



FOR SALE 32,000 SF

1701 KRAFT DRIVE
BLACKSBURG, VA 24061



**CUSHMAN &
WAKEFIELD**

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PROPERTY OVERVIEW

1701 Kraft Drive is a signature Class A office facility in the Virginia Tech Corporate Research Center offering state of the art furniture, strong amenities, and access to the best and the brightest in the region. The property offers a marquee opportunity in the region's most innovative research and business ecosystem to benefit from cutting edge development in research and technology, as well as tap into a highly skilled workforce that can help business grow. Located in Blacksburg, VA near Virginia Tech, 1701 Kraft Drive is a rare property with huge advantages, now available for sale.

BUILDING SPECS

Address	1701 Kraft Drive Blacksburg, VA 24061
Total SF	32,000 SF
Site Size	±4.48 acres
Stories	Two (2)
Construction	1997
Renovation	Substantial Renovations in 2019-2020
Zoning	R&D
Parking	160 Spaces
Construction	Steel and masonry
Exterior	Brick
HVAC	Yes
Land Assessment	\$267,300
Building Assessment	\$6,733,100
Total Assessment	\$7,000,000





INVESTMENT HIGHLIGHTS



LOCATED NEAR VIRGINIA TECH

a leading research university with over 37,000 students in undergraduate and graduate programs



LOCATED IN THE VIRGINIA TECH CORPORATE RESEARCH CENTER

with access to VTCRC programs and amenities and business/research support services



BUILDING AMENITIES

- High-quality finishes
- Conference rooms with views of the valley
- Open offices and private offices with furniture program by Steelcase
- Onsite parking
- Professional management



MODERN OFFICE SPACE WITH FLEXIBLE, COLLABORATIVE DESIGN

This newly renovated office building combines sleek, modern design with a flexible layout to foster collaboration and productivity. The space features open workstations, private offices, and collaborative areas, all designed to adapt to your team's needs. Bright, airy interiors with large windows maximize natural light, while high-end finishes and advanced tech amenities create a dynamic, efficient environment. With multiple conference rooms, soundproof pods, and informal lounge areas, this building is ideal for companies seeking a versatile and collaborative workspace.



DEMOGRAPHICS



543,128

TOTAL LABOR SHED
POPULATION (NRV)



34.0%

POPULATION “PRIME WORKING
AGE” (AGED 25 TO 54) IN NRV



282,842

TOTAL LABOR SHED
LABOR FORCE (NRV)



57.4%

5 MILE EDUCATION
BACHELOR & ABOVE

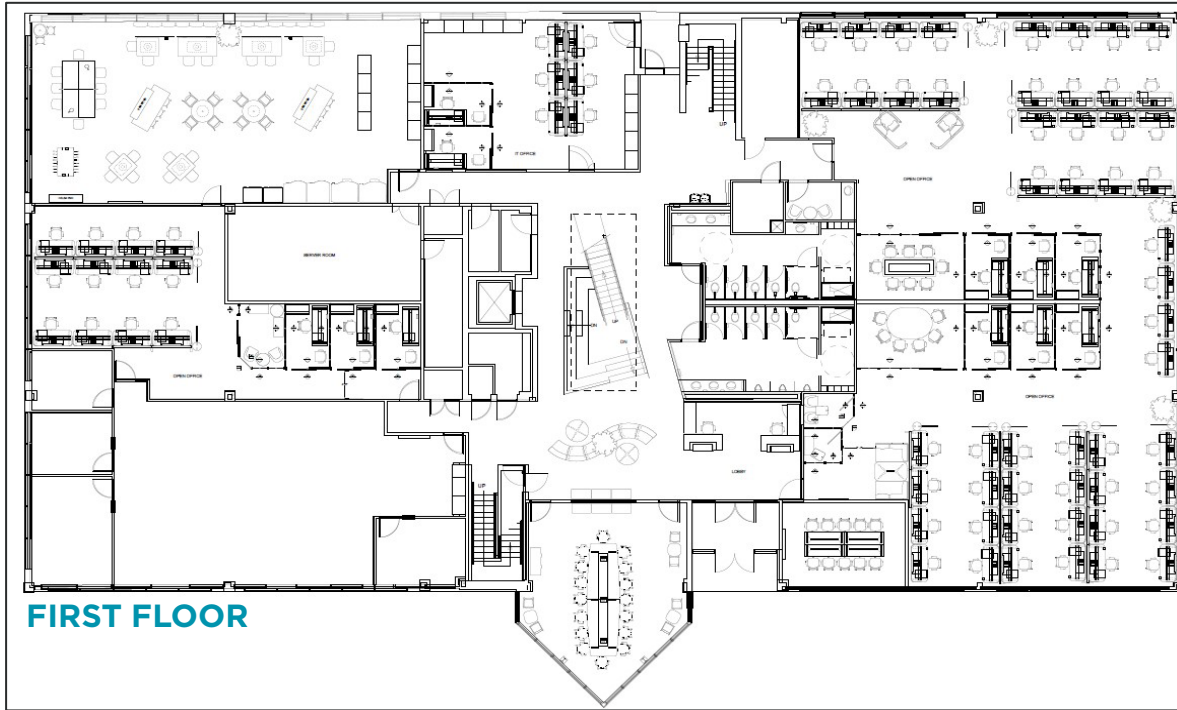
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Estimated Population	5,109	42,882	69,795
2029 Projected Population	5,342	43,430	70,451
2024 Households	2,347	14,901	25,777
2024 Median Age	29.5	23.1	24.1
2029 Projected Median Age	30.1	23.3	24.7
2024 Population with a Bachelor’s Degree or Higher	56.5%	63.7%	57.4%

