

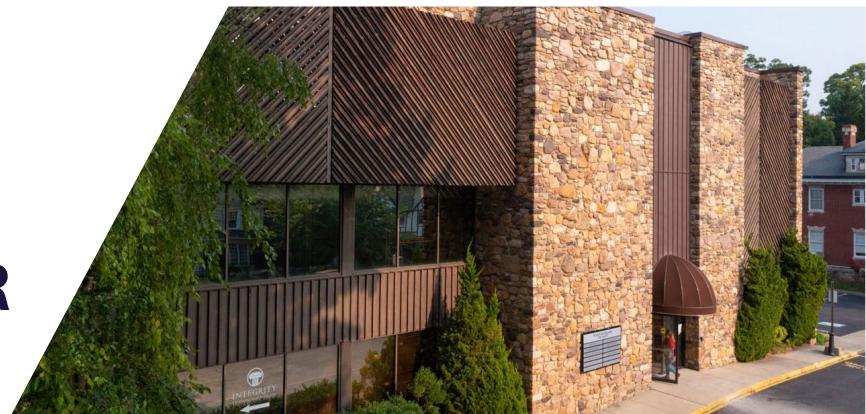


OFFICE FOR LEASE **FOUNTAIN SQUARE**

1315 2nd Street
Roanoke, VA 24016



THALHIMER



