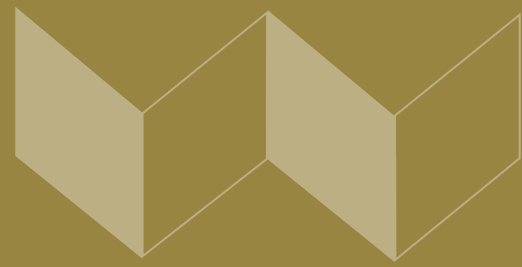


# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Brandon Point Office Building is a well-maintained, well-located multi-tenant office building in the southwest Roanoke office market. Nicely finished common areas, plenty of parking, and grade level access to the lower level and upper level of the building. Spaces from 1,500 SF to 6,200 SF.

## OFFERING SUMMARY

Lease Rate:	\$13.50 SF/yr (Full Service)
Available SF:	1,500 - 6,200 SF
Lot Size:	4.15 Acres
Building Size:	57,361 SF

## PROPERTY HIGHLIGHTS

- Great location close to Lewis-Gale, Electric Road/Rt. 419 and Peters Creek Road
- In an area of new medical office development
- Abundant parking
- Grade level access for either floor of the building

KRISTA VANNOY, CCIM, SIOR  
Vice President & COO

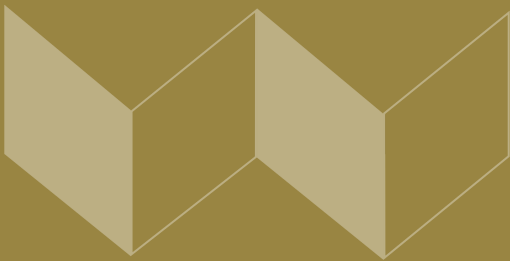
540.342.0881  
kvannoy@waldvogelcommercial.com

MICHAEL WALDVOGEL, CCIM, SIOR  
President & CEO

540.342.8599  
mwaldvogel@waldvogelcommercial.com



# LEASE SPACES



## LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	60 months
Total Space:	1,500 - 6,200 SF	Lease Rate:	\$13.50 SF/yr

## AVAILABLE SPACES

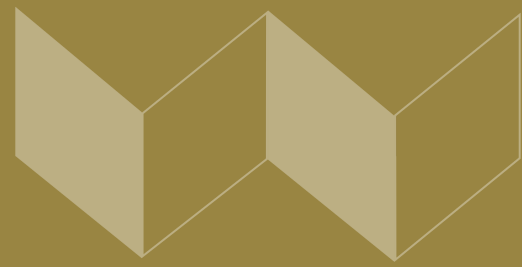
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
First Fl, Ste C1	Available	1,500 SF	Full Service	\$13.50 SF/yr	Primarily open concept space. Suite will be delivered with new paint and carpet.
First Fl, Ste A1	Available	6,200 SF	Full Service	\$13.50 SF/yr	Suite will be delivered to tenant fully demised and finished 50% office build out and 50% open concept, with newly painted drywall and new carpet, ceiling tiles, and lighting.
Second Fl, Ste A2	Available	3,010 SF	Full Service	\$13.50 SF/yr	Second floor suite with large breakroom, training/conference room, and private offices. Suite will be delivered with new paint and carpet. Note that second floor has on-grade access from parking lot.

KRISTA VANNOY, CCIM, SIOR  
Vice President & COO  
540.342.0881  
kvannoy@waldvogelcommercial.com

MICHAEL WALDVOGEL, CCIM, SIOR  
President & CEO  
540.342.8599  
mwaldvogel@waldvogelcommercial.com



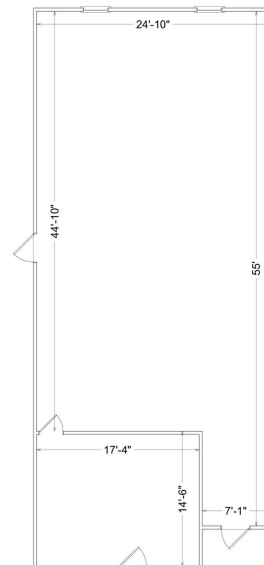
# ADDITIONAL PHOTOS



**BARANDON POINTE  
LOWER LEVEL UNIT A - 6,200 SF**  
THIS DRAWING IS NOT AN ARCHITECTURAL  
RENDERING. IT IS FOR THE SOLE PURPOSE OF  
SHOWING THE APPROXIMATE EXISTING  
FLOOR PLAN AND ITS APPROXIMATE  
DIMENSIONS.



**BARANDON POINTE  
LOWER LEVEL UNIT C - 1,500 SF**  
THIS DRAWING IS NOT AN ARCHITECTURAL  
RENDERING. IT IS FOR THE SOLE PURPOSE OF  
SHOWING THE APPROXIMATE EXISTING  
FLOOR PLAN AND ITS APPROXIMATE  
DIMENSIONS.