NRV EDUCATIONAL ATTAINMENT AGE 25-64	PERCENTAGE
High School Graduate	18.0%
Some College, No Degree	13.8%
Associate’s Degree	5.3%
Bachelor Degree and Higher	24.0%
Bachelor’s Degree	11.0%
Graduate Degree and Higher	11.4%

SITE PLAN



FURNITURE LAYOUT

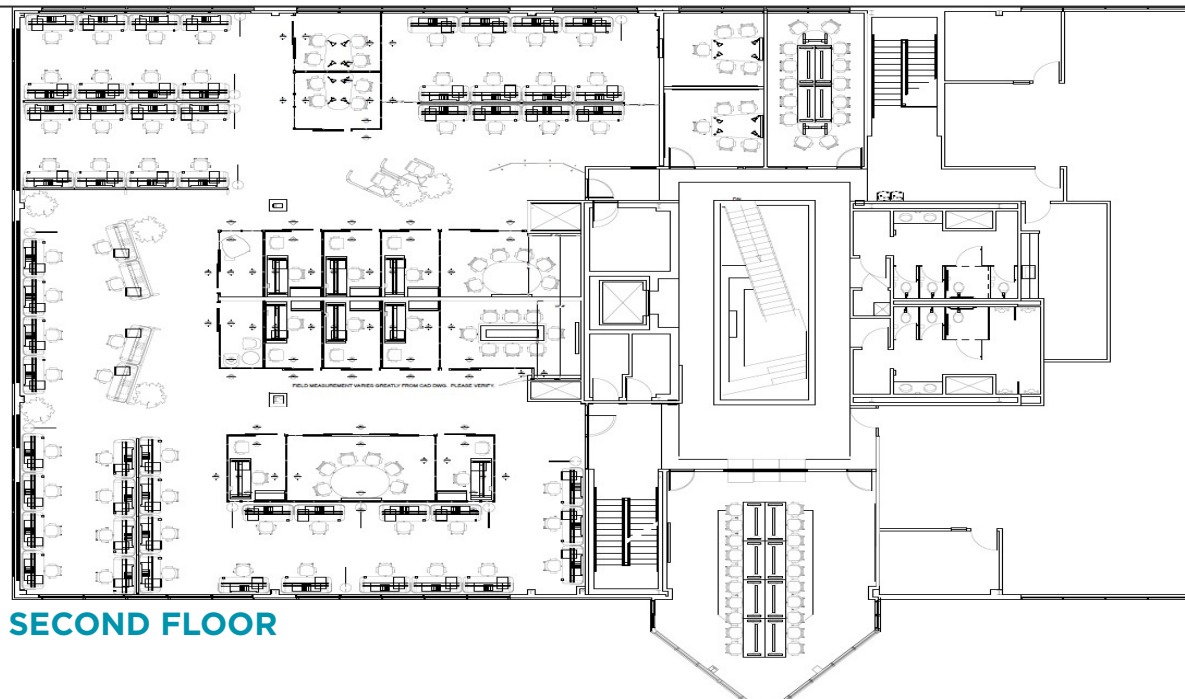


118 SEATED PRIVACY CUBICLES

28+ PRIVATE OFFICES

9 BREAKOUT CONFERENCE ROOMS

2 LARGE CONFERENCE ROOMS SEATING 20 AND 22



LOCATION OVERVIEW

1701 Kraft Drive is located in the Virginia Tech Corporate Research Center (VTCRC), a 230-acre research park owned and operated by the Virginia Tech Foundation to create a thriving research and technology cluster that would better address and enhance the technology transfer of the university, as well as attract additional research and business to the university and the region. Today, VTCRC is home to more than 225 research, technology and support companies that employ over 3,000 people in the New River Valley. The research park grows businesses that matter by playing a unique role in assisting start-ups and already established companies.

The VTCRC does this by advancing:

- Research opportunities with VT
- Educational projects with world-renowned VT faculty and the university's brightest students,
- Technology transfer through programs like VT KnowledgeWorks that helps to create companies based on VT-developed technology licensed by VTIP.

The VTCRC leverages the talents of companies every day and is proud to be an exclusive member of the Academy of Outstanding Research Parks.

