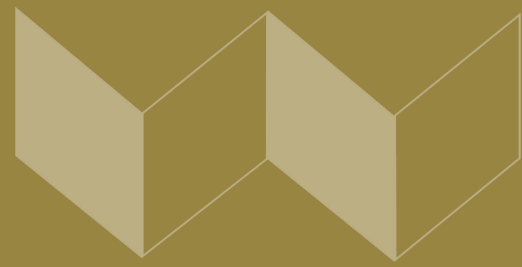


PROPERTY FOR SALE



PROPERTY DESCRIPTION

Krista Vannoy, CCIM, SIOR and Michael Waldvogel, CCIM, SIOR of Waldvogel Commercial Properties, Inc. are pleased to present for sale this impressive $\pm 17,970$ SF office building is located in the heart of the Roanoke Valley within the highly regarded Valleypointe Business Park—recognized as a top-tier destination for professional and corporate users.

Strategically positioned on ± 2.24 acres, the property features a classic brick façade, over 100 surface parking spaces, and a commanding view of the Roanoke Blacksburg Airport and surrounding valley. The setting offers unmatched visibility and a professional presence, making it an ideal location for businesses seeking prestige, accessibility, and convenience.

This property presents a unique opportunity for owner-occupiers, investors, or corporate users looking to establish a flagship presence in a thriving economic corridor. Don't miss your chance to secure one of Roanoke's most prominent office assets.

OFFERING SUMMARY

Sale Price:	\$3,595,000
Building Size::	17,970 SF
Lot Size:	2.24 Acres
Year Built / Renovated:	1991

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	42,986	99,462	111,490
Total Population	102,877	233,645	263,839
Average HH Income	\$80,108	\$90,838	\$91,965

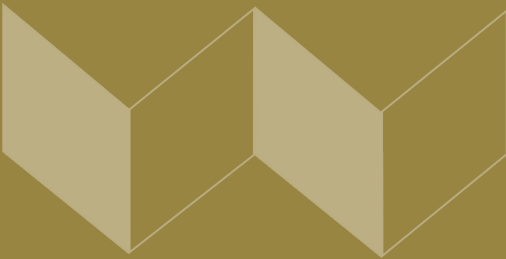
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PROPERTY DETAILS

Sale Price	\$3,595,000
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LOCATION INFORMATION

Building Name	Headquarters Building - Valleypointe
Street Address	5240 Valleypark Drive
City, State, Zip	Roanoke, VA 24019
County	Roanoke County

BUILDING INFORMATION

Building Size	17,970 SF
Building Class	B
Tenancy	Single
Ceiling Height	9 ft
Number of Floors	2
Year Built	1991
Year Last Renovated	2001
Condition	Excellent
Roof	Rubber Membrane
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	IC
Lot Size	2.24 Acres
APN #	037.07-01-14

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	101

UTILITIES & AMENITIES

Handicap Access	Yes
Number of Elevators	1
Central HVAC	Yes

MICHAEL WALDVOGEL, CCIM, SIOR
President & CEO

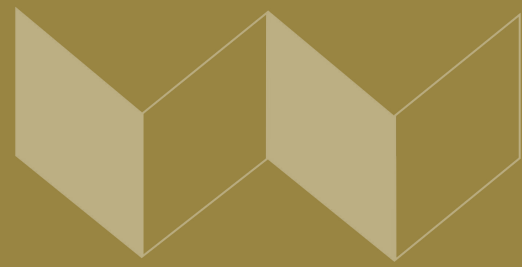
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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 17,970 +/- square feet of well-appointed office space
- Situated on 2.24 +/- acres in park like setting
- Over 100 on-site parking spaces
- Natural gas generator powers entire building
- Raised floor, environmentally controlled computer room
- Wired for full building security system
- Exceptional visibility
- Easy access to I-581, I-81 and the Roanoke-Blacksburg Regional Airport
- Located in one of the region's most desirable business parks



