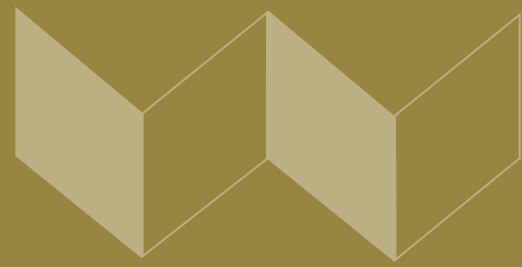


3807 Brandon Avenue SW, Roanoke, VA 24018  
**BRANDON POINT OFFICE BUILDING**



#### PROPERTY DESCRIPTION

Brandon Point Office Building is a well-maintained, well-located multi-tenant office building in the southwest Roanoke office market. Nicely finished common areas, plenty of parking, and grade level access to the lower level and upper level of the building. Spaces from 1,500 SF to 6,200 SF.

#### PROPERTY HIGHLIGHTS

- Great location close to Lewis-Gale, Electric Road/Rt. 419 and Peters Creek Road
- In an area of new medical office development
- Abundant parking
- Grade level access for either floor of the building

#### OFFERING SUMMARY

Lease Rate:	\$13.50 SF/yr (Full Service)
Available SF:	1,500 - 6,200 SF
Lot Size:	4.15 Acres
Building Size:	57,361 SF

#### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,156	28,921	60,603
Total Population	4,507	65,201	139,637
Average HH Income	\$92,217	\$84,504	\$91,530

KRISTA VANNOY, CCIM, SIOR  
Vice President & COO

540.342.0881  
kvannoy@waldvogelcommercial.com

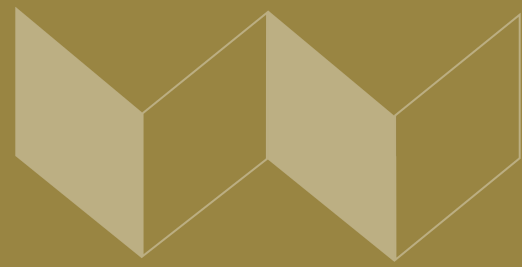
MICHAEL WALDVOGEL, CCIM, SIOR  
President & CEO

540.342.8599  
mwaldvogel@waldvogelcommercial.com



3807 Brandon Avenue SW, Roanoke, VA 24018

# AVAILABLE SPACES



## LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	60 months
Total Space:	1,500 - 6,200 SF	Lease Rate:	\$13.50 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
First Fl, Ste C1	Available	1,500 SF	Full Service	\$13.50 SF/yr	Primarily open concept space. Suite will be delivered with new paint and carpet.
First Fl, Ste A1	Available	6,200 SF	Full Service	\$13.50 SF/yr	Suite will be delivered to tenant fully demised and finished 50% office build out and 50% open concept, with newly painted drywall and new carpet, ceiling tiles, and lighting.

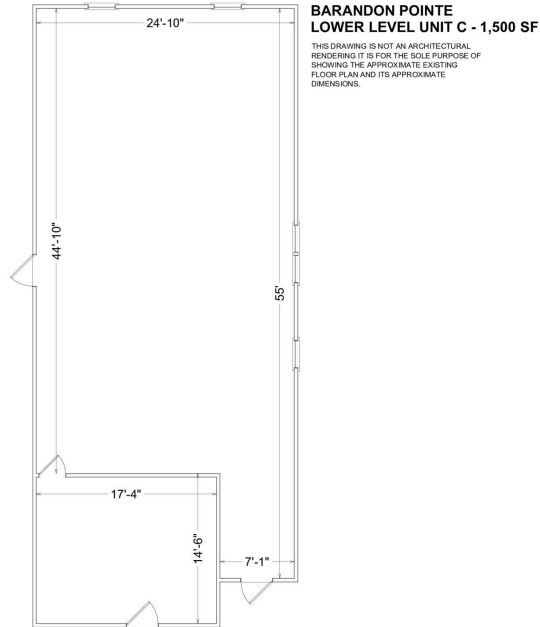
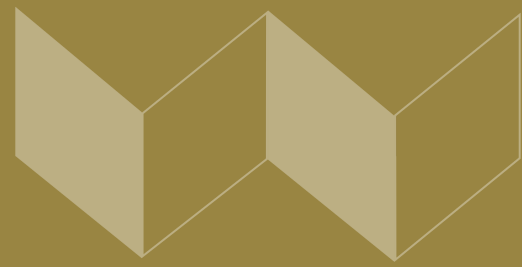
KRISTA VANNOY, CCIM, SIOR  
Vice President & COO  
540.342.0881  
kvannoy@waldvogelcommercial.com