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

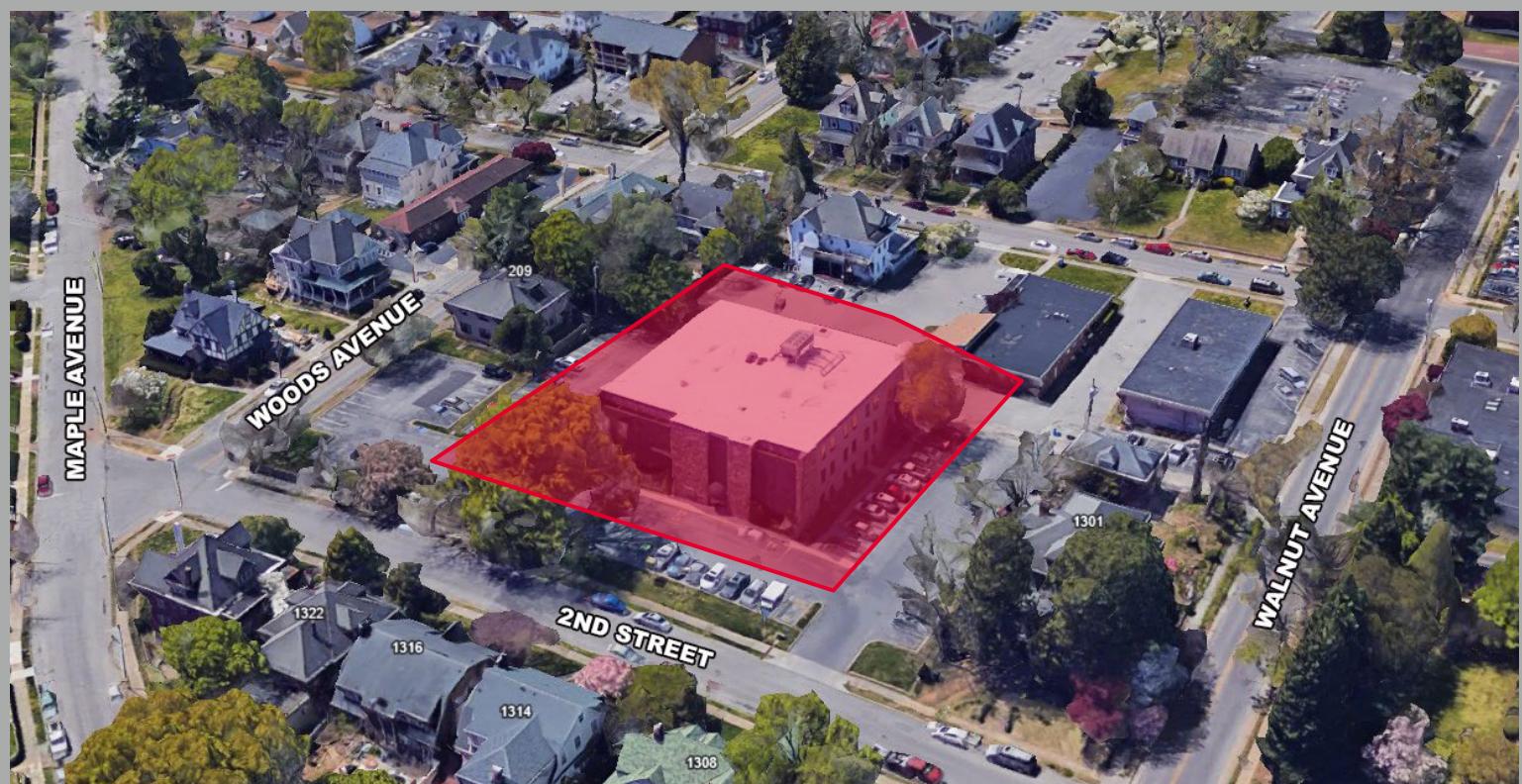
Suite 100
1,902 SF

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