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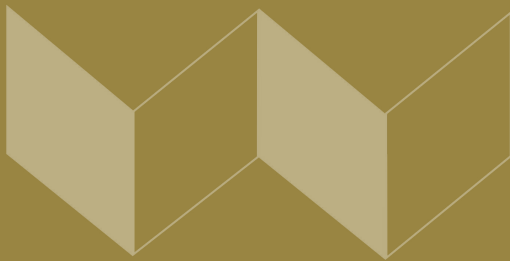
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ROANOKE, VA



LOCATION DESCRIPTION

Situated just off Exit 2 of I-581, with easy access to I-81 and minutes from the Roanoke-Blacksburg Airport, Valleypointe is a multi-occupant business park offering Class A professional and flex space. Other Valleypointe businesses include Optical Cable Corporation, GE Vernova, Virginia Department of Motor Vehicles and Pike Engineering.

The location is also in close proximity to a variety of restaurants, shopping centers, and hotels, offering convenience for visiting clients and employees. Additionally, the area boasts beautiful outdoor spaces and recreational facilities, ideal for employee enjoyment and well-being.

With its thriving business community and access to essential services, the location provides a desirable environment for potential tenants or investors.

LOCATION DETAILS

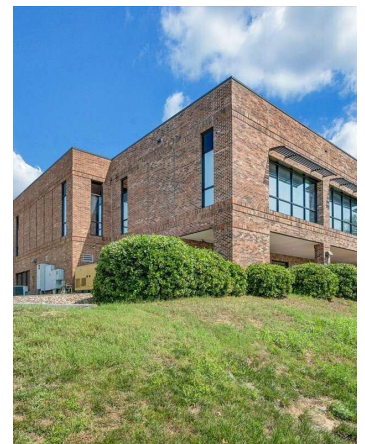
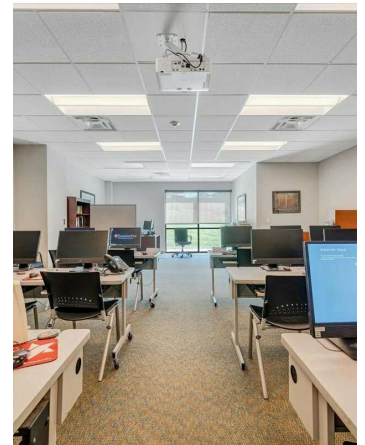
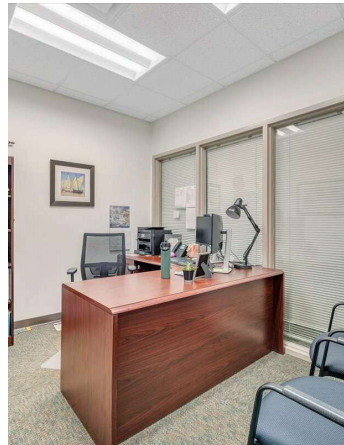
County	Roanoke County
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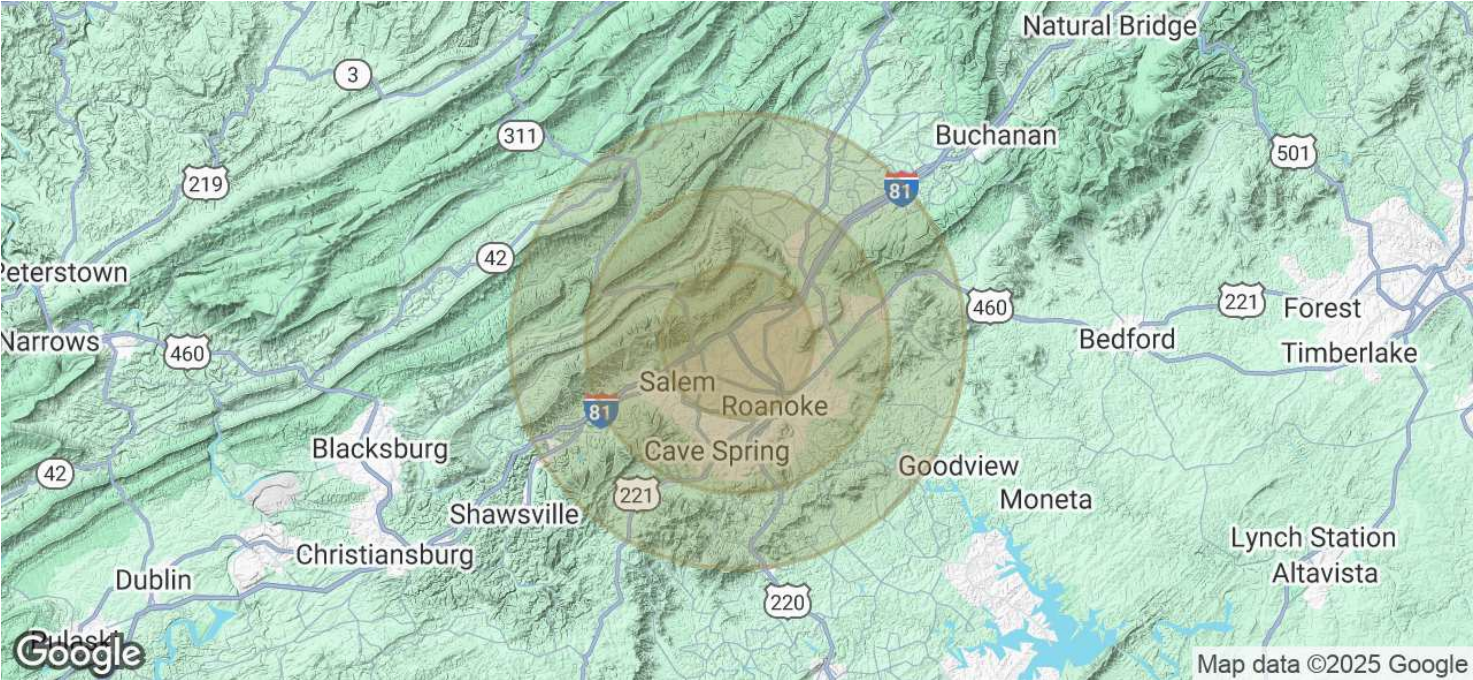
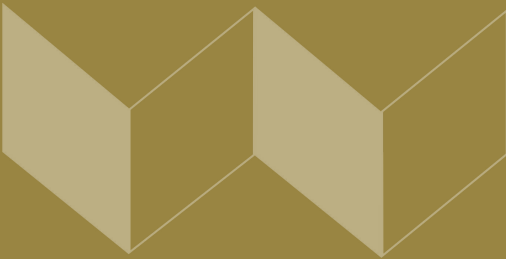
ADDITIONAL PHOTOS



