



110  
FRANKLIN

ONE TEN FRANKLIN  
OFFICE FOR LEASE



CUSHMAN &  
WAKEFIELD

THALHIMER



# BUILDING SPECIFICATIONS

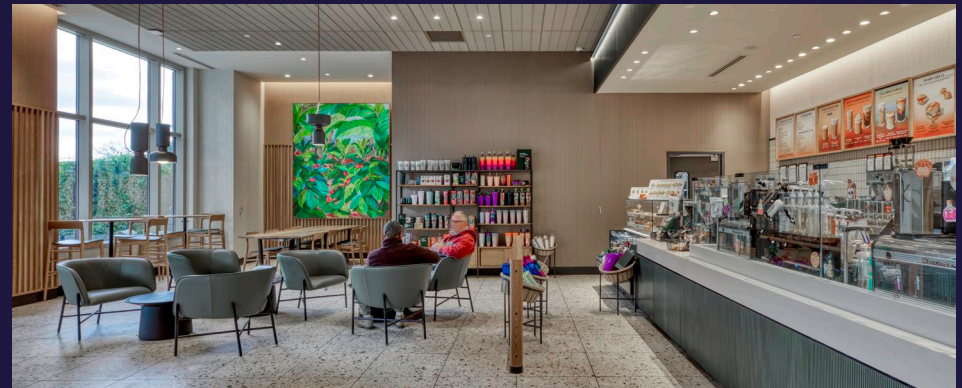
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ADDRESS:	110 Franklin Road, Roanoke, VA
BUILDING CLASS:	Class A
YEAR BUILT:	1992/Renovations 2017-Present
TOTAL BUILDING SF:	193,175 RSF
AVAILABLE SF:	28,521 RSF
RENTAL RATE:	Starting at \$30.50 per RSF
NO. OF FLOORS:	11
SITE SIZE:	3.34 Acres
BUILDING FEATURES:	Generator for full building operation Onsite, unreserved visitor parking Fitness Center, Locker Rooms Full-Service Starbucks Outdoor patio seating on Market Street Bicycle Parking Fiber Redundancy Fully ADA Compliant
EXTERIOR:	Granite exterior with large windows and uplighting
SECURITY:	Staffed onsite security M-F  Modern access control system, with fob access at all entrances, elevators, and suite entry points
PARKING:	Convenient parking available to two parking garages adjacent to the building  Ample parking also available in nearby third-party surface lots

