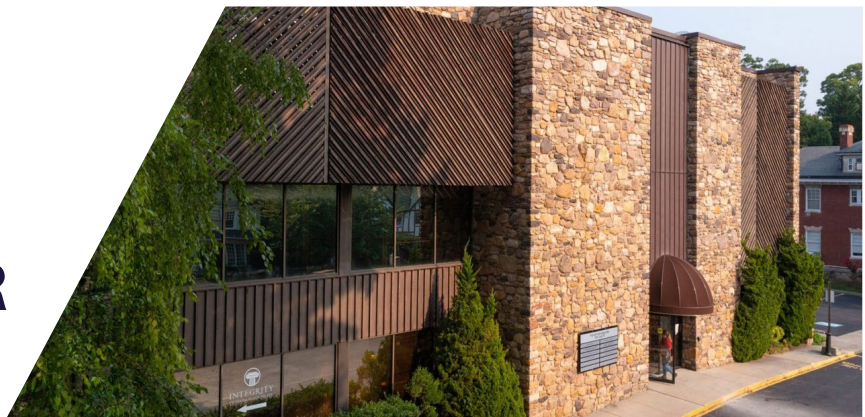




# OFFICE FOR LEASE

# **FOUNTAIN SQUARE**

1315 2<sup>nd</sup> Street  
Roanoke, VA 24016





# PROPERTY FEATURES

- General Office and medical office available
- Recent lobby upgrades
- Neighborhood setting
- Plenty of on-site parking
- Located in Roanoke's Growth Corridor
- Convenient to Downtown and Carilion Clinic
- \$16.50 Full Service Gross

