

FOR LEASE  
**2,519 SF**



**2200 SOUTH MAIN STREET**  
**BLACKSBURG, VIRGINIA 24060**

*BUILD TO SUIT OFFICE SPACE*



**THALHIMER**

2200 SOUTH MAIN STREET, BLACKSBURG, VA

# PROPERTY HIGHLIGHTS

- 2,519 SF available
- Modern office space in prime location on S. Main Street
- Join **TRC Companies** and **University Physical Therapy** as a tenant in this redeveloped office building
- Signage opportunities
- Professional setting with ample parking
- High visibility location near Corporate Research Center and Virginia Tech
- Lease rates are per rent schedule

\* *Rental rates subject to final terms and conditions*

Suite	Suite Square Footage	\$/Mo	\$/Yr	\$/SF NNN
C	2,519	\$4,408.25	\$52,889	\$21.00

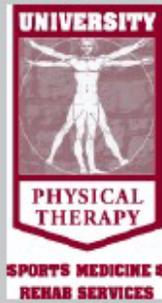


Suite C

Suite A



Suite B

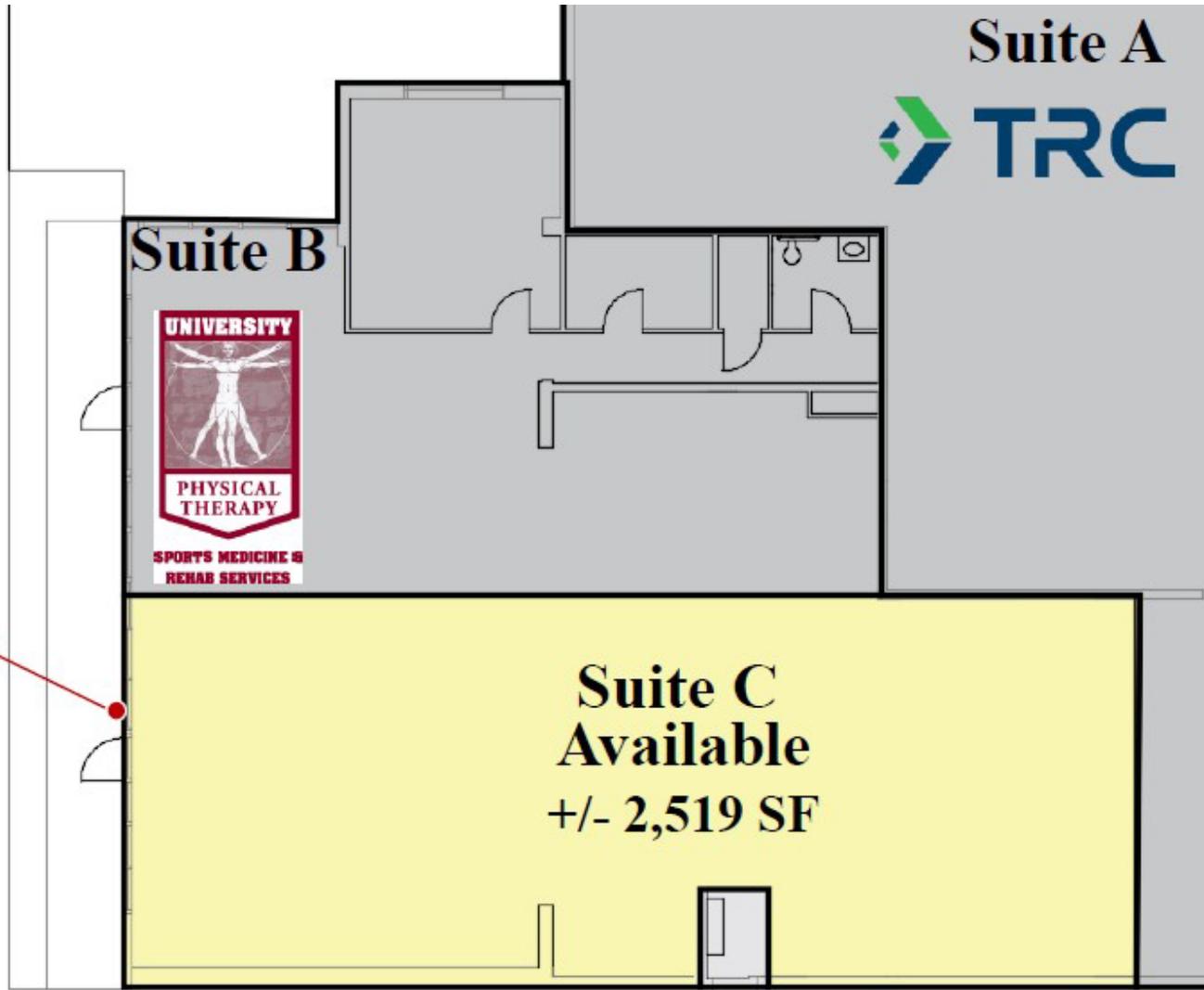


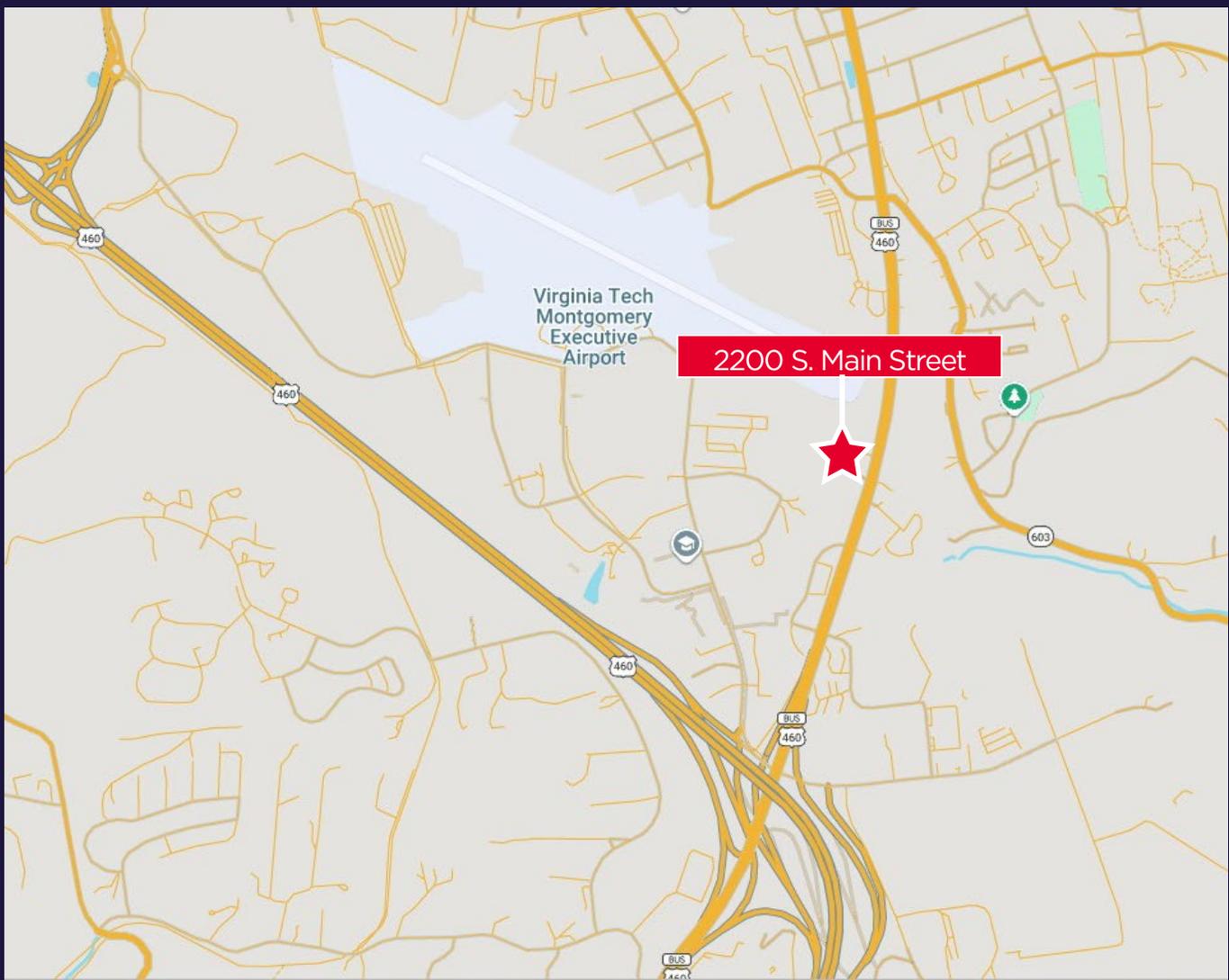
Available  
South Main Street  
Facing Signage