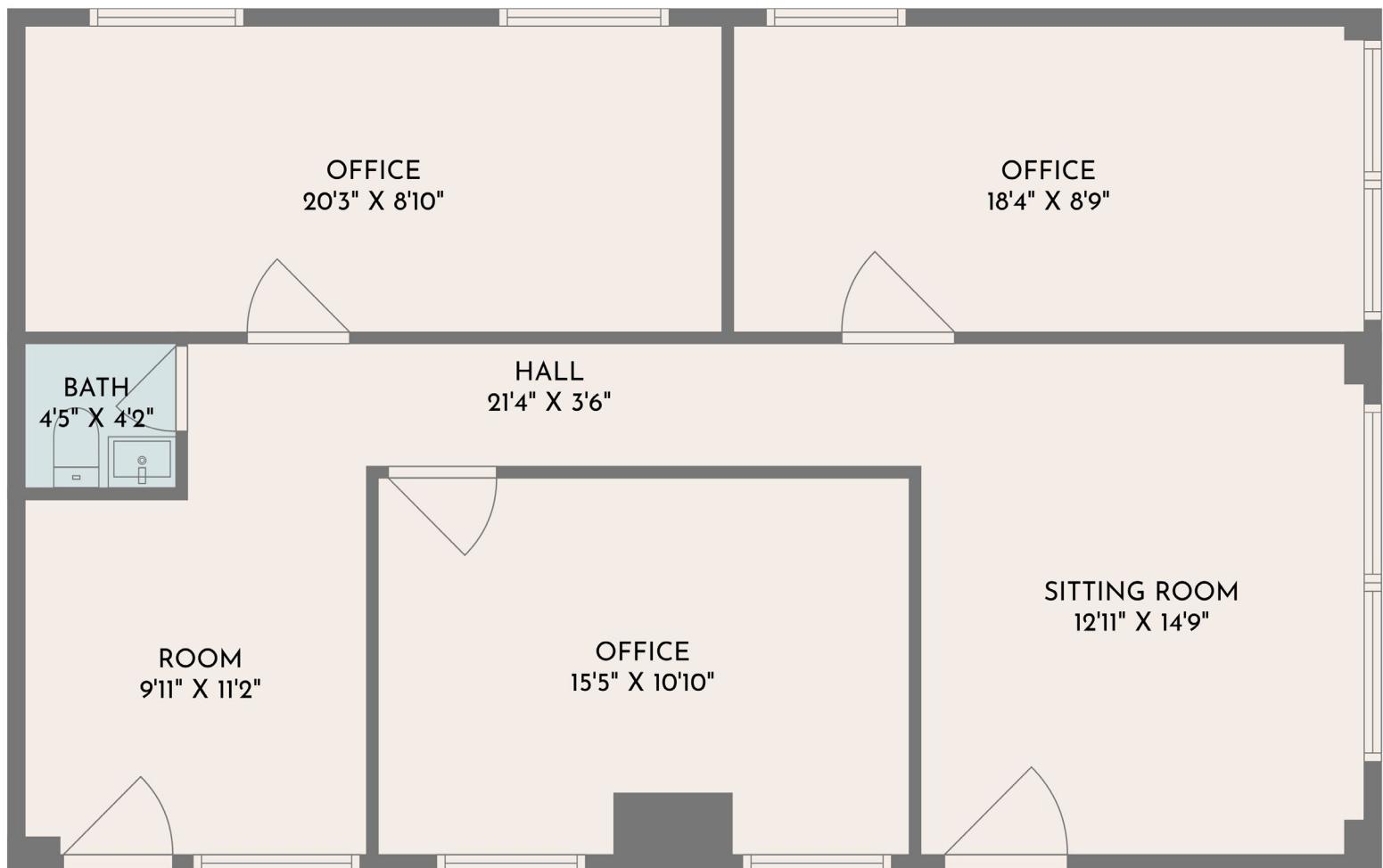
FLOOR PLANS

SUITE 103
3,136 SF



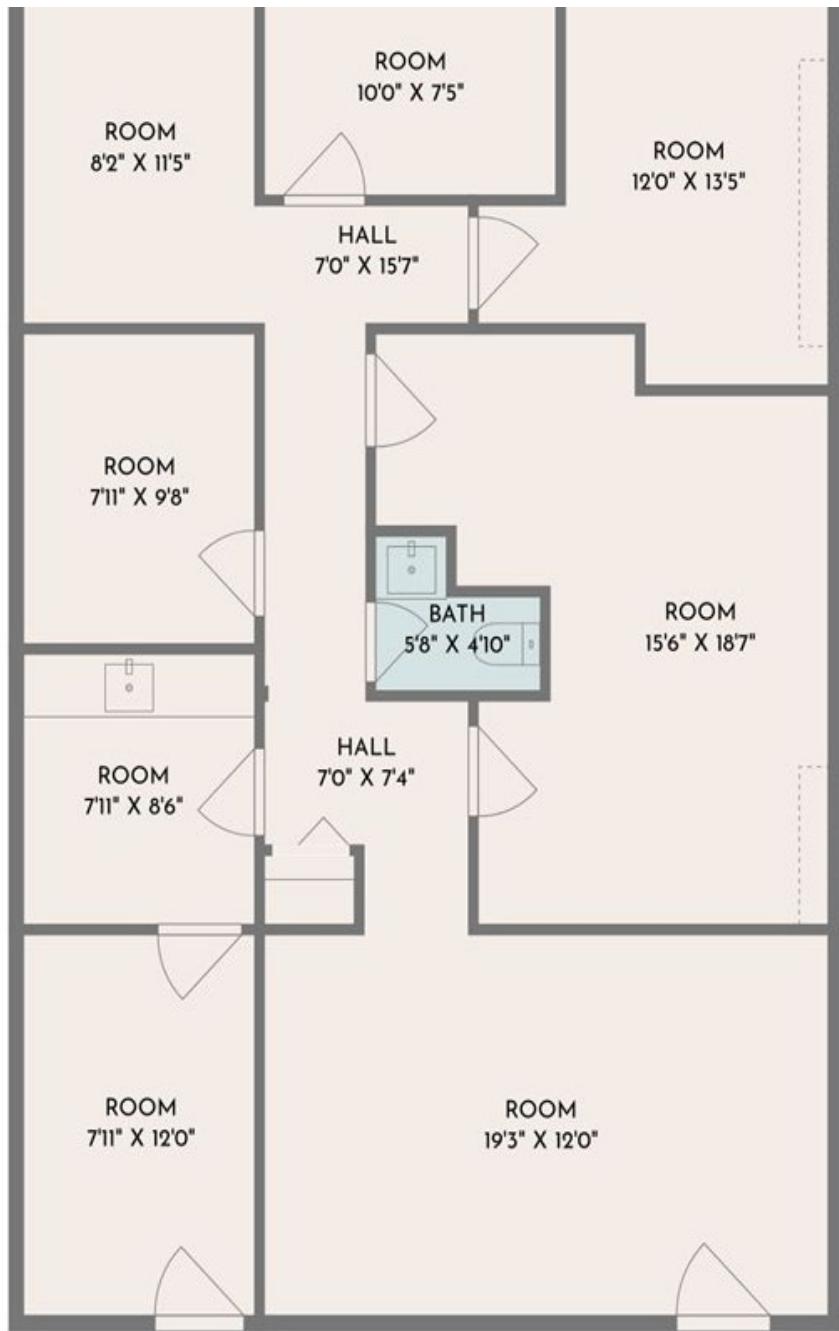