## AVAILABLE

### Suite 100

1,902 SF

### Suite 103

3,136 SF

### Suite 201

1,078 SF

### Suite 203

1,232 SF

### Suite 204

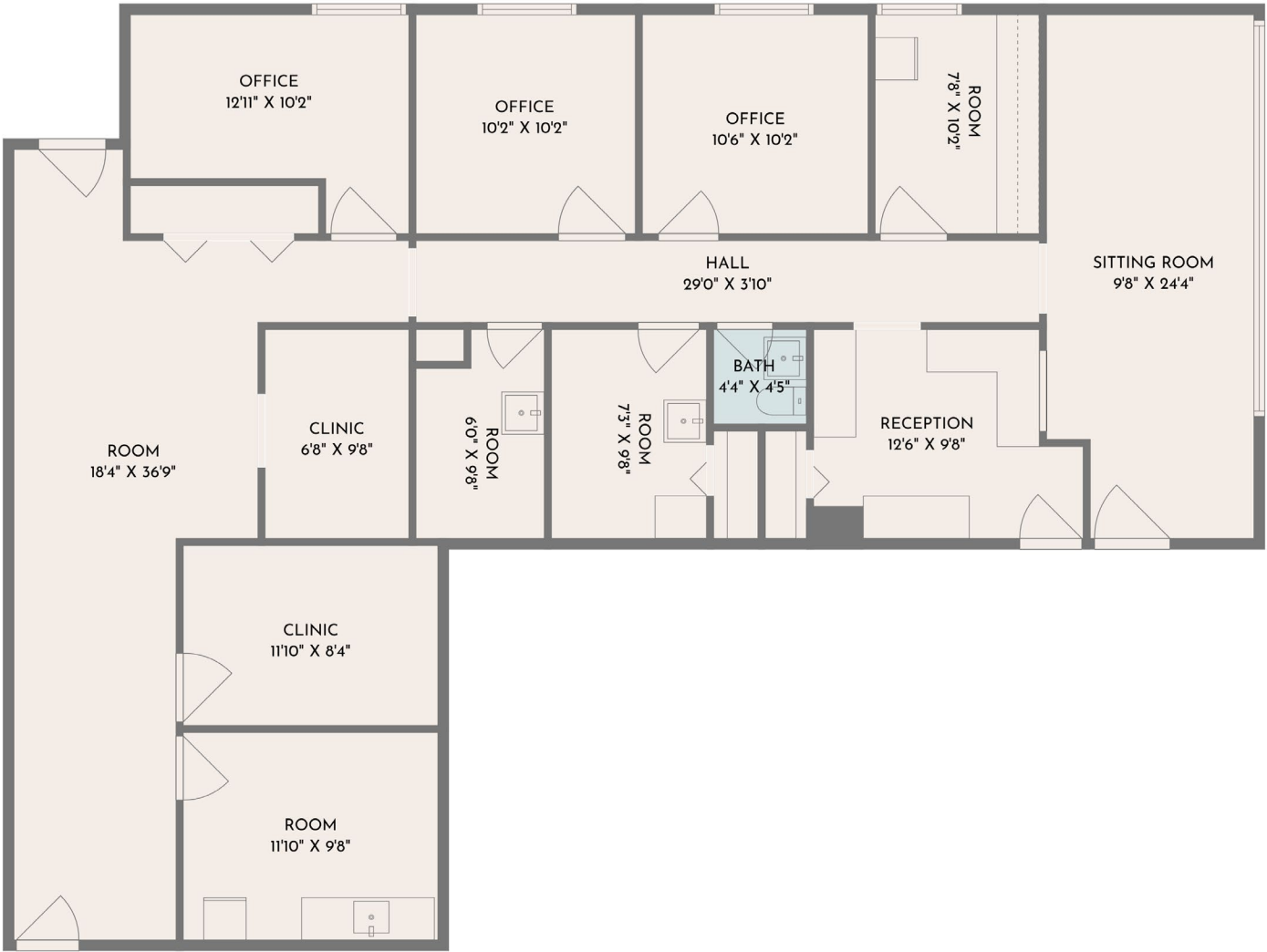
1,152 SF





# FLOOR PLANS

SUITE 100  
