



**OFFICE FOR LEASE**

**THE  
COMMONWEALTH  
BUILDING**

**ROANOKE, VIRGINIA**



**CUSHMAN &  
WAKEFIELD**

**BARRY WARD**

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# PROPERTY SPECIFICATIONS

Total Size	73,461 GSF
Available SF	36,317 RSF <ul style="list-style-type: none"><li>• Ground: 15,465 RSF</li><li>• 1st Floor: 6,277 RSF</li><li>• 3rd Floor: 14,575 RSF</li></ul>
Timing	Immediately
Elevators	Two passenger
Typical Floorplate	14,449 RSF
Site Size	1.3 acres
Class (A, B, C)	Class A office building
Year Built/Renovated	1932 / major renovations in 2010, most recent in 2019
Rental Rate	<ul style="list-style-type: none"><li>• Ground Level: \$10.00 per rentable square foot Triple Net</li><li>• 1st Floor: \$16.00 per rentable square foot Triple Net</li><li>• 3rd Floor: \$16.00 per rentable square foot Triple Net</li></ul>
No. of Floors	4
Exterior	Civic Architecture during the City Beautiful Movement, this Beaux-Arts style building was designed under Acting US Supervising Architect James A. Wetmore and is a 15-bay brick and stone building with flat roof with parapet wall, molded cornice, and wide entablature. Rusticated stone base with arched opening and two upper floors of brick united by Ionic pilasters capped by an entablature and modillioned cornice.
Security	24/7 security monitoring system
Parking	Limited onsite parking. Multiple garages and surface parking lots nearby.
Nearby Amenities	<ul style="list-style-type: none"><li>• Near municipal government and court houses</li><li>• Within walking distance to downtown restaurants and retail</li></ul>
Features	<ul style="list-style-type: none"><li>• Vibrant area of downtown</li><li>• LEED Certified</li></ul>



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# BUILDING SPECS

LEED BUILDING	24/7 AVAILABILITY/SECURITY	LOBBY AREA	LIVE WORK PLAY	PARKING	PROFESSIONAL PROPERTY MANAGEMENT	ATTRACTIVE GROUNDS
<ul style="list-style-type: none"> <li>• LEED Silver Certified following extensive renovations in 2011 that combine building's historic character with state-of-the-art building systems</li> <li>• Upgraded HVAC systems and controls</li> </ul>	<ul style="list-style-type: none"> <li>• All tenants have 24/7 access to the building and their suites via fobs provided by building management to tenant employees</li> <li>• Security monitoring</li> </ul>	<ul style="list-style-type: none"> <li>• Attractive interior lobby that features original terrazzo floors, wood paneling, and decorative marble stairs and elevators that provide accessibility from the east and west sides of the building</li> </ul>	<ul style="list-style-type: none"> <li>• Located in the heart of downtown within walking distance to restaurants, retail, hotels, apartments, event venues, public spaces, and recreational activities</li> </ul>	<p>Onsite parking available Additional parking is served by the Church Avenue Garage and adjacent third-party surface parking lots</p>	<ul style="list-style-type: none"> <li>• The building is professionally managed and maintained by a highly qualified team</li> </ul>	<ul style="list-style-type: none"> <li>• Beautiful landscaping and setting across from a civic war memorial</li> </ul>