The VTCRC offers unique value-adding services and programs, providing exclusive access to markets, capital, healthcare and personnel. Its entrepreneurial community creates collaborative opportunities for product and service development.



VIRGINIA TECH.

**Corporate
Research Center**



COMPANIES IN THE VIRGINIA TECH CORPORATE RESEARCH CENTER



Li Industries





Founded in 1872, Virginia Tech is a public institution located on more than 2,600 acres in Blacksburg along with a medical school in nearby Roanoke, seven Northern Virginia locations, a research park underway to serve Richmond and Hampton Roads, and an international center in Switzerland. A research powerhouse, Virginia Tech's research expenditures rank in the top 10 among universities nationwide, and the university boasted 142 invention disclosures and 25 license deals in fiscal year 2023. Students account for more than half the total residents of Blacksburg, and the school's sprawling campus is constantly evolving to accommodate learning and research needs.

\$2.0B

2023-2024 OPERATING BUDGET

\$2.6B

ASSETS & MANAGED FUNDS

\$80M

CORPORATE & FOUNDATION
PHILANTHROPY

#1

BEST COLLEGE CAMPUS IN VA
- NICHE (2023)

#6

U.S. PUBLIC SCHOOL
- WALL STREET JOURNAL/COLLEGE
PULSE (2025)

TOP 6%

UNIVERSITIES NATIONWIDE FOR
RESEARCH EXPENDITURES



1872
FOUNDED

30,000+
UNDERGRADUATE
STUDENTS

7,000+
GRADUATE
STUDENTS

8,000+
TOTAL FACULTY
& STAFF



REGIONAL RANKINGS



#1

BEST PLACE IN VIRGINIA FOR WORKING FAMILIES TO LIVE

- Zippia

#1



BEST PLACE TO RAISE A FAMILY

- Bloomberg Businessweek

#3



TECH JOBS GROWTH IN THE U.S.