1,902 SF





# FLOOR PLANS

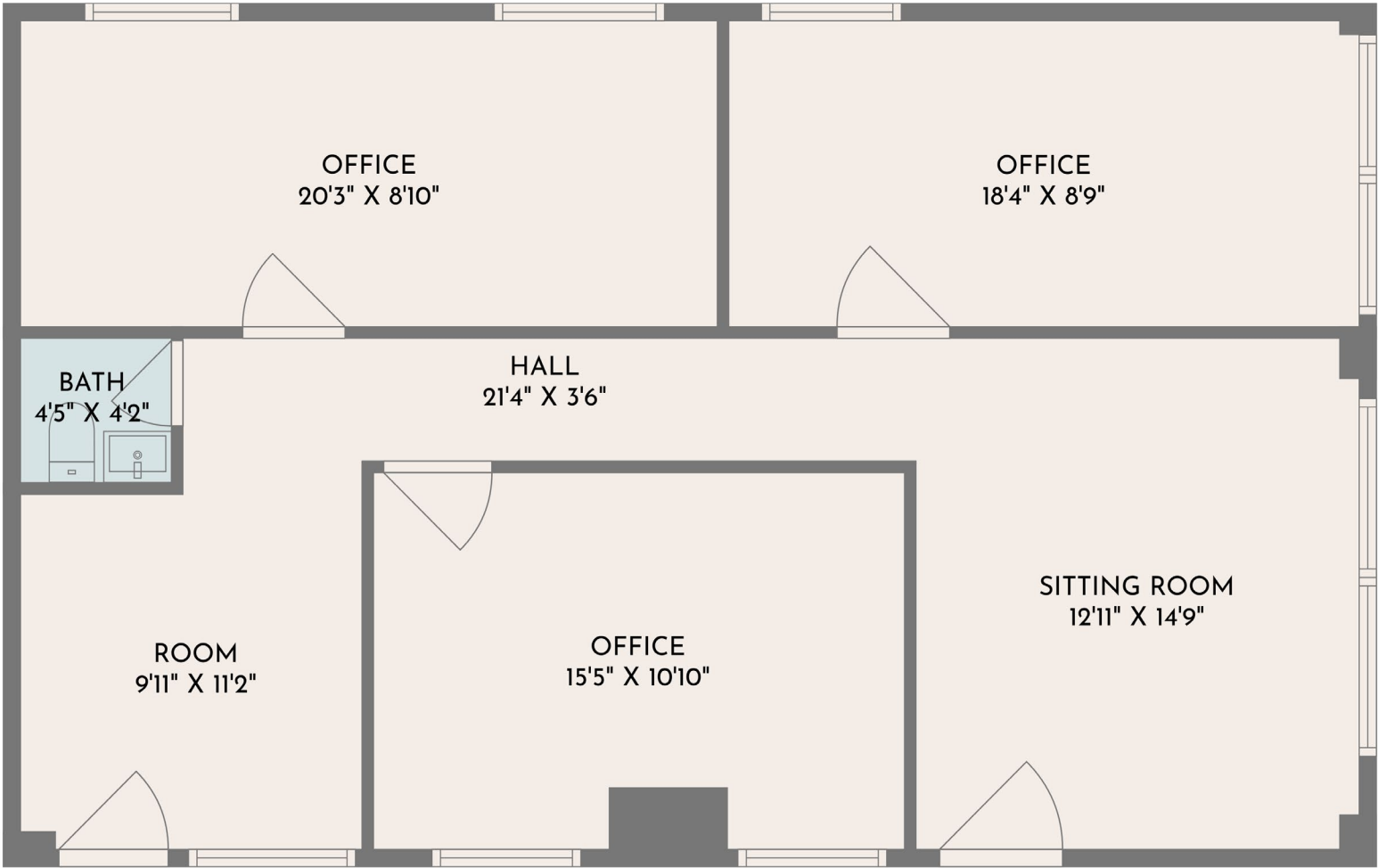
SUITE 103  
3,136 SF





# FLOOR PLANS

SUITE 201  
1,078 SF

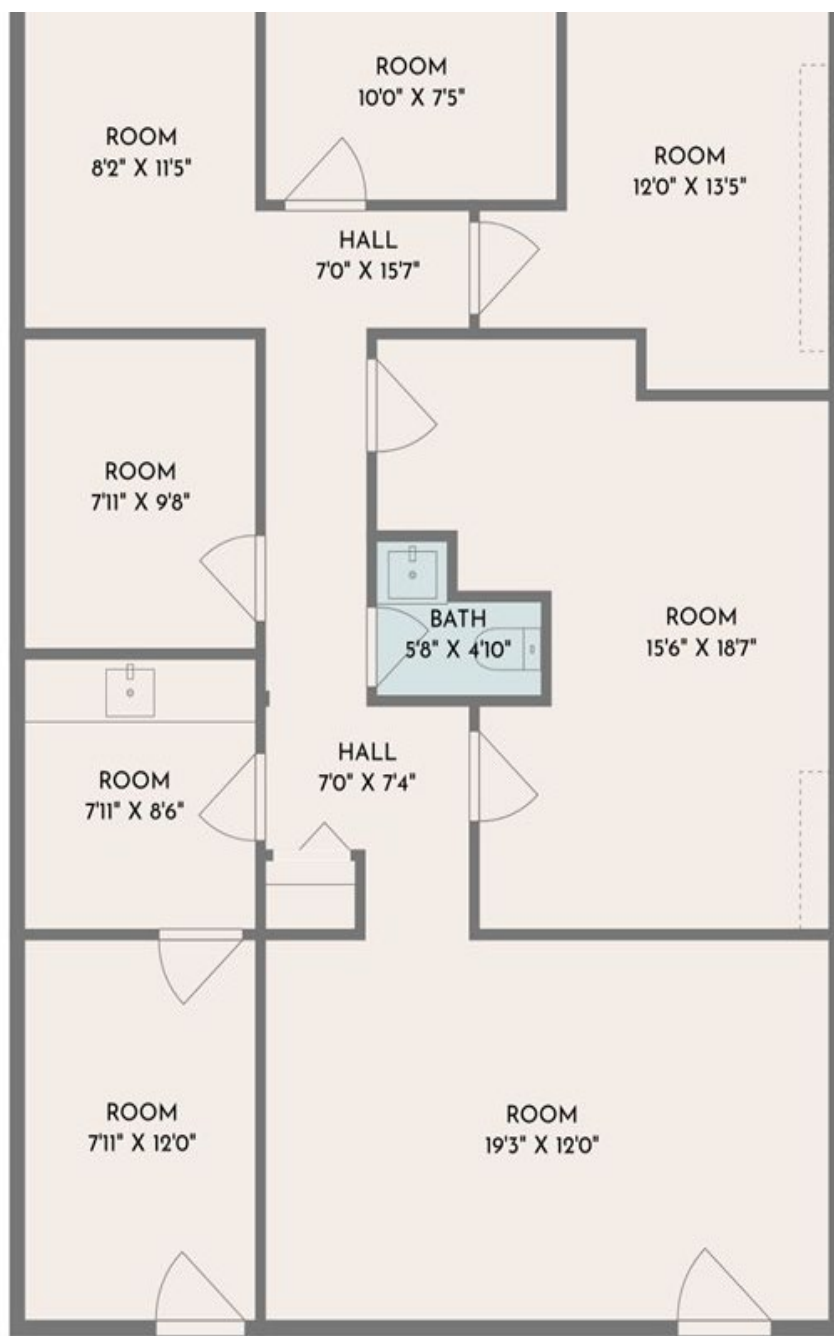