# PROPERTY FEATURES

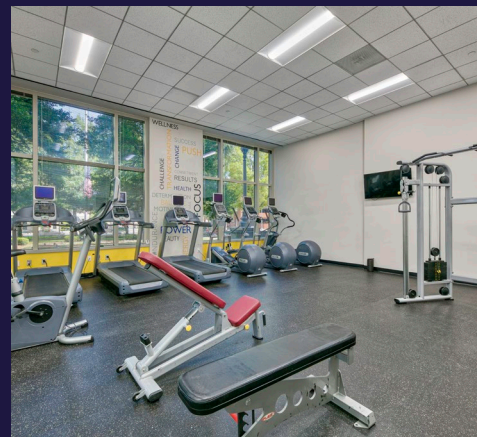
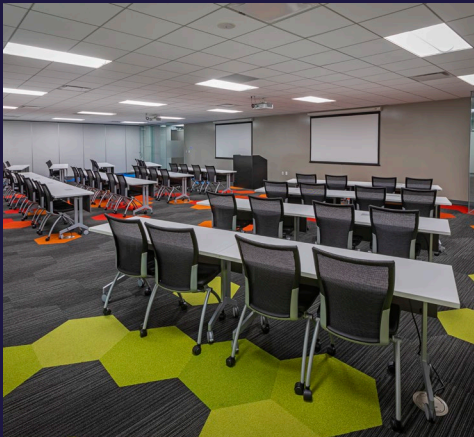
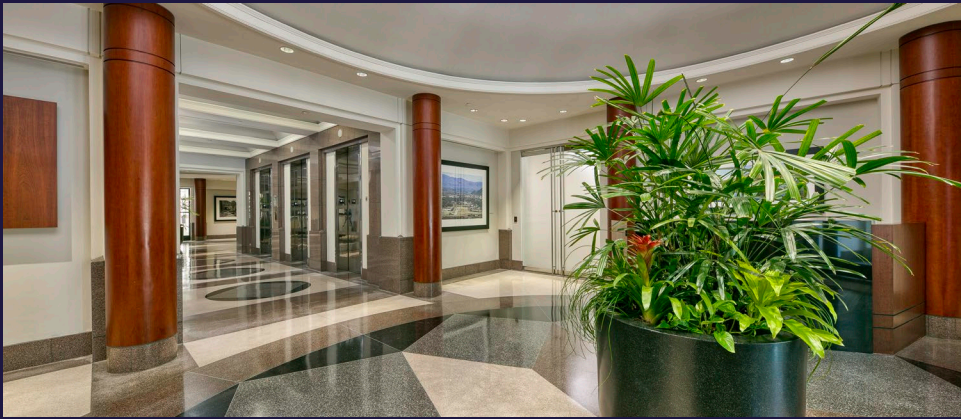
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- A landmark, postmodernist 11-story Class A office tower designed by Smallwood Reynolds Stewart Stewart and built in 1992. 193,175 RSF in the heart of Downtown Roanoke
- Large floor plates with central core for customized and efficient office build outs. Fully built-out suites also available
- Building upgrades including entrances, main lobby & elevators (full modernization and cab improvements), all mechanical systems and common areas
- Adjacent to the Hampton Inn & Suites and within walking distance to more than 6 restaurants, retail stores, museums, Elmwood Park, and many other attractions/amenities
- Secured access and onsite security
- Easy access to I-581, the airport, Amtrak passenger station, and municipal, state, and federal offices and courts



# PHOTOS 110

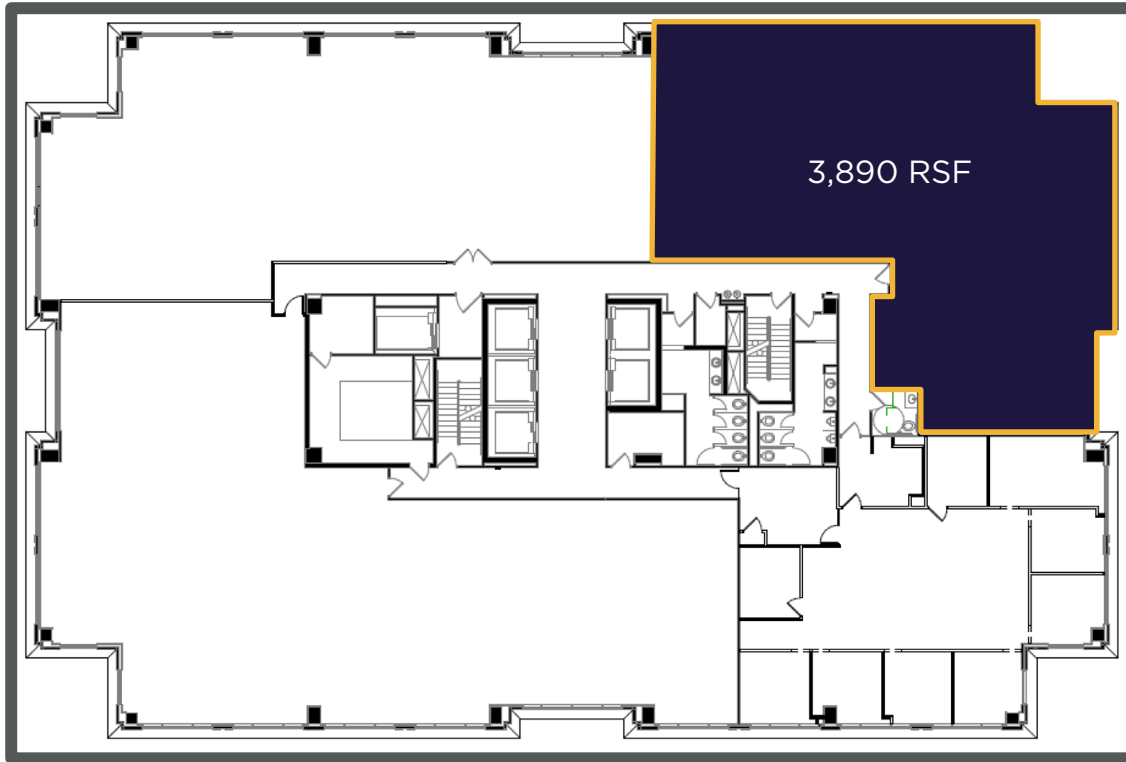
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## FLOOR PLANS

