



# FOR LEASE

980 Beaver Creek Drive  
Martinsville, VA



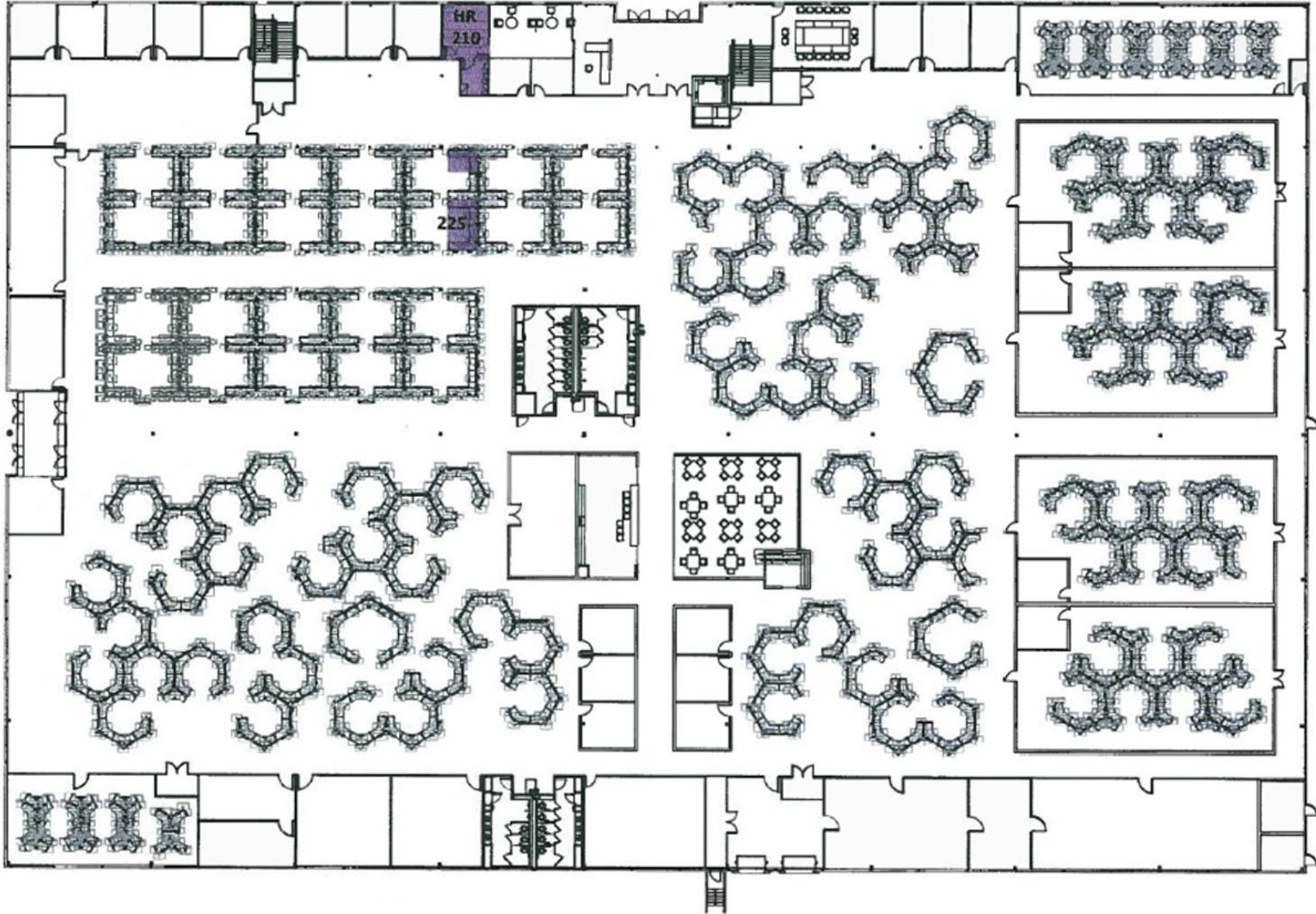
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# FLOOR PLAN