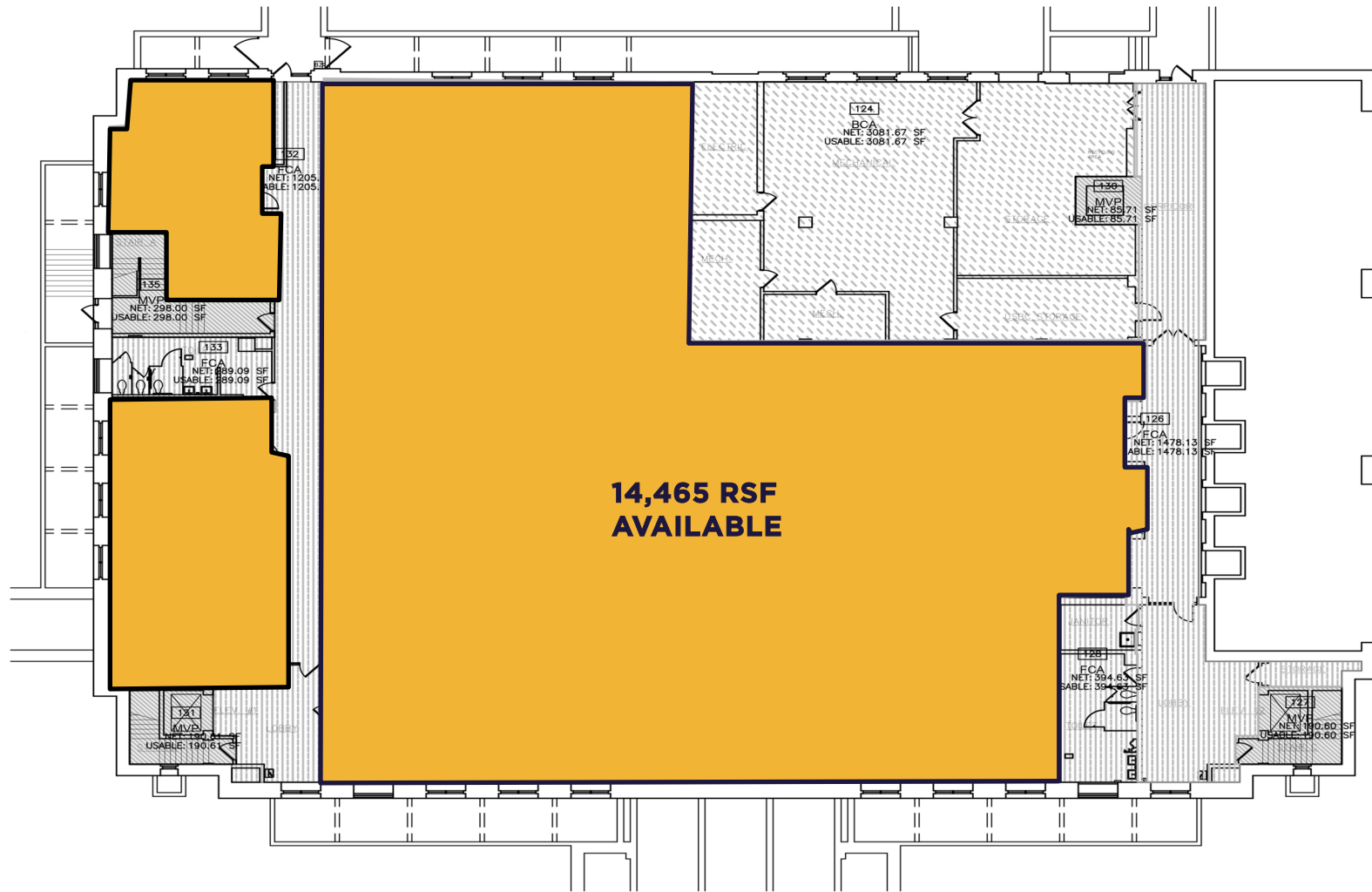
# // PHOTOS

## THE COMMONWEALTH BUILDING



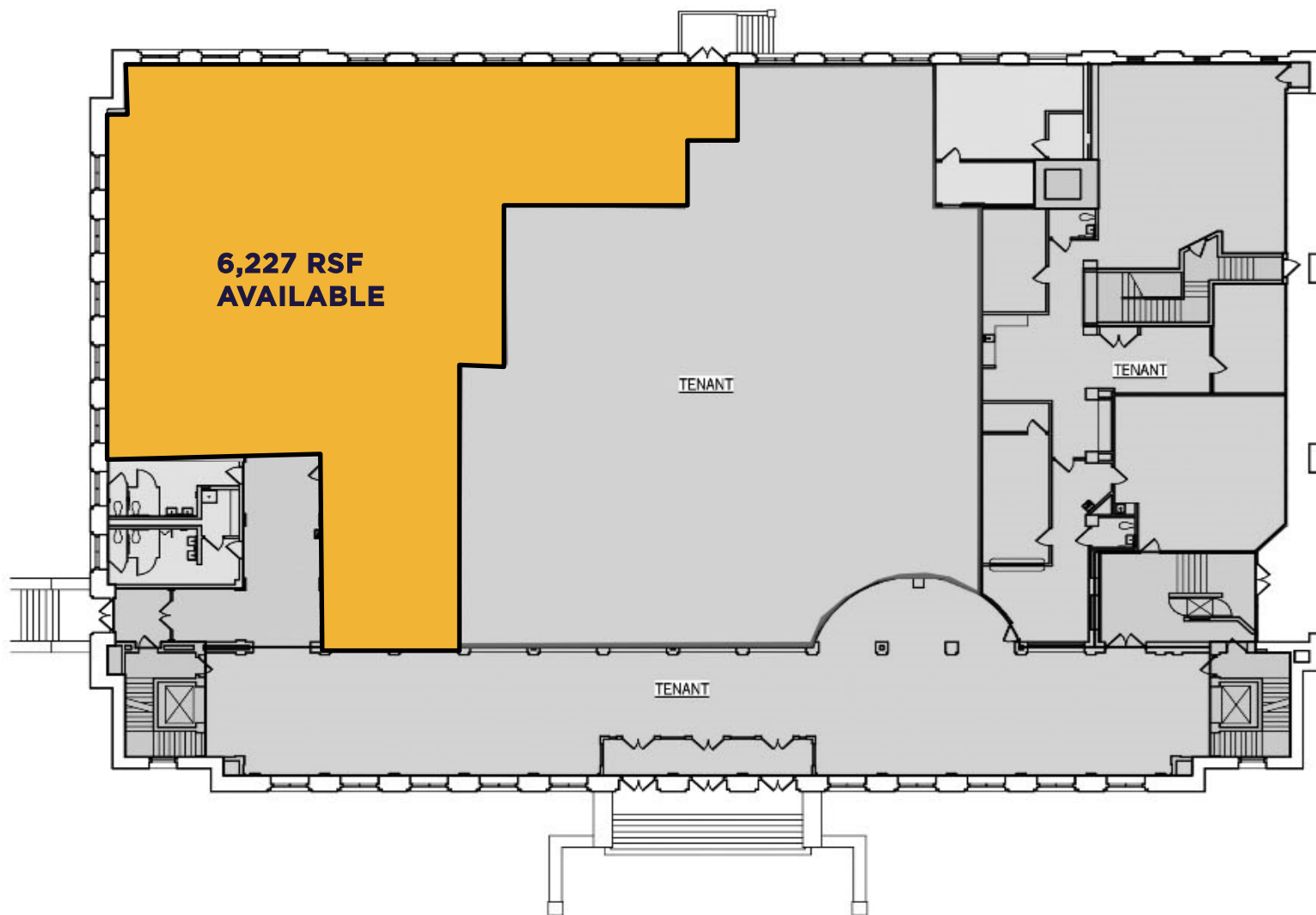
# // FLOOR PLANS

## GROUND FLOOR



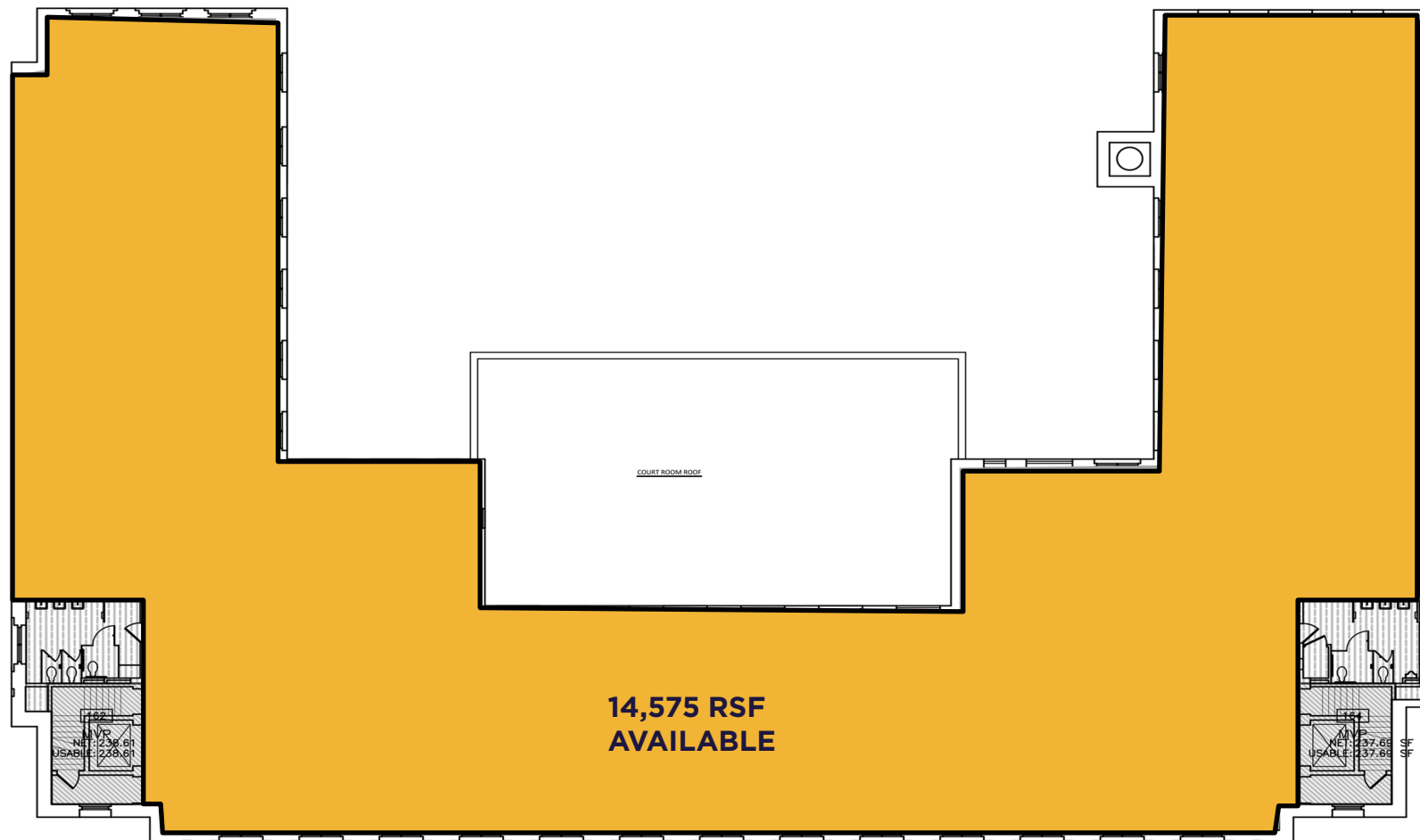
# // FLOOR PLANS

## FIRST FLOOR



# // FLOOR PLANS

## THIRD FLOOR





The Roanoke Region is economically diverse, providing excellent market access and the infrastructure and resources to attract a range of industries, coupled with a low cost of living and doing business as well as unparalleled outdoor amenities. The City of Roanoke is a hub for financial, health care, logistics, legal, and manufacturing for all of western Virginia. The region's diversified economy includes major