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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	102,877	233,645	263,839
Average Age	41	43	43
Average Age (Male)	40	41	42
Average Age (Female)	43	44	44

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	42,986	99,462	111,490
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$80,108	\$90,838	\$91,965
Average House Value	\$240,168	\$303,787	\$309,585

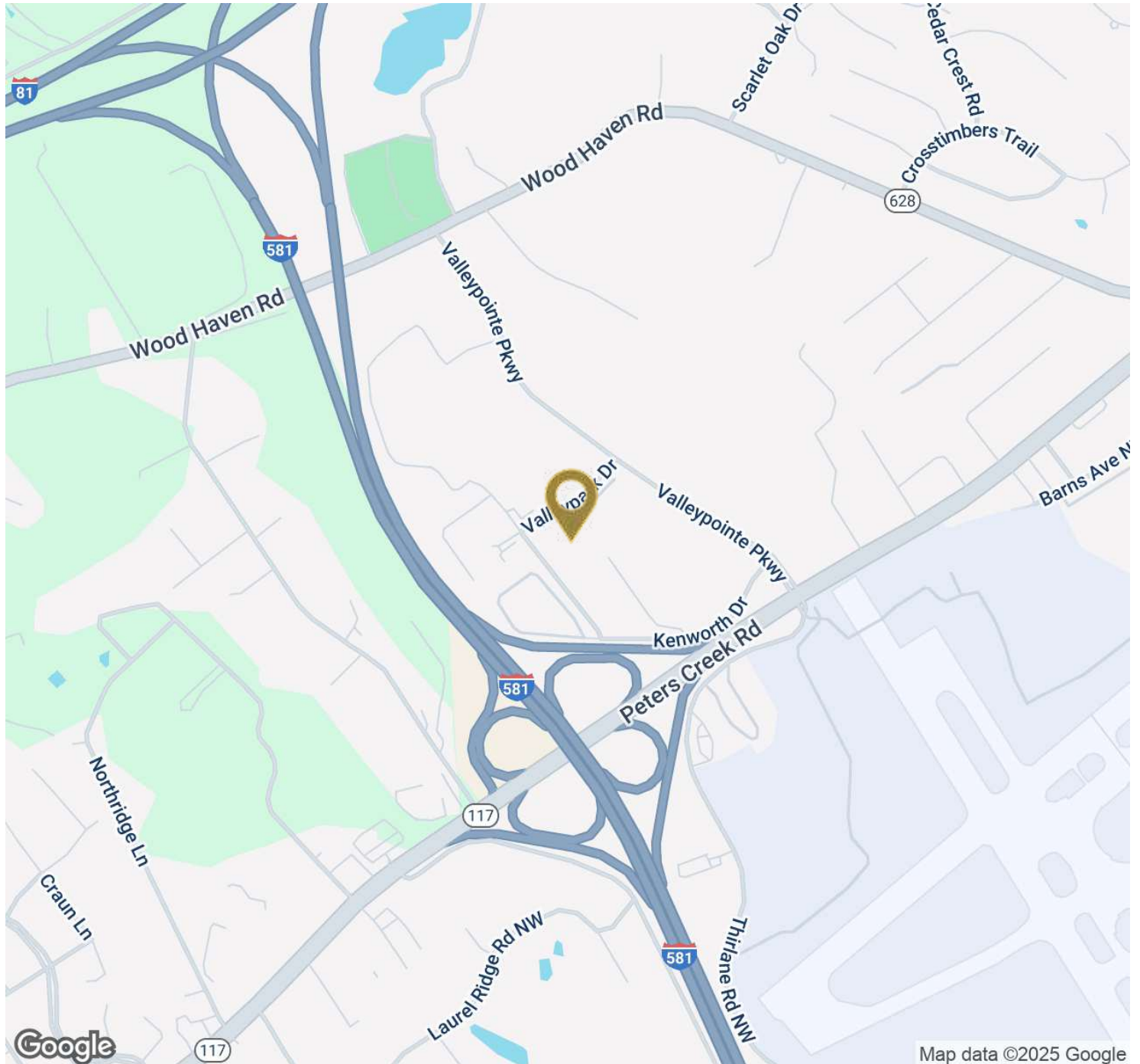
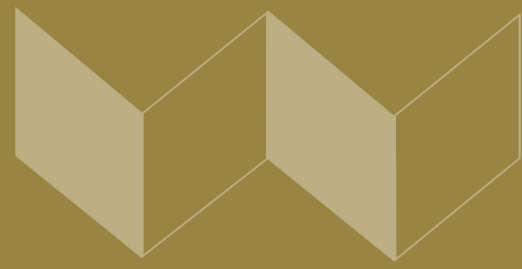
Demographics data derived from AlphaMap

