

FIRST CAMPBELL SQUARE

34 Campbell Ave. SW

Updated professional office space
located in Roanoke's revitalized
Central Business District.

OFFICE SPACE FOR LEASE





**NEW \$30M MIXED-USE DEVELOPMENT
CONSTRUCTION TO BEGIN 2020**

- Retail and Restaurant Amenities
- 90 Apartments
- 15 Live-Work Homes
- 65,000 SF Office Tower
- Pedestrian Courtyard

THE PROPERTY

Now available for lease, First Campbell Square is centrally located in Roanoke’s revitalized central business district and offers refreshed professional office space close to downtown amenities. Multiple square footage options are available. The building offers professional management by Poe and Cronk and provides tenants an attentive and professional productive business setting. With a wide variety of fully built-out spaces this building offers you plenty of options for your immediate needs.

- Great Location
- Within Walking Distance to Restaurants and Shopping
- Modern Office Space
- Multiple Nearby Parking Options
- Across from the announced mixed-use development on Campbell Avenue
- Updated Common Areas

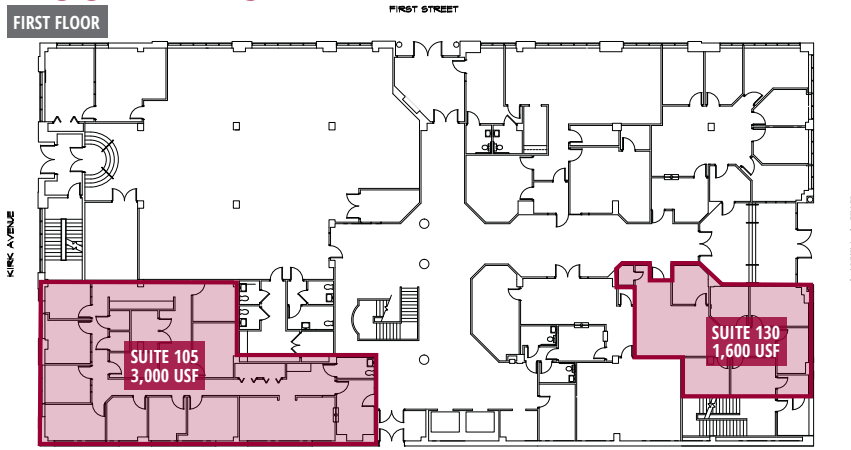
AVAILABLE SUITES

- SUITE 130 - 1,600 SF
- SUITE 200 - 4,404 SF
- SUITE 300 - 17,560 SF
- SUITE 105 - 3,000 SF
- SUITE 202 - 2,916 SF
- SUITE 502 - 4,200 SF