Suite C  
Available  
+/- 2,519 SF

**2,519 SF  
AVAILABLE**

**FLOOR  
PLAN**



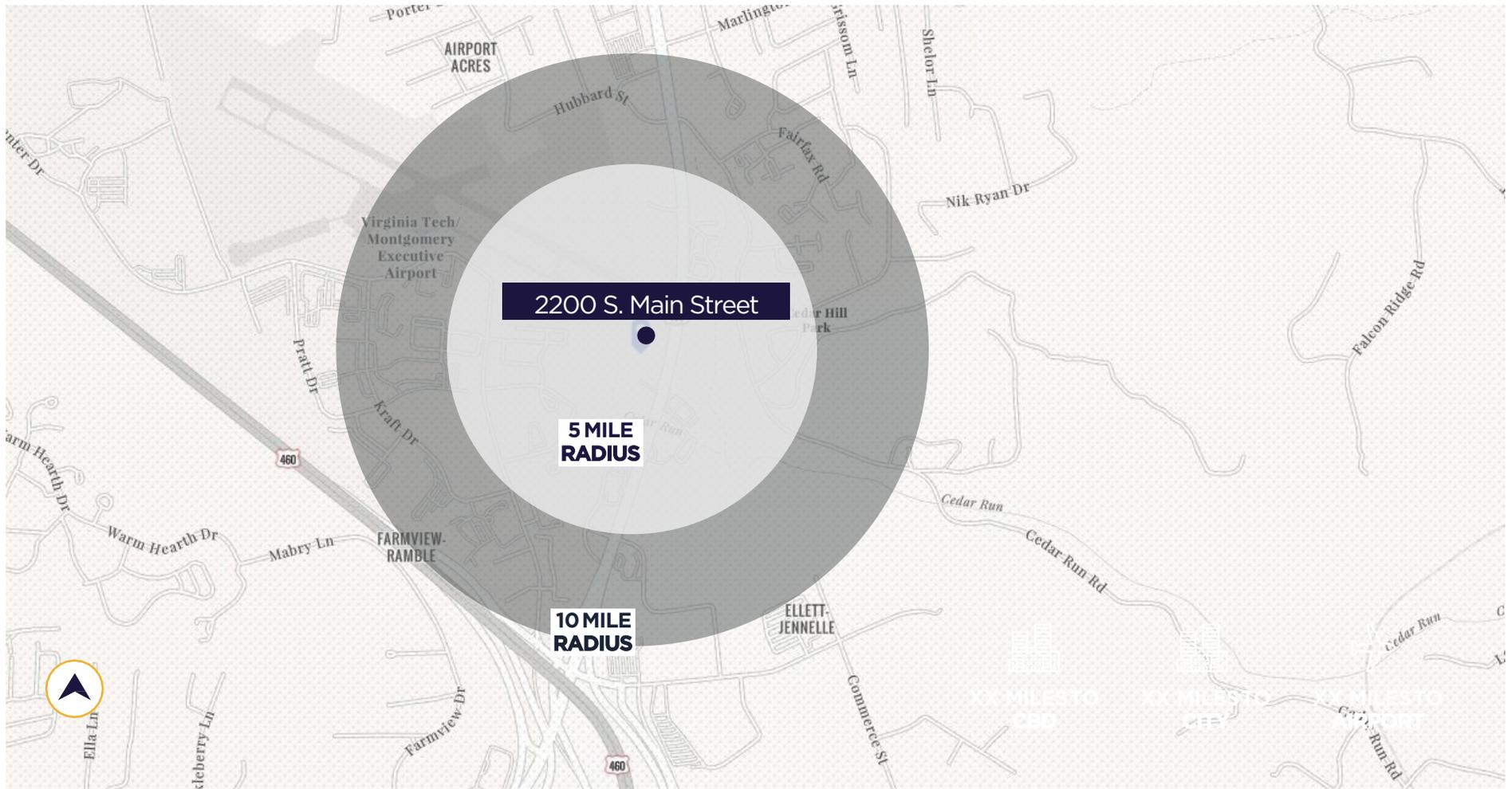


# Major Retail less than 10-minute drive from 2200 S. Main St., Blacksburg



# DEMOGRAPHICS

	POPULATION	AVERAGE HH INCOME	DAYTIME POPULATION
1 Mile	4,315	\$80,023	6,393
3 Miles	36,322	\$93,559	51,956
5 Miles	69,239	\$93,846	82,015



# CONTACT INFORMATION

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