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LOCATION MAP



MICHAEL WALDVOGEL, CCIM, SIOR
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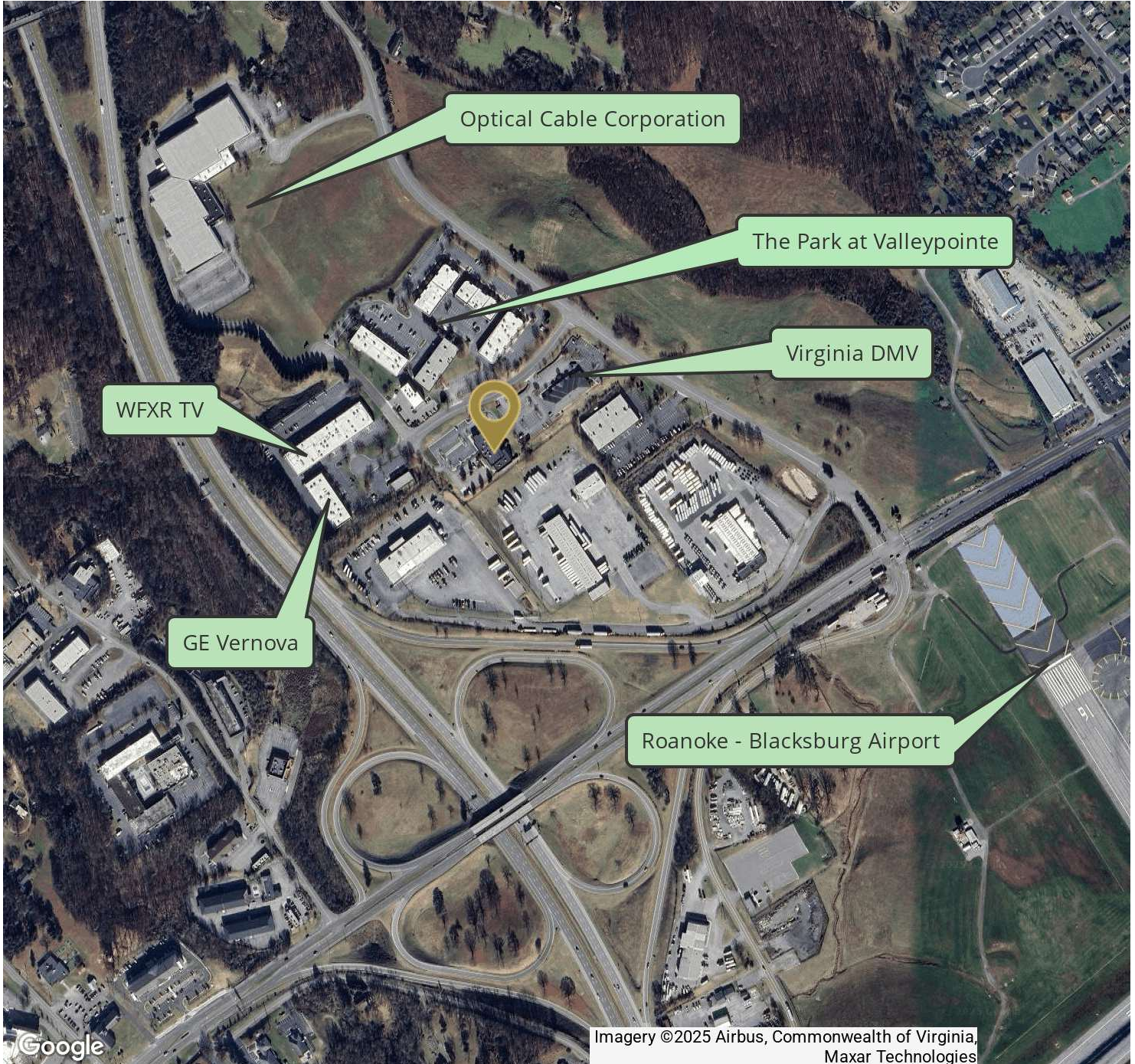
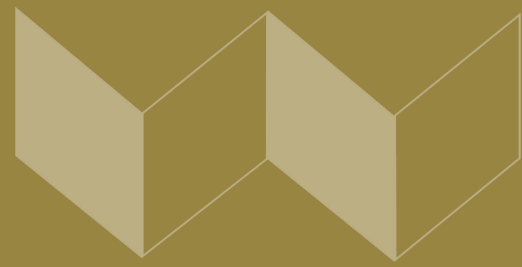
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VALLEYPOINTE MAP