MICHAEL WALDVOGEL, CCIM, SIOR  
President & CEO  
540.342.8599  
mwaldvogel@waldvogelcommercial.com



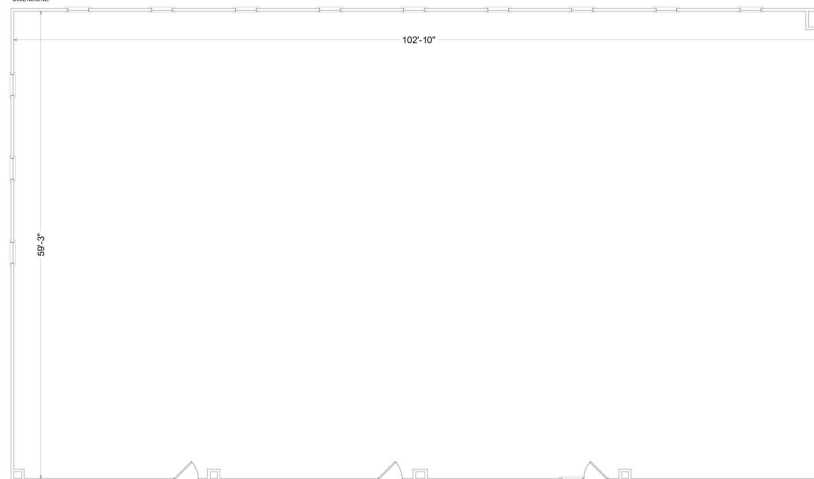
3807 Brandon Avenue SW, Roanoke, VA 24018

# FLOORPLANS: STES C1 & A1



**BARANDON POINTE**  
**LOWER LEVEL UNIT A - 6,200 SF**

THIS DRAWING IS NOT AN ARCHITECTURAL  
RENDERING IT IS FOR THE SOLE PURPOSE OF  
SHOWING THE APPROXIMATE EXISTING  
FLOOR PLAN AND ITS APPROXIMATE  
DIMENSIONS.