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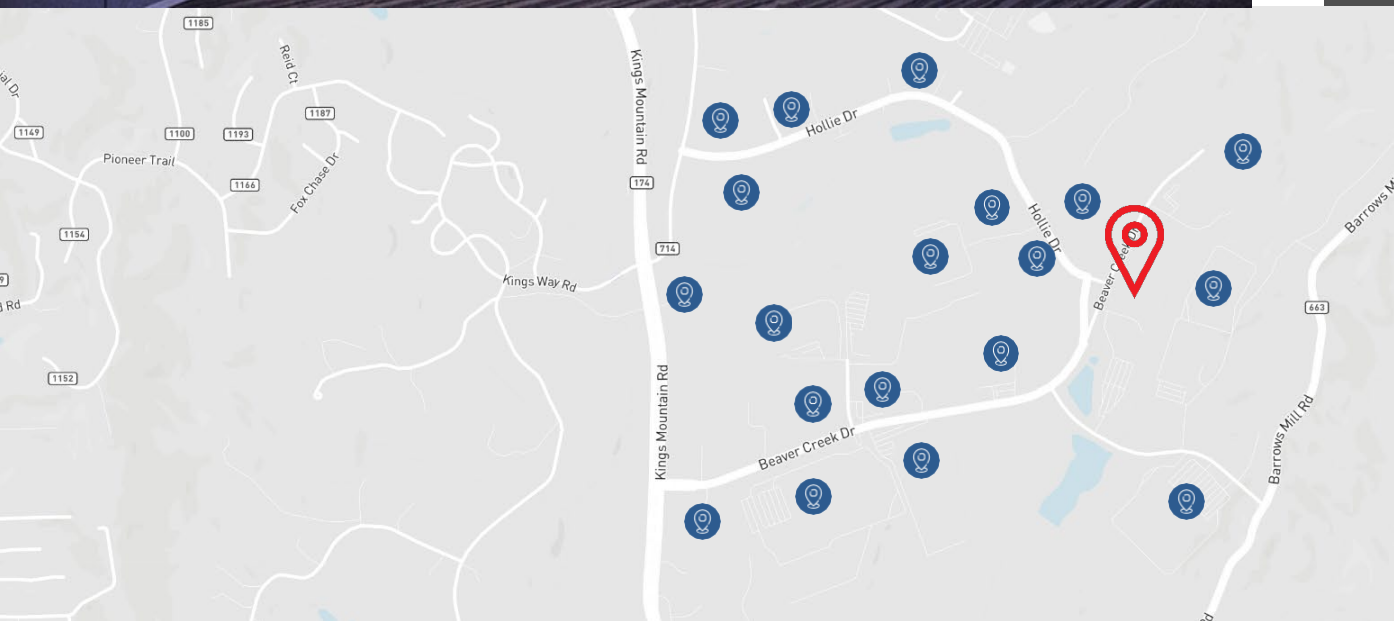






## PROPERTY HIGHLIGHTS

- ± 93,000 s.f. Class A building with call center operations infrastructure and office space
- Structural steel, precast concrete wall, TPO roof and glass structure
- ± 12,000 s.f. training mezzanine with floor to ceiling glass and terrazzo floors with view of surroundings and work floor
- Located in the Patriot Center
- Modern work facilities with high-end finishes
- Existing furniture systems available
- Offers an accelerated occupancy solution
- Heavy infrastructure; power and broadband
- Ample on-site parking



### Nearby Businesses

Nautica  
 Howmet Aerospace  
 Springs Industries  
 Hanesbrands, Inc.  
 MET Complex of PHCC  
 Eastman Performance Films  
 Kimball Hospitality  
 Bassett Furniture Industries  
 Mehler Engineered Products, Inc.  
 Valero

Eastman  
 Monogram Foods  
 Tarheel Paper & Supply Co.  
 J G Edelen Co., Inc.  
 Martinsville Race Camping  
 South Print  
 Radial  
 Carter Bank & Trust