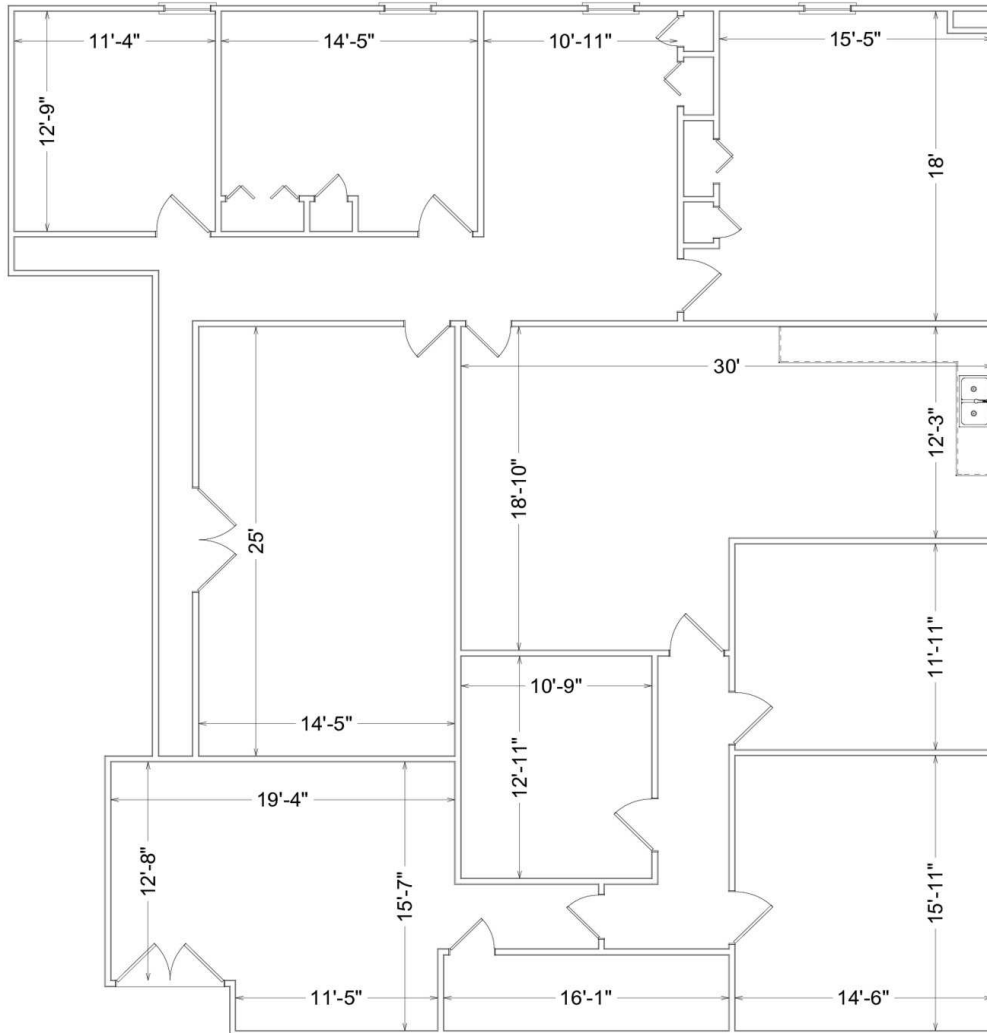
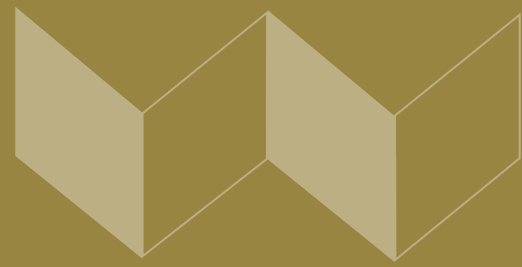
KRISTA VANNOY, CCIM, SIOR  
Vice President & COO  
540.342.0881  
kvannoy@waldvogelcommercial.com

MICHAEL WALDVOGEL, CCIM, SIOR  
President & CEO  
540.342.8599  
mwaldvogel@waldvogelcommercial.com





# ADDITIONAL PHOTOS



## BARANDON POINTE UPPER LEVEL UNIT A2 - 3,010 SF

THIS DRAWING IS NOT AN ARCHITECTURAL  
RENDERING IT IS FOR THE SOLE PURPOSE OF  
SHOWING THE APPROXIMATE EXISTING  
FLOOR PLAN AND ITS APPROXIMATE  
DIMENSIONS.