# FLOOR PLANS

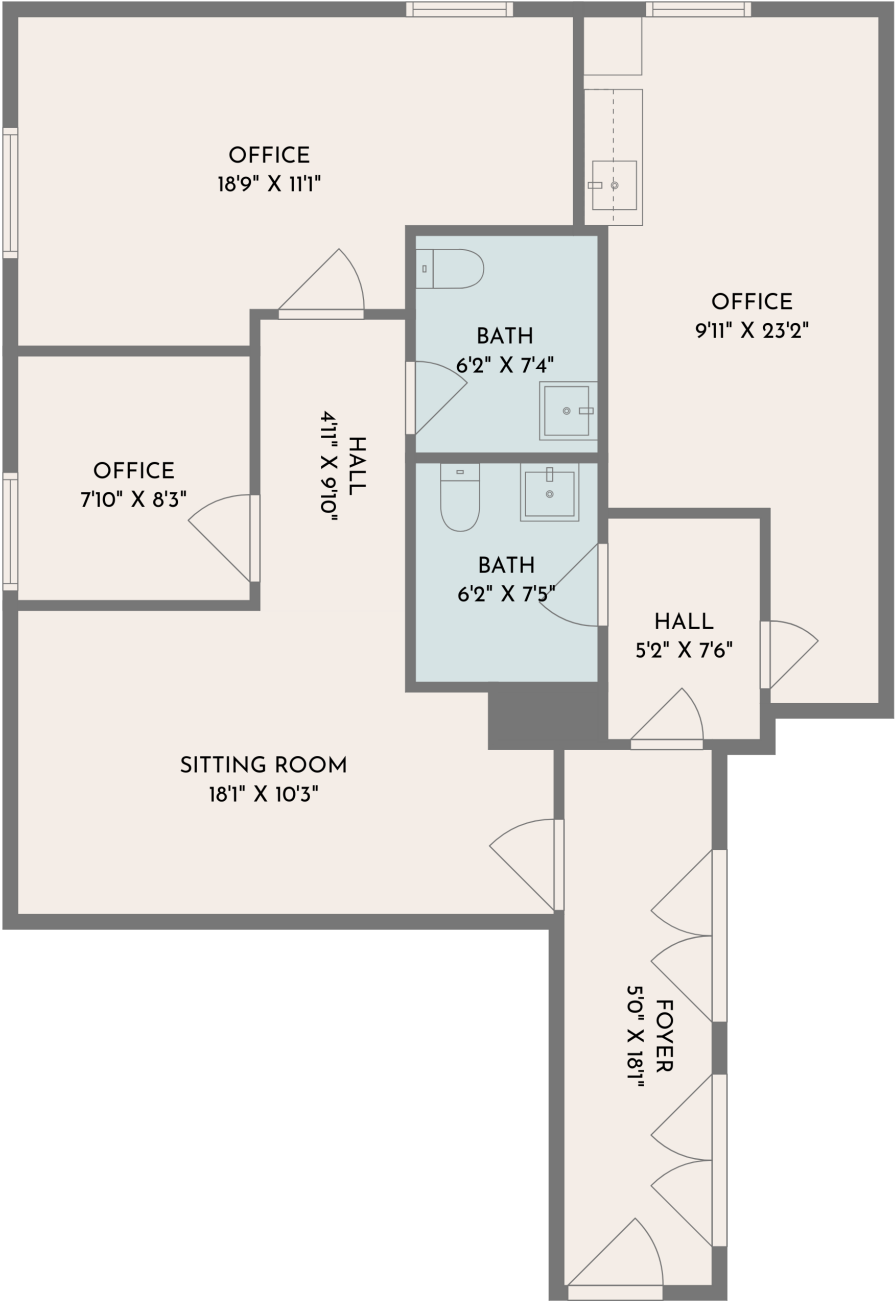
SUITE 203

1,232 SF

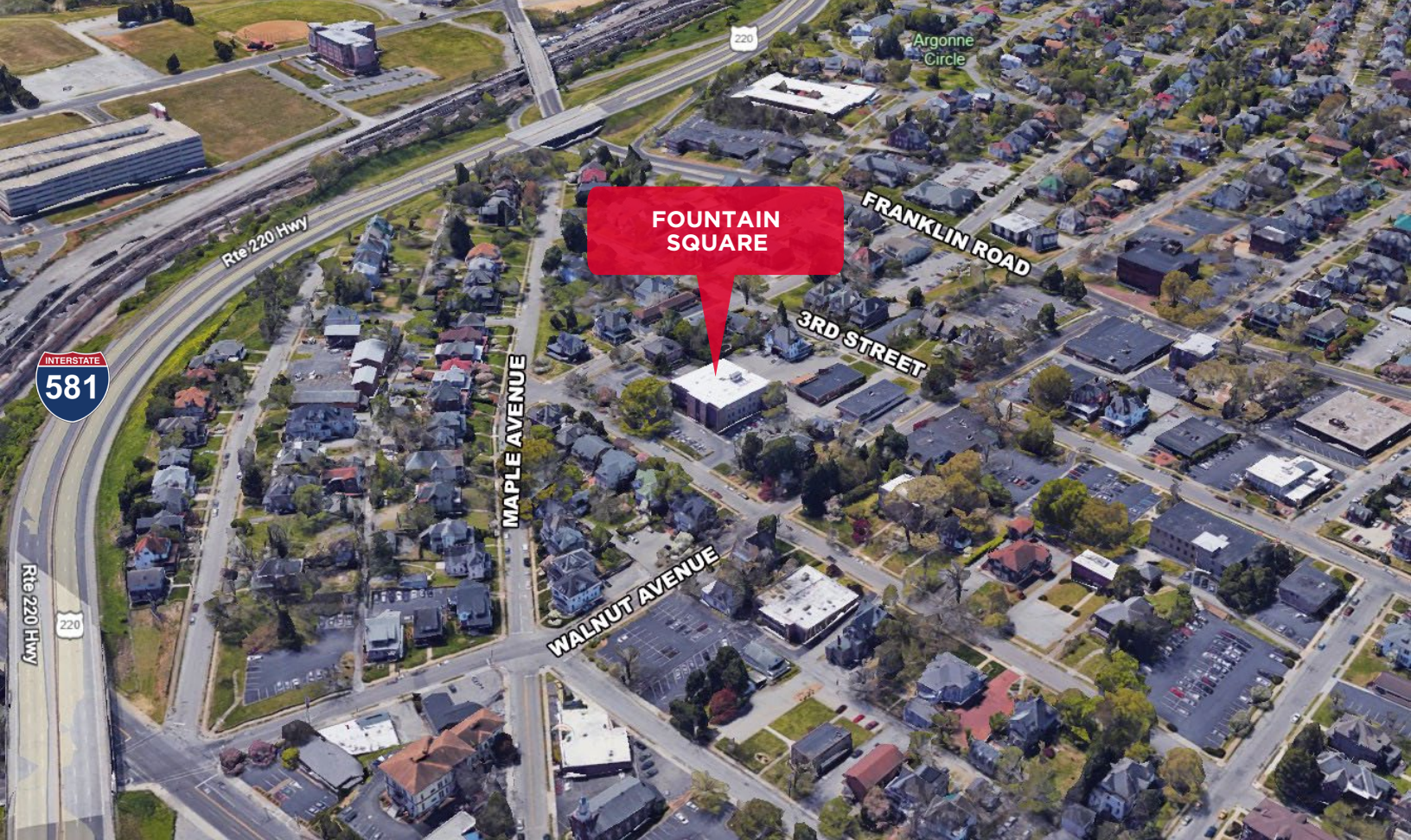


# FLOOR PLANS

SUITE 204  
1,152 SF



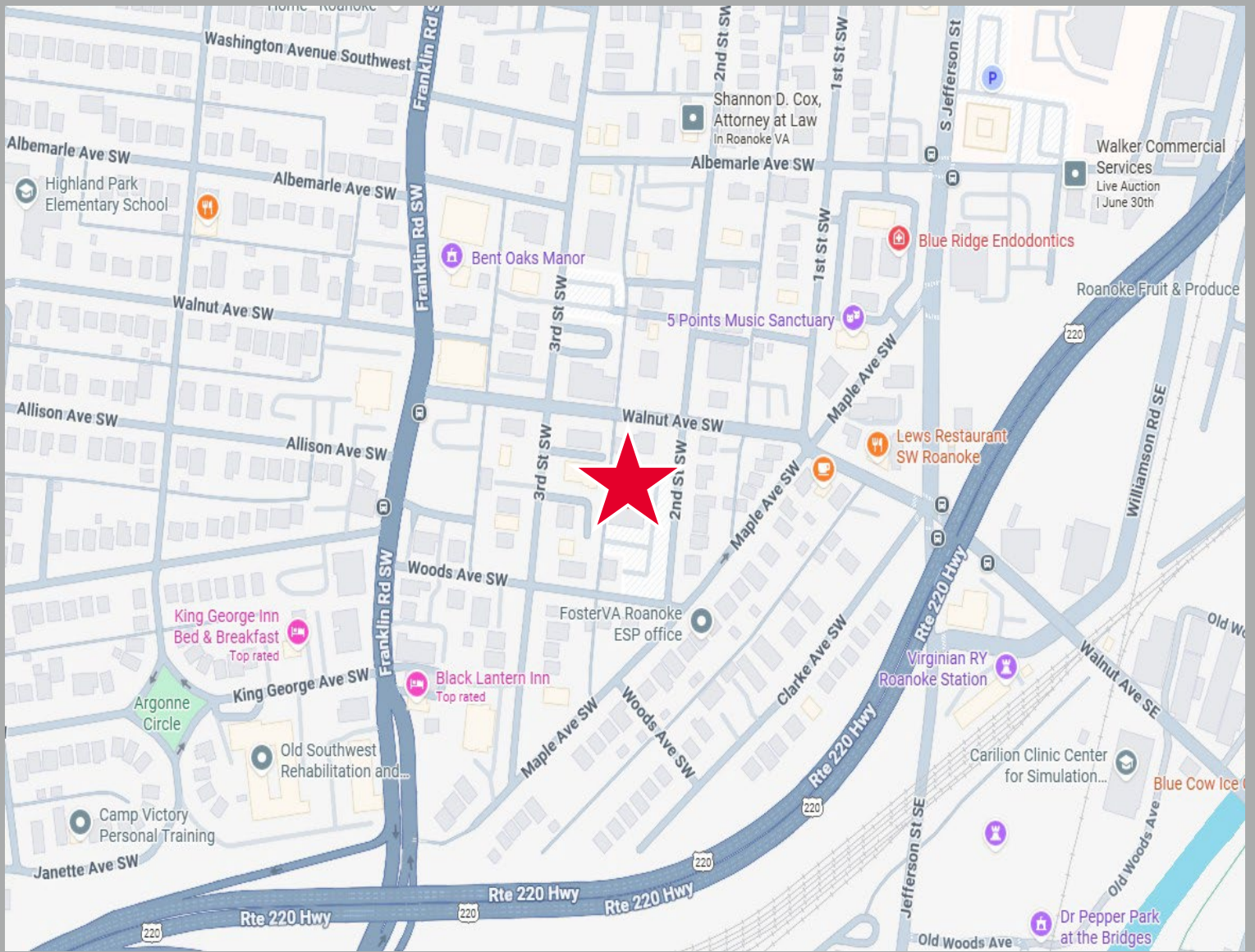




# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	12,113	70,606	144,6776
No. of Households	5,407	30,845	63,012
Avg HH Income	\$67,509	\$64,038	\$67,101
Daytime Population	43,106	93,530	176,909





## PRICE GUTSHALL

Vice President

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## BARRY WARD

First Vice President

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WAKEFIELD**

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