FLOOR PLANS

SUITE 201
1,078 SF



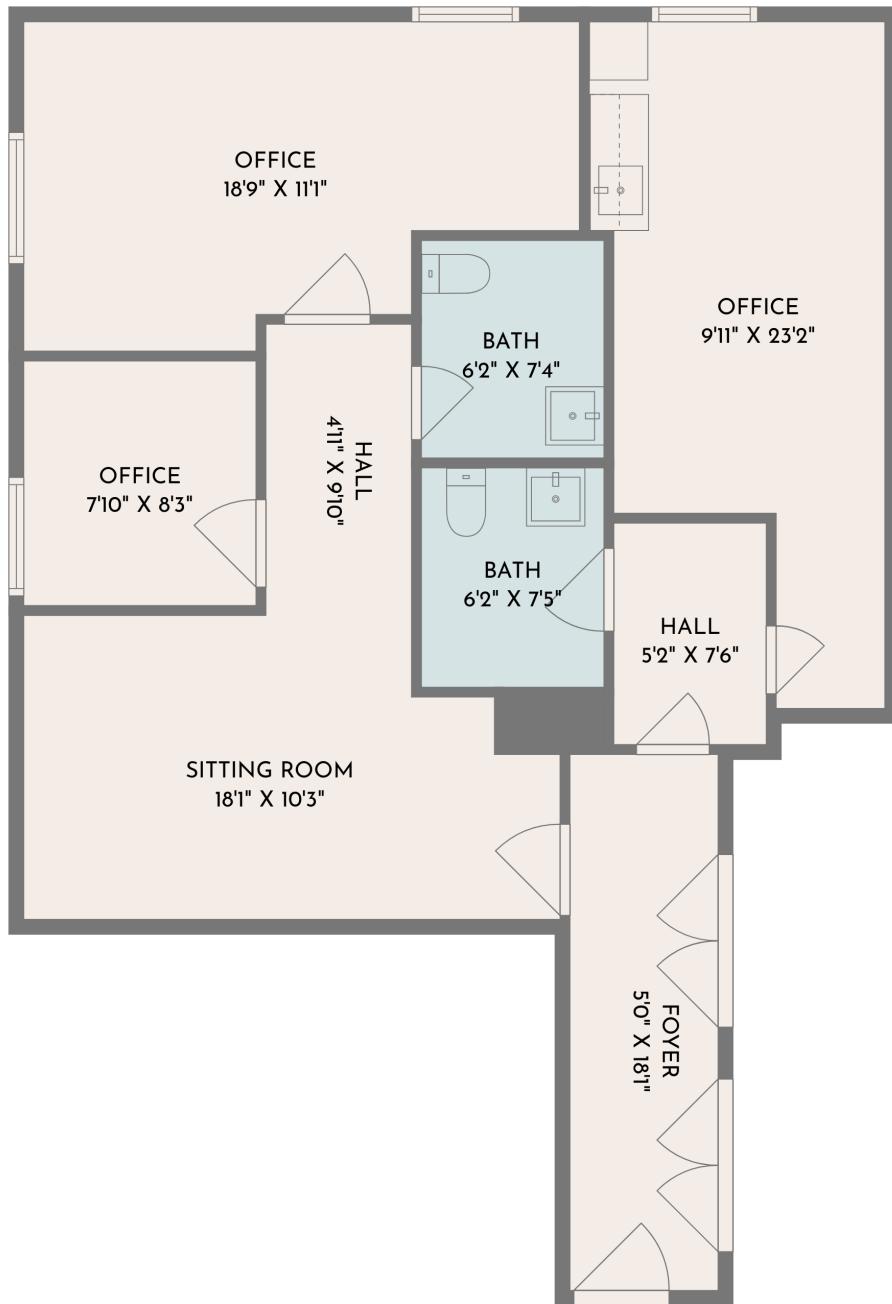
FLOOR PLANS

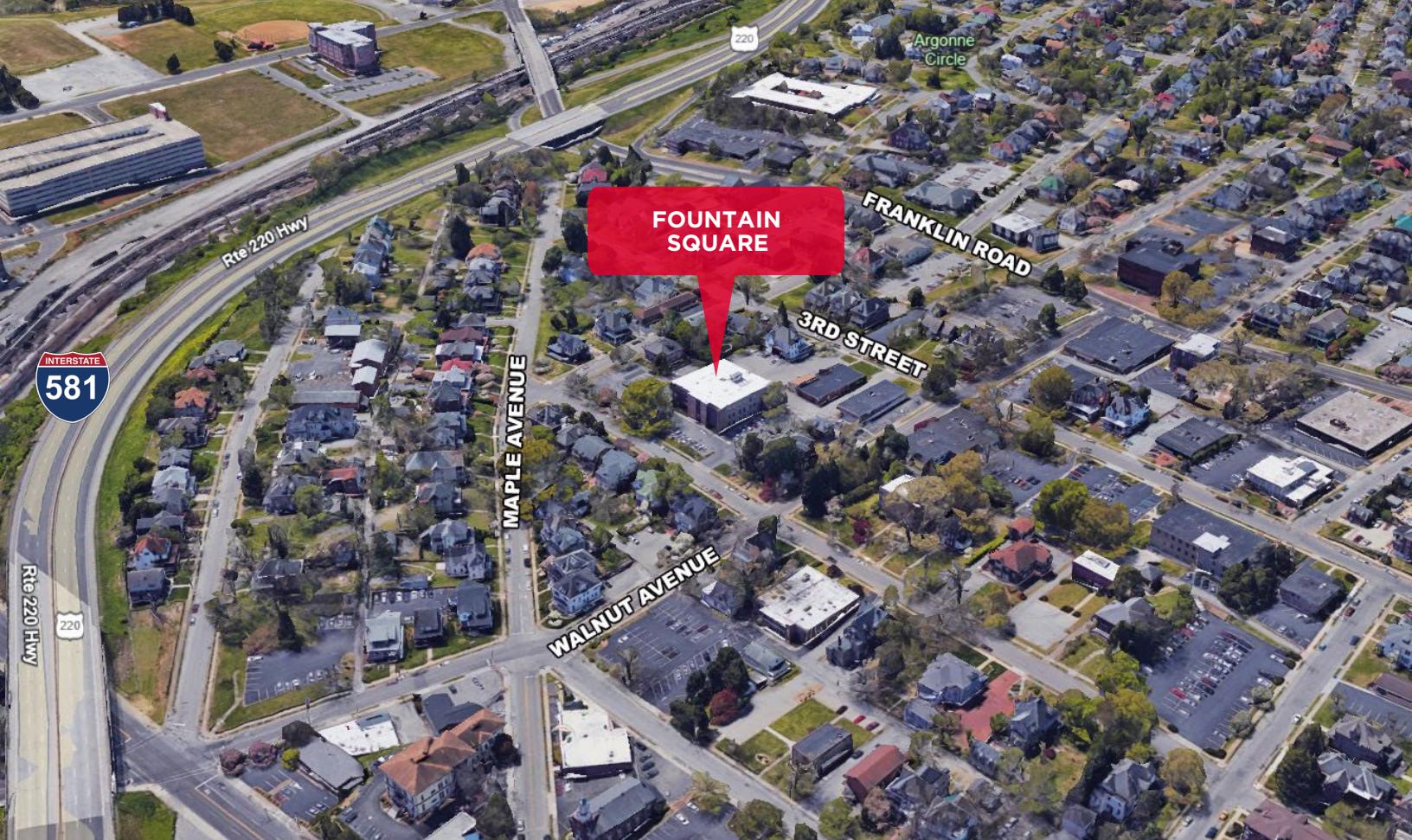