### FOURTH FLOOR



AVAILABLE: SUITE 450: 3,890 RSF

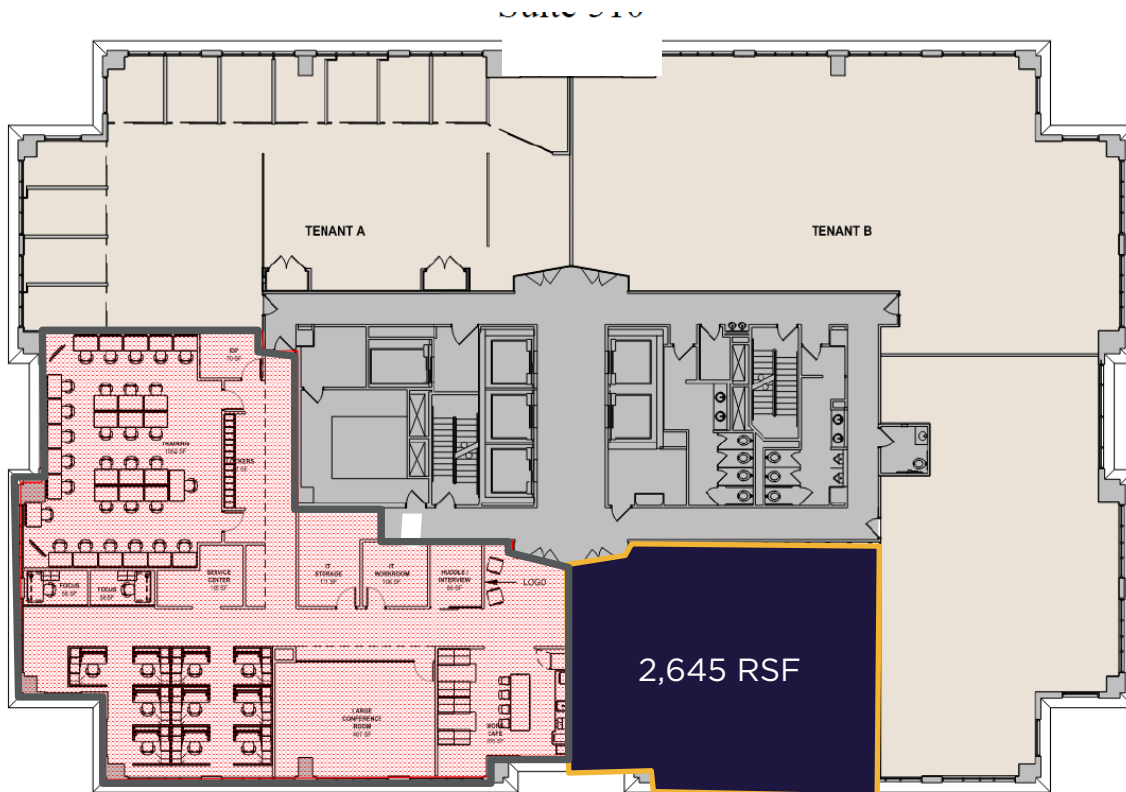
**PREMIER FOURTH FLOOR SPACE**

**TALL CEILINGS WITH LARGE  
WINDOWS FOR NATURAL LIGHT**

**VIEWS OF THE ROANOKE VALLEY,  
MILL MOUNTAIN AND  
DOWNTOWN**

**NEW COMMON AREA LOBBY**

## FIFTH FLOOR



# FLOOR PLANS

AVAILABLE: 2,645 RSF

**PREMIER FIFTH FLOOR SPACE**

**TALL CEILINGS WITH LARGE  
WINDOWS FOR NATURAL LIGHT**

**VIEWS OF THE ROANOKE VALLEY,  
MILL MOUNTAIN AND  
DOWNTOWN**

**CUSTOMIZABLE FOR EFFICIENT  
AND DYNAMIC OFFICE  
BUILD OUTS**

**MODERN DESIGN FEATURES**

## SEVENTH FLOOR



# FLOOR PLANS

AVAILABLE: SUITE 710: 3,560 RSF

**PREMIER SEVENTH FLOOR SPACE**

**TALL CEILINGS WITH LARGE  
WINDOWS FOR NATURAL LIGHT**

**VIEWS OF THE ROANOKE VALLEY,  
MOUNTAINS AND DOWNTOWN**

**MODERN DESIGN FEATURES**

## TENTH FLOOR



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## FLOOR PLANS

AVAILABLE: SUITE 1000: 18,426 RSF

### PREMIER TENTH FLOOR SPACE

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TALL CEILINGS WITH LARGE  
WINDOWS FOR NATURAL LIGHT

VIEWS OF THE ROANOKE VALLEY,  
MOUNTAINS AND DOWNTOWN

LARGE CUSTOMIZABLE FLOOR  
PLATE FOR EFFICIENT AND  
DYNAMIC OFFICE BUILD OUTS

# AMENITIES

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## SECURITY

Onsite security during business hours to assist tenants and their guests and 24/7 cameras to monitor the building

## LOADING DOCK

Building features a loading dock church Avenue

## ART

Common Areas feature photography by nationally renowned artist Ed Galluci

## FULL-SERVICE STARBUCKS

With tenant entry, interior seating and exterior patio seating facing Market St

## LOBBY AREA

Attractive lobby area to greet tenants and guests to the building with access points to Market Street and Williamson Road

