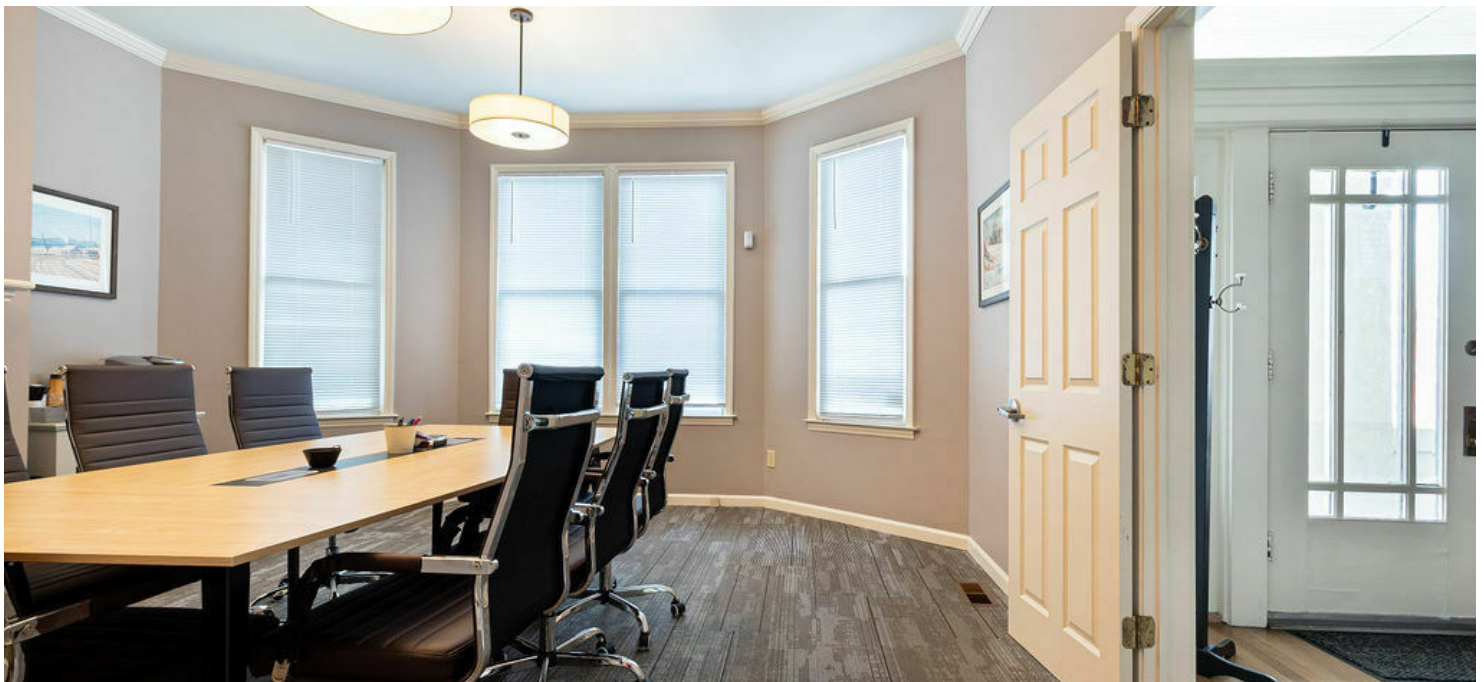
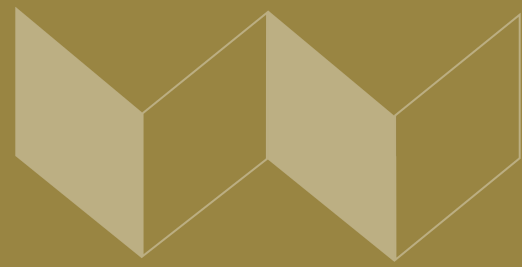
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120 Day Avenue: Ground Floor Office for Lease | 120 Day Avenue SW , Roanoke, VA 24016

# ADDITIONAL PHOTOS



MICHAEL WALDVOGEL, CCIM, SIOR  
President & CEO

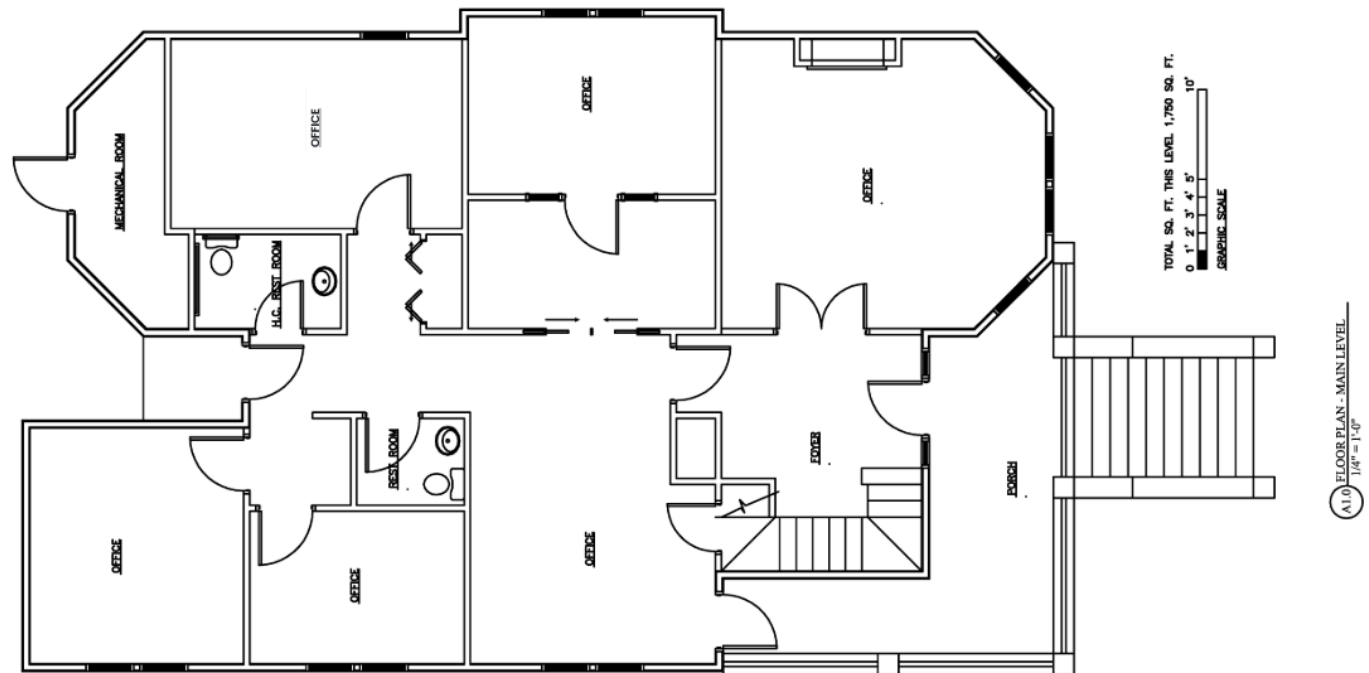
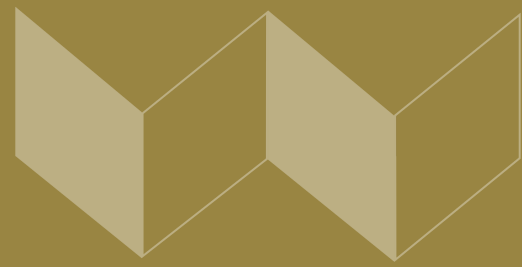
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# LEASE SPACES



## 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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