operations in banking, insurance, advanced manufacturing, and automotive suppliers. Roanoke is home to one of Virginia's largest healthcare systems, Carilion Clinic, and the Fralin Biomedical Research Institute.



**331,319**  
POPULATION



**162,400**  
LABOR  
FORCE



**\$57,362**  
MEDIAN HH  
INCOME



**138,706**  
TOTAL HOUSING UNITS



**38.8%**  
ASSOCIATE  
DEGREE OR  
HIGHER

## MAJOR ATTRACTIONS

- Foot Levelers Blue Ridge Marathon (America's toughest Road Marathon)
- Down by Downtown Music Festival
- Banff Mountain Film Festival & Expo
- Taubman Museum of Art
- Smith Mountain Lake & State Park
- Science Museum of Western Virginia
- Blue Ridge Mountain & Appalachian Trail access
- Natural Bridge State Park

## MAJOR EMPLOYERS

- **10,000+ EMPLOYEES**
  - Carilion Clinic
- **1,000 – 3,000 EMPLOYEES**
  - Wells Fargo Bank
  - HCA Health Systems
  - Kroger
  - Walmart
  - Advance Auto
  - Ply Gem Windows
  - WestRock
  - UPS
  - Altec Industries

## COLLEGES & UNIVERSITIES

- Hollins College
  - 713 undergrad
- Roanoke College
  - 1,883 undergrad
- Virginia Western Community College
  - 1,633 undergrad

## HOSPITALS

- Carilion Roanoke Memorial Hospital & Carilion Franklin Memorial Hospital
- HCA Virginia Health System
  - LewisGale Medical Center
  - LewisGale Hospital Alleghany





## // CONTACT

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