## FITNESS CENTER

Onsite, fully equipped fitness center and locker rooms for exclusive use of tenant employees

## LIVE WORK PLAY

Located in the heart of downtown within waling distance to restaurants, retail, hotels, apartments, event venues, public spaces and recreational areas

## TENANT MIX

One Ten has a diverse mix of corporate tenants. Join Merrill Lynch, KlarVis, CBIZ, Segra, Royal Bank of Canada, Janney Montgomery Scott, Marsh & McLennan Agency, Burns & McDonnell, Associated Asphalt, and Protos Security

## AVAILABILITY

Tenants have 24/7 access to the building and their suites via fobs provided by building management

## PROPERTY MANAGEMENT

Professionally managed and maintained by a highly qualified team

## GREEN SPACE

Beautifully landscaped, park like area at entrance to building, adjacent to Elmwood Park & ampitheater

## BICYCLE PARKING

Bicycle parking area in front of the building

## STRIKING VIEWS

One Ten has floor to ceiling perimeter windows providing panoramic views of Downtown Roanoke and the mountains

## HVAC

Newly upgraded systems with fully automated building management system

## PARKING

Convenient onsite unreserved visitor parking and multiple parking decks and surface lots adjacent to building

## POWER REDUNCANCY

A large generator that provides building operation in the event of power outage

## FIBER

Multiple fiber providers and associated infrastructure in the building



# AERIAL

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Roanoke-Blacksburg  
Regional Airport

Poff Building

Courthouse

Amtrak

Hotel Roanoke

Roanoke City  
Market Building

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Taubman Museum

Elmwood Park



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



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# LEASING

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