Jimmy Appich

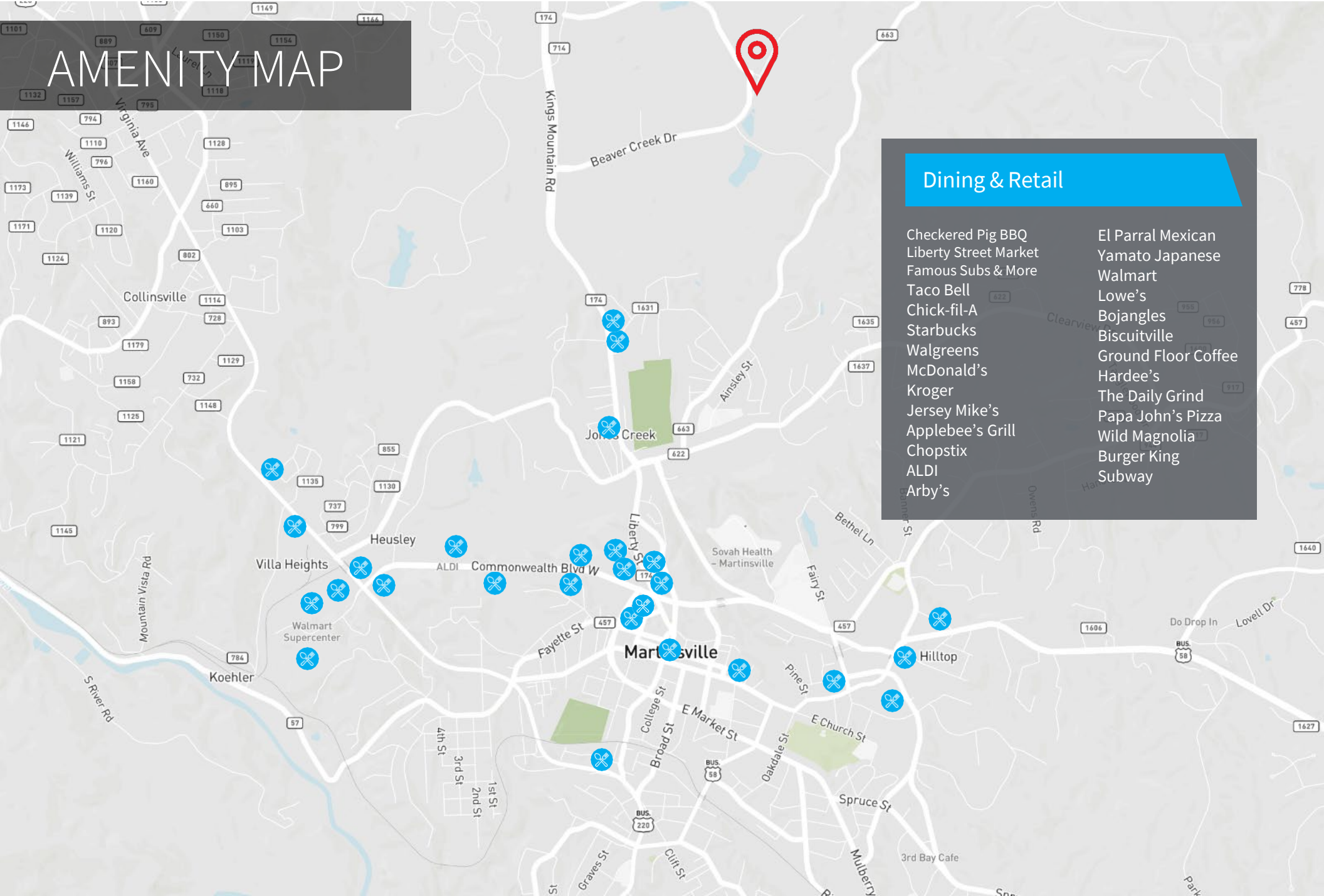
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# AMENITY MAP



