

3807 Brandon Avenue SW, Roanoke, VA 24018
BRANDON POINT OFFICE BUILDING



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:	1,375 - 6,200 SF
Lot Size:	4.15 Acres
Building Size:	57,361 SF

PROPERTY HIGHLIGHTS

- Well-maintained Southwest Roanoke office property
- Convenient to LewisGale Medical Center, the Salem VA Medical Center, Electric Rd/Route 419 and the Peters Creek Road corridor.
- Opportunities ranging from 1,375 to 6,200 SF
- Build-to-Suit option available
- Flexible MX zoning supporting a variety of business uses
- Ample parking and grade-level access to both floors
- Full service leases

KRISTA VANNOY, CCIM, SIOR
President & COO

540.342.0881
kvannoy@waldvogelcommercial.com

MICHAEL WALDVOGEL, CCIM, SIOR
Chairman & CEO

540.342.8599
mwaldvogel@waldvogelcommercial.com



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AVAILABLE SPACES



LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	60 months
Total Space:	1,375 - 6,200 SF	Lease Rate:	\$13.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1st Fl, Ste 117	Available	1,495 SF	Full Service	\$13.50 SF/yr	Suite consists of two large but separated open spaces and two private offices. Windows in both offices and one of the two open spaces.
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.
2nd Fl, Ste 2410	Available	1,375 SF	Full Service	\$13.50 SF/yr	Four private offices with two open workspaces and a breakroom.

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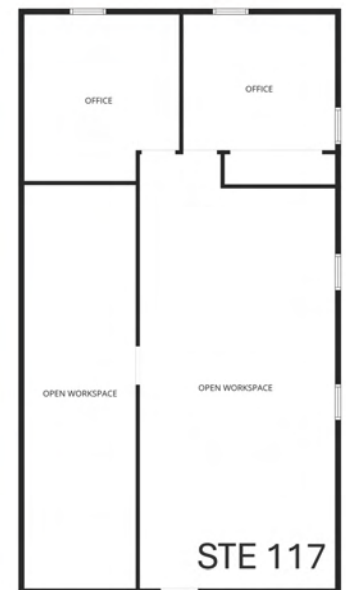
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STE 117



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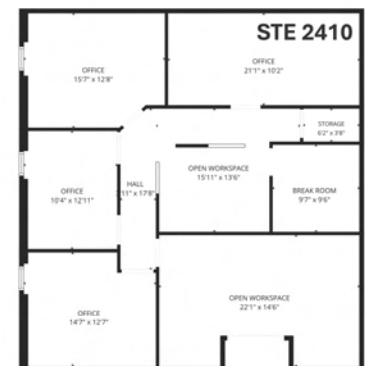
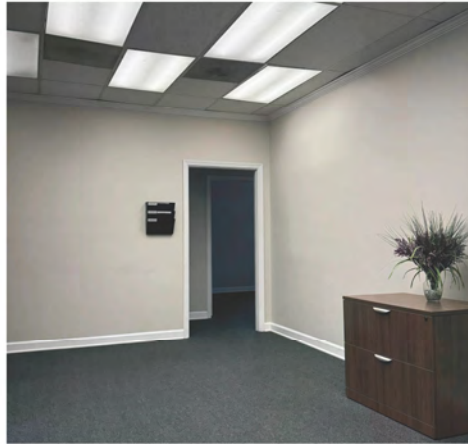
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STE 2410



FLOOR PLAN CREATED BY COMPARA APP. MEASUREMENTS CORROBORATED VISUALLY BUT NOT GUARANTEED.

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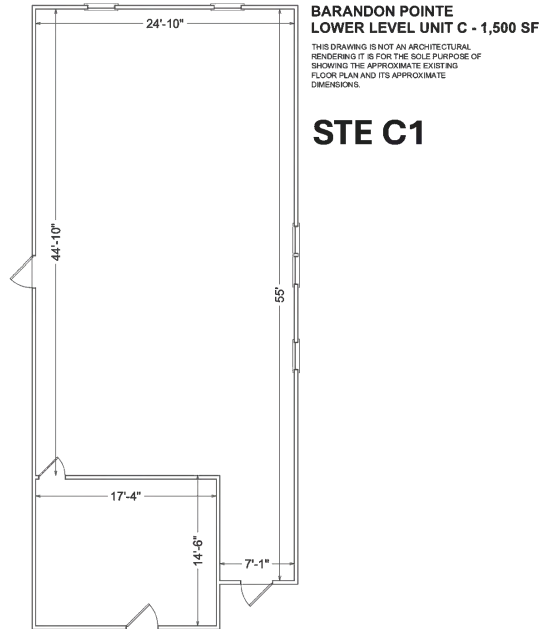
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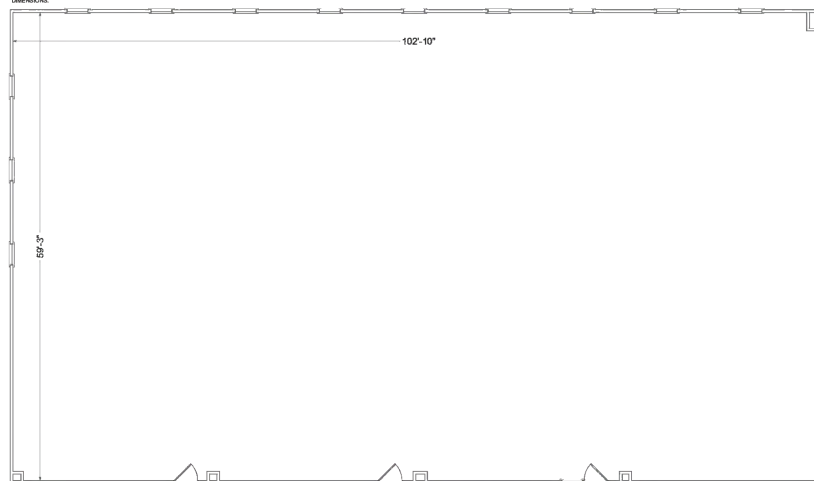
FLOORPLANS: STES C1 & A1



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.

STE A1



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LOCATION HIGHLIGHTS