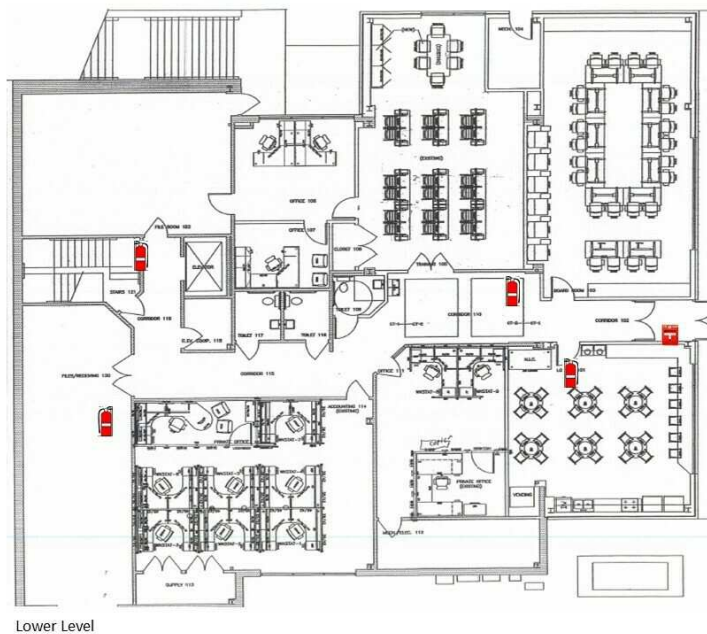
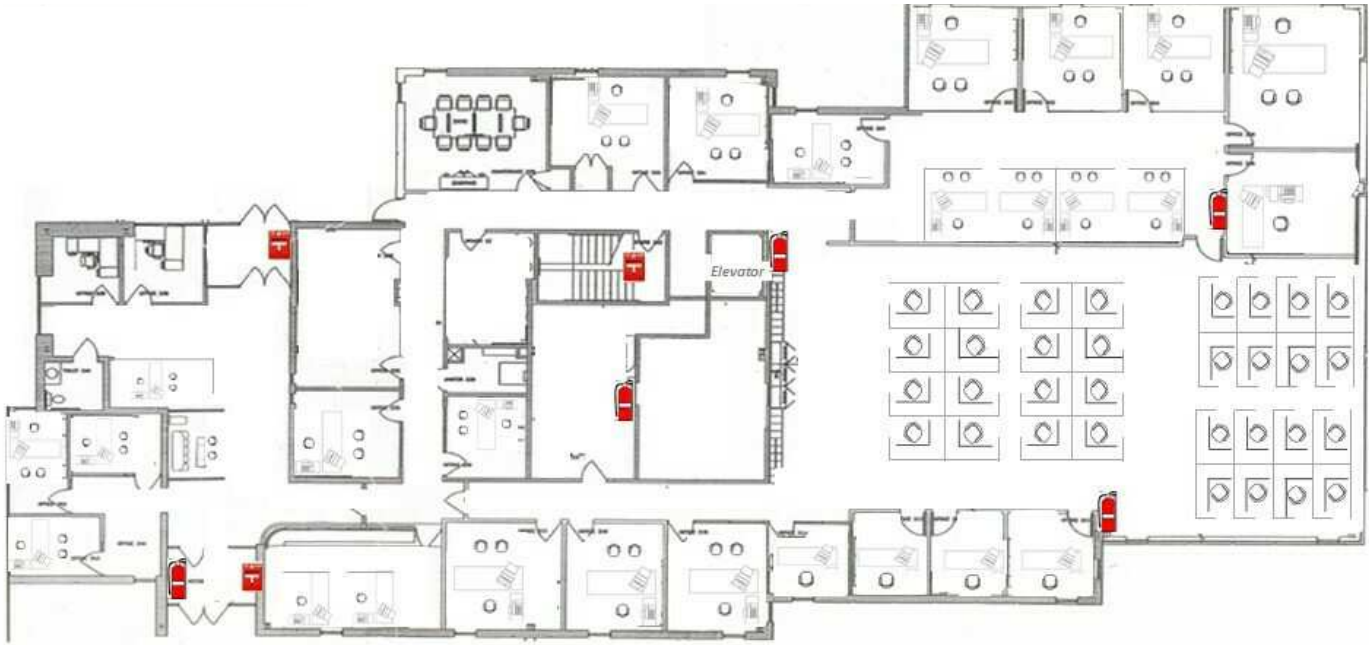
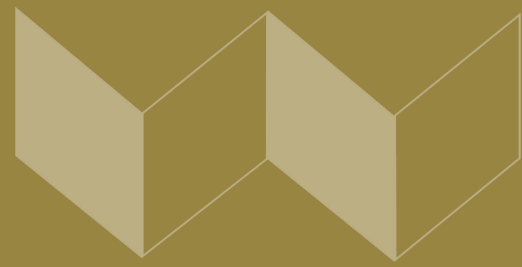


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FLOOR PLANS



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