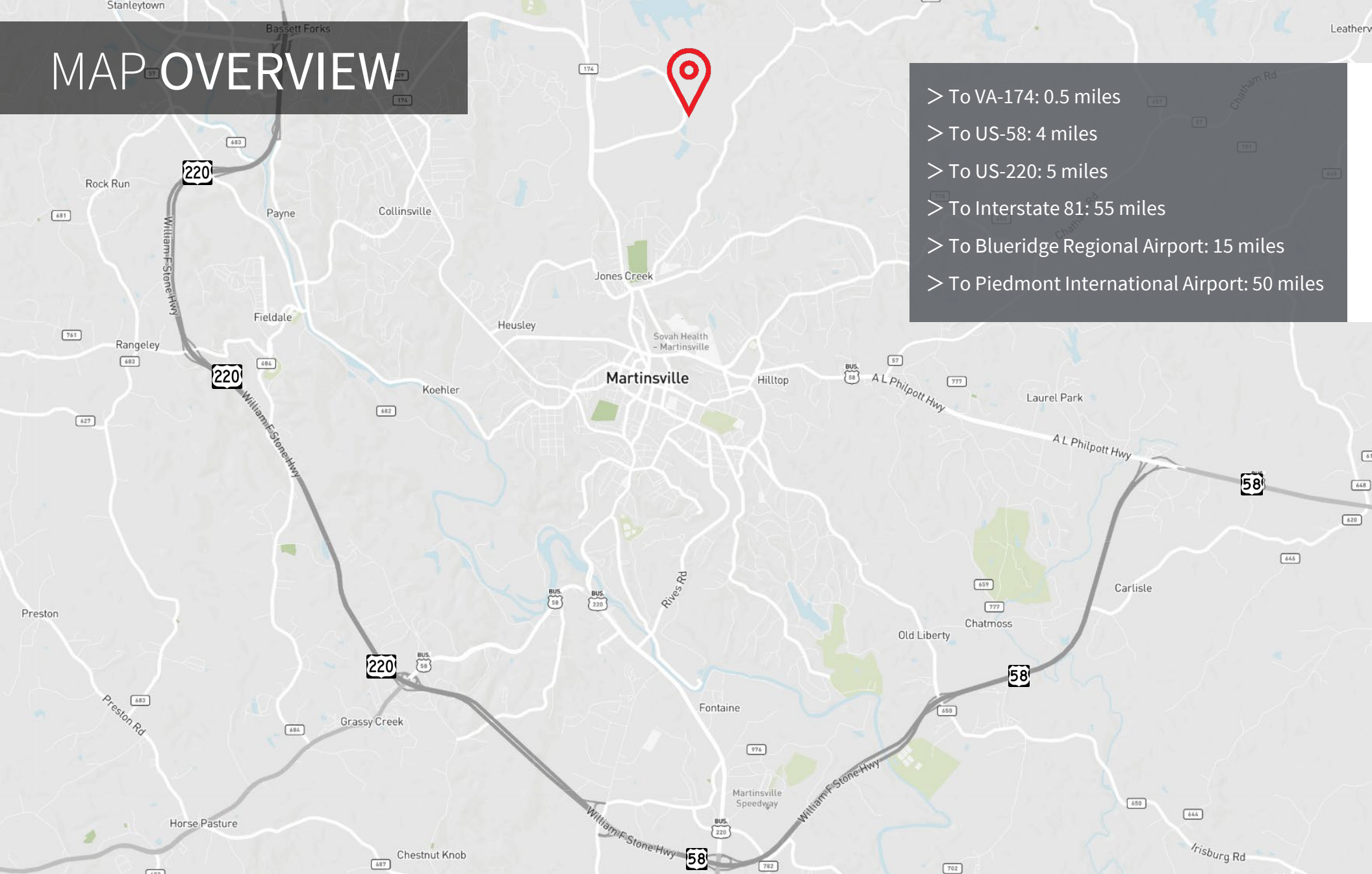
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# MAP OVERVIEW



- > To VA-174: 0.5 miles
- > To US-58: 4 miles
- > To US-220: 5 miles
- > To Interstate 81: 55 miles
- > To Blueridge Regional Airport: 15 miles
- > To Piedmont International Airport: 50 miles

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