KRISTA VANNOY, CCIM, SIOR  
Vice President & COO

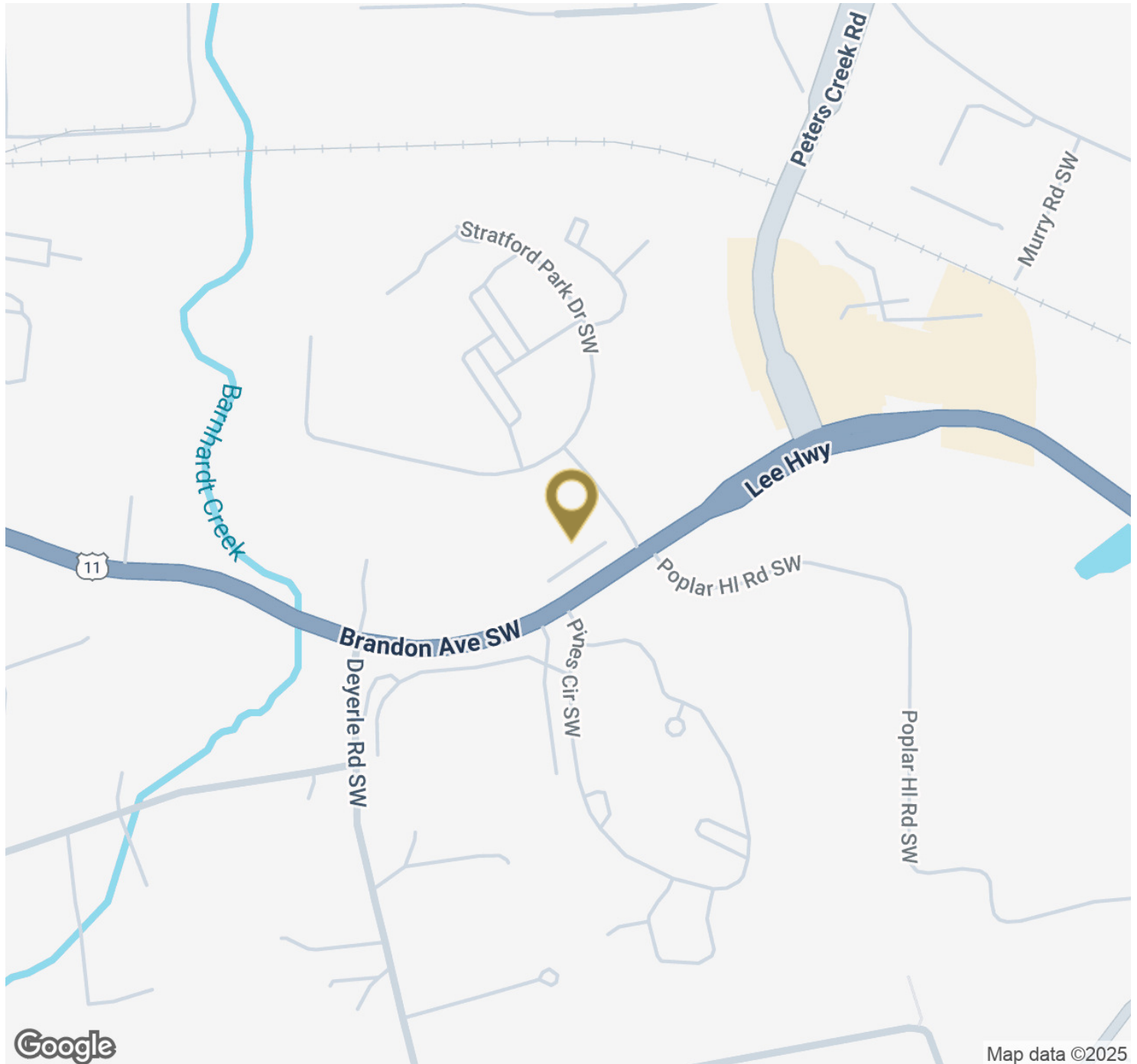
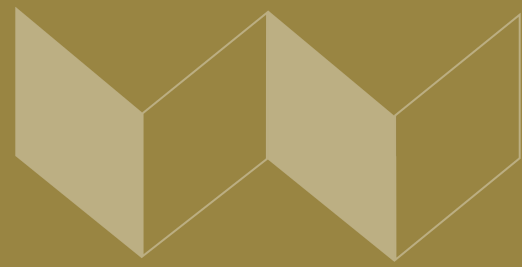
540.342.0881  
kvannoy@waldvogelcommercial.com

MICHAEL WALDVOGEL, CCIM, SIOR  
President & CEO

540.342.8599  
mwaldvogel@waldvogelcommercial.com



# LOCATION MAP



KRISTA VANNOY, CCIM, SIOR  
Vice President & COO  
540.342.0881  
kvannoy@waldvogelcommercial.com

MICHAEL WALDVOGEL, CCIM, SIOR  
President & CEO  
540.342.8599  
mwaldvogel@waldvogelcommercial.com