- Axios

TOP 100



AMERICA'S BEST SMALL CITIES/TOWNS

- bestcities.org

TOP 50



LEADING METRO LOCATIONS: HOTSPOTS OF ECONOMIC GROWTH

- Area Development

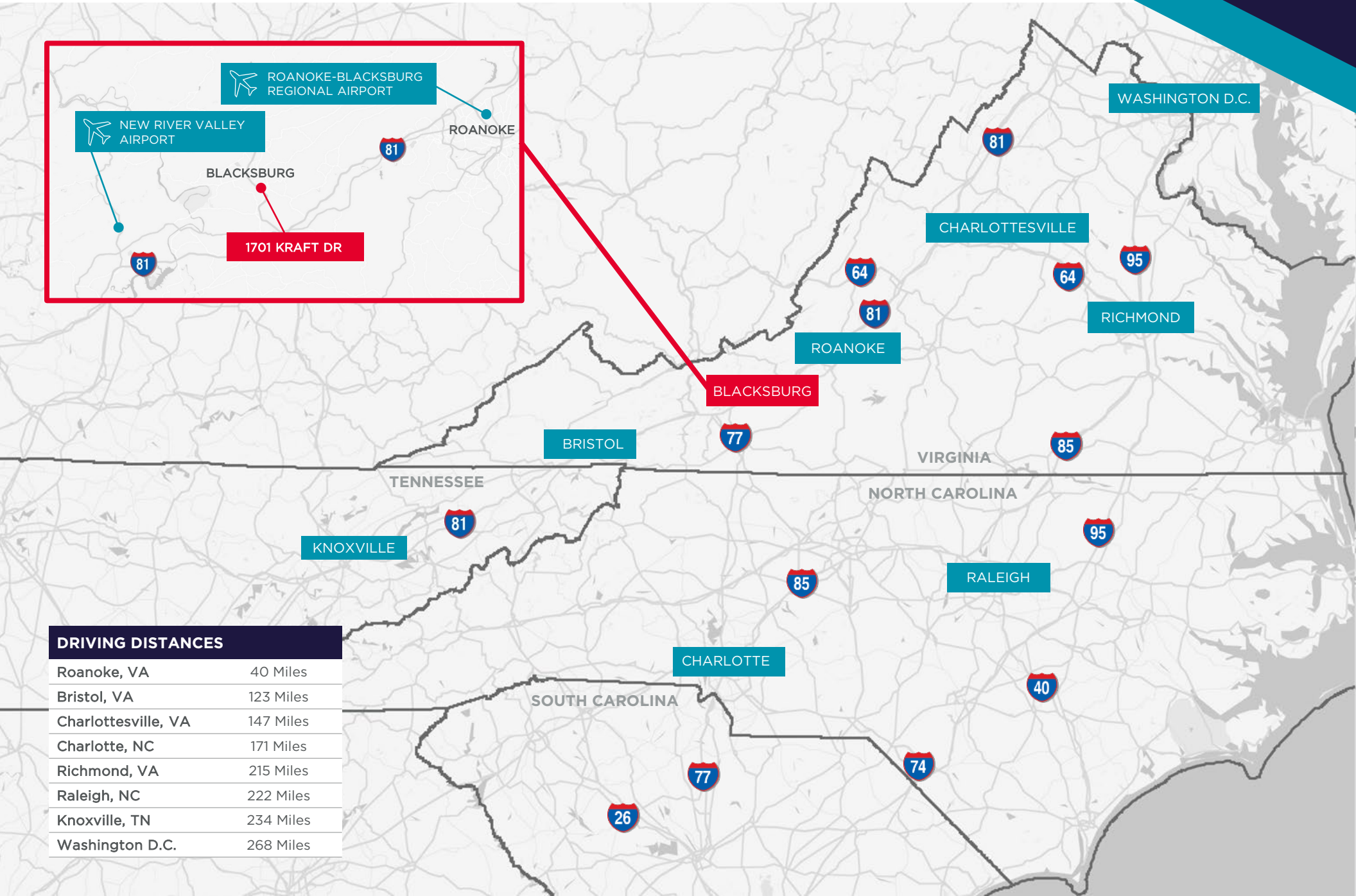
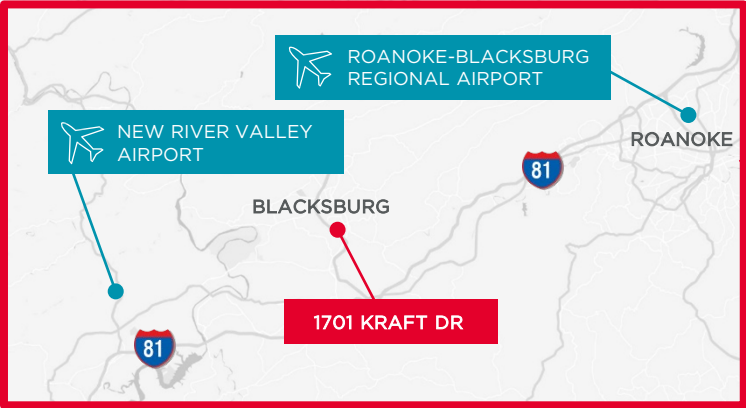
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TOP AFFORDABLE CITIES WITH EXCELLENT SCHOOLS (BLACKSBURG)

- Best Places

LOCATION OVERVIEW



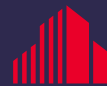
DRIVING DISTANCES	
Roanoke, VA	40 Miles
Bristol, VA	123 Miles
Charlottesville, VA	147 Miles
Charlotte, NC	171 Miles
Richmond, VA	215 Miles
Raleigh, NC	222 Miles
Knoxville, TN	234 Miles
Washington D.C.	268 Miles



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