KRISTA VANNOY, CCIM, SIOR  
Vice President & COO

540.342.0881  
kvannoy@waldvogelcommercial.com

MICHAEL WALDVOGEL, CCIM, SIOR  
President & CEO

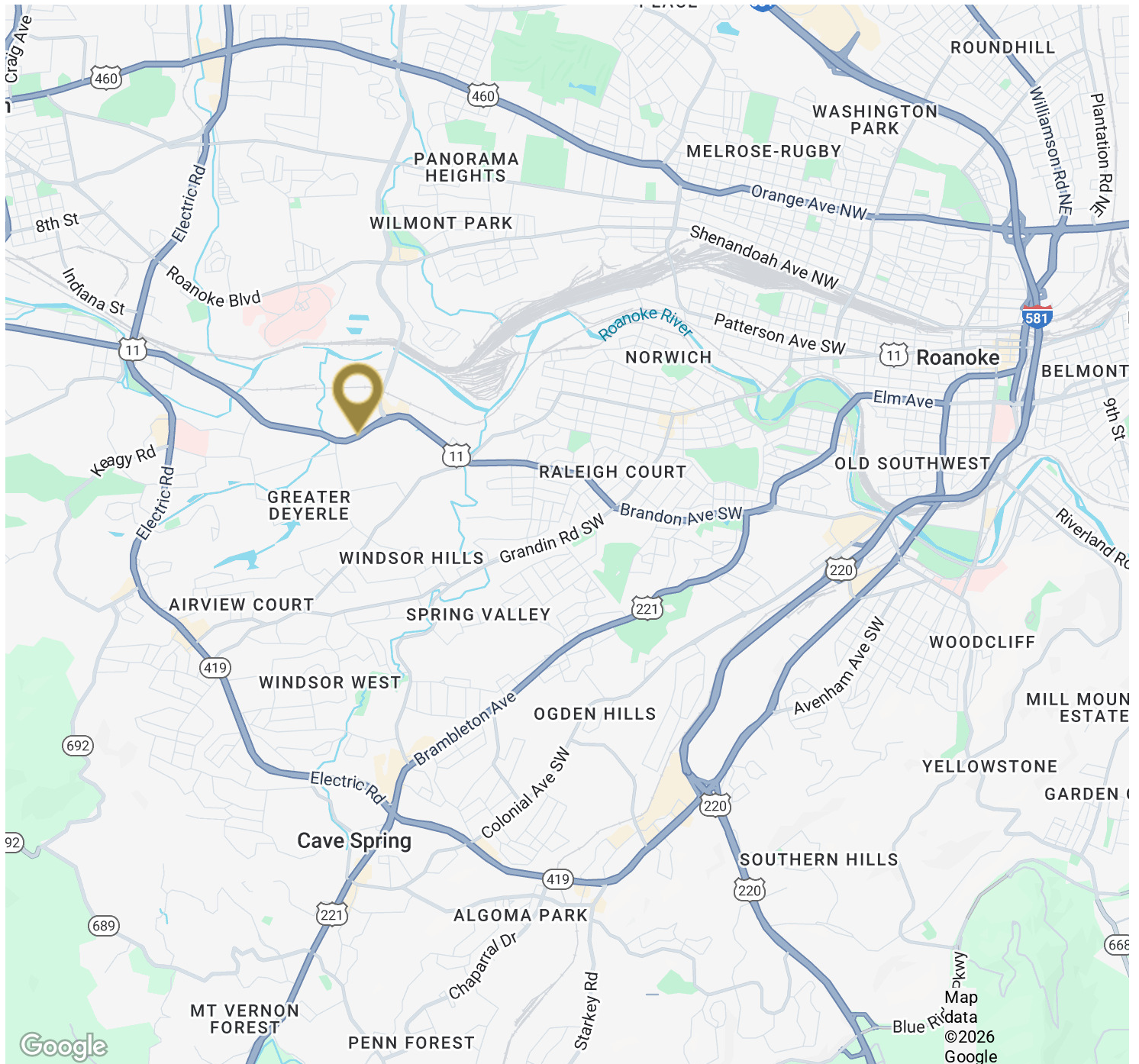
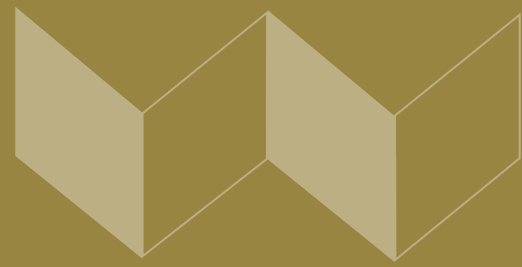
540.342.8599  
mwaldvogel@waldvogelcommercial.com





3807 Brandon Avenue SW, Roanoke, VA 24018

# LOCATION MAP



KRISTA VANNOY, CCIM, SIOR  
Vice President & COO  
540.342.0881  
kvannoy@waldvogelcommercial.com

MICHAEL WALDVOGEL, CCIM, SIOR  
President & CEO  
540.342.8599  
mwaldvogel@waldvogelcommercial.com