SUITE 203
1,232 SF



FLOOR PLANS

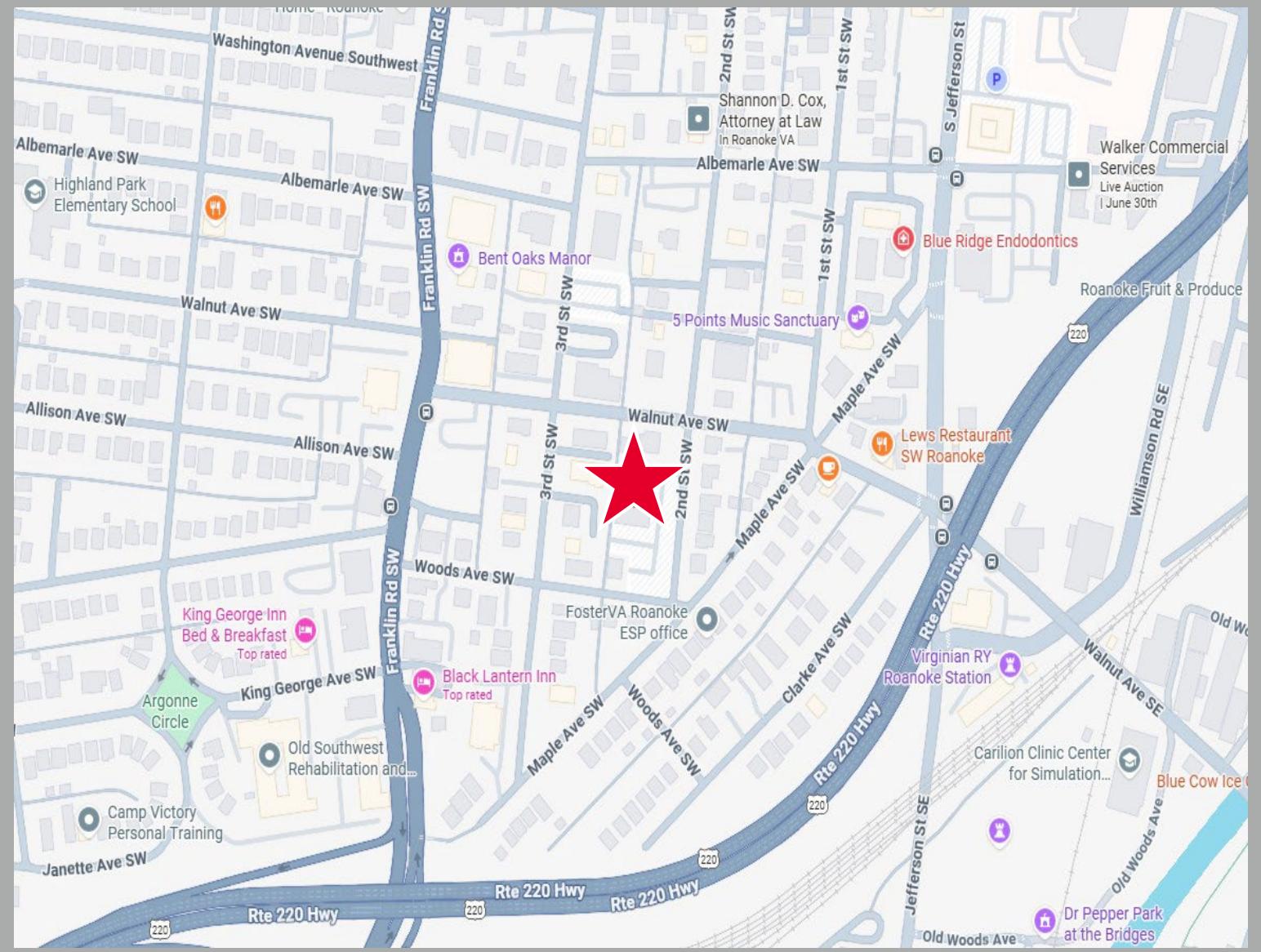
SUITE 204
1,152 SF





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



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THALHIMER

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