FLOOR PLANS

FIRST FLOOR



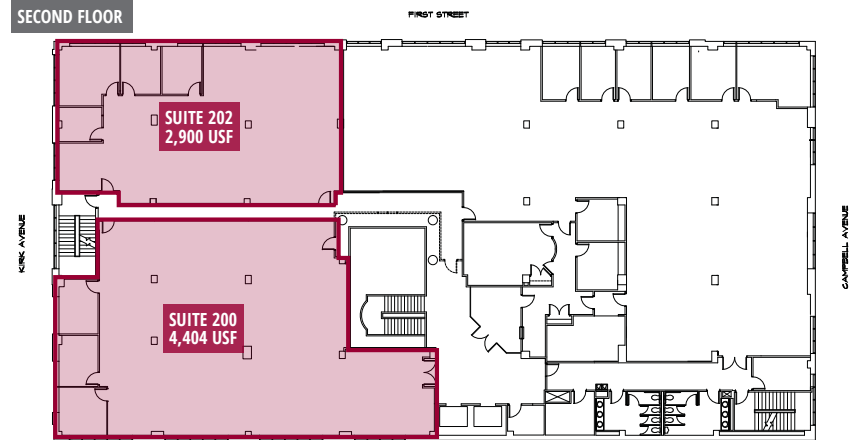
SUITE 105

SF 3,000 SF
 TERM Negotiable
 RATE \$16.75 Full Service
 AVAILABLE Now

SUITE 130

SF 1,600 SF
 TERM Negotiable
 RATE \$16.75 Full Service
 AVAILABLE Now

SECOND FLOOR



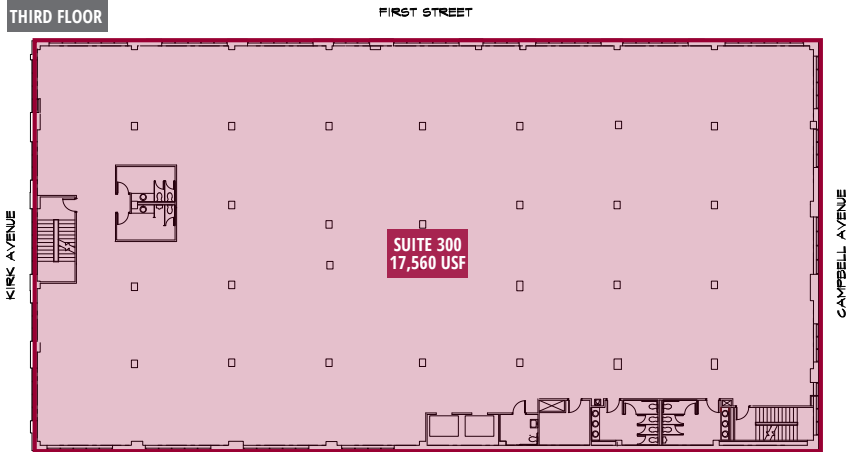
SUITE 200

SF 4,404 SF
 TERM Negotiable
 RATE \$16.75 Full Service
 AVAILABLE Now

SUITE 202

SF 2,916 SF
 TERM Negotiable
 RATE \$16.75 Full Service
 AVAILABLE Now

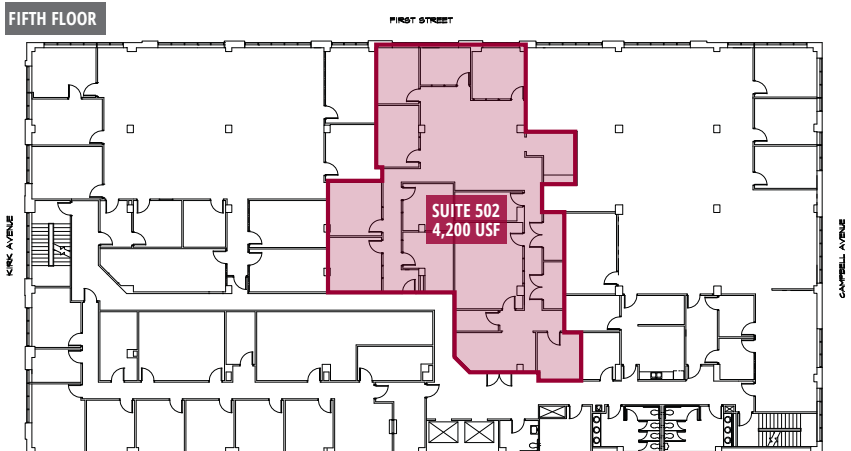
THIRD FLOOR



SUITE 300 (Full Floor)

SF 17,560 SF
 TERM Negotiable
 RATE \$16.75 Full Service
 AVAILABLE Now

FIFTH FLOOR



SUITE 502

SF 4,200 SF
 TERM Negotiable
 RATE \$16.75 Full Service
 AVAILABLE Now



Corner Office

VIRTUAL TOURS

LOBBY

<https://my.matterport.com/show/?m=jEVQtp2G9gL>

THIRD FLOOR WHITE BOX

<https://my.matterport.com/show/?m=YhaZ9cG8Aj3>



CONTACT

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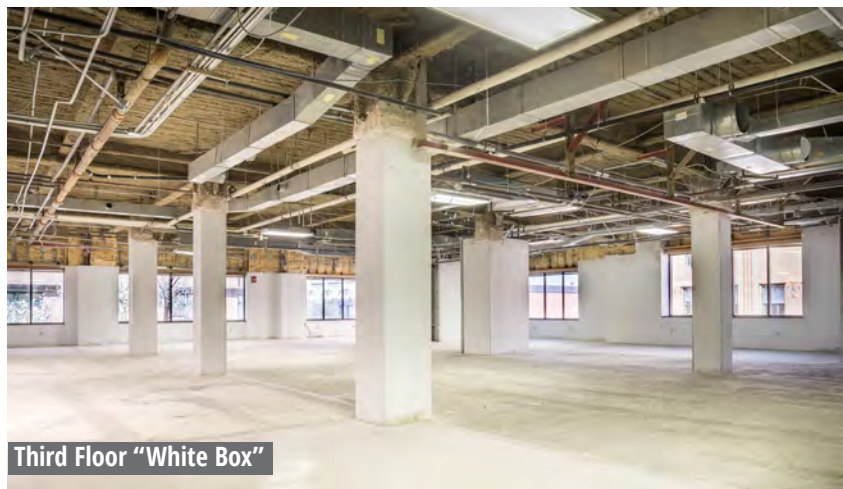
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Second Floor Workspace



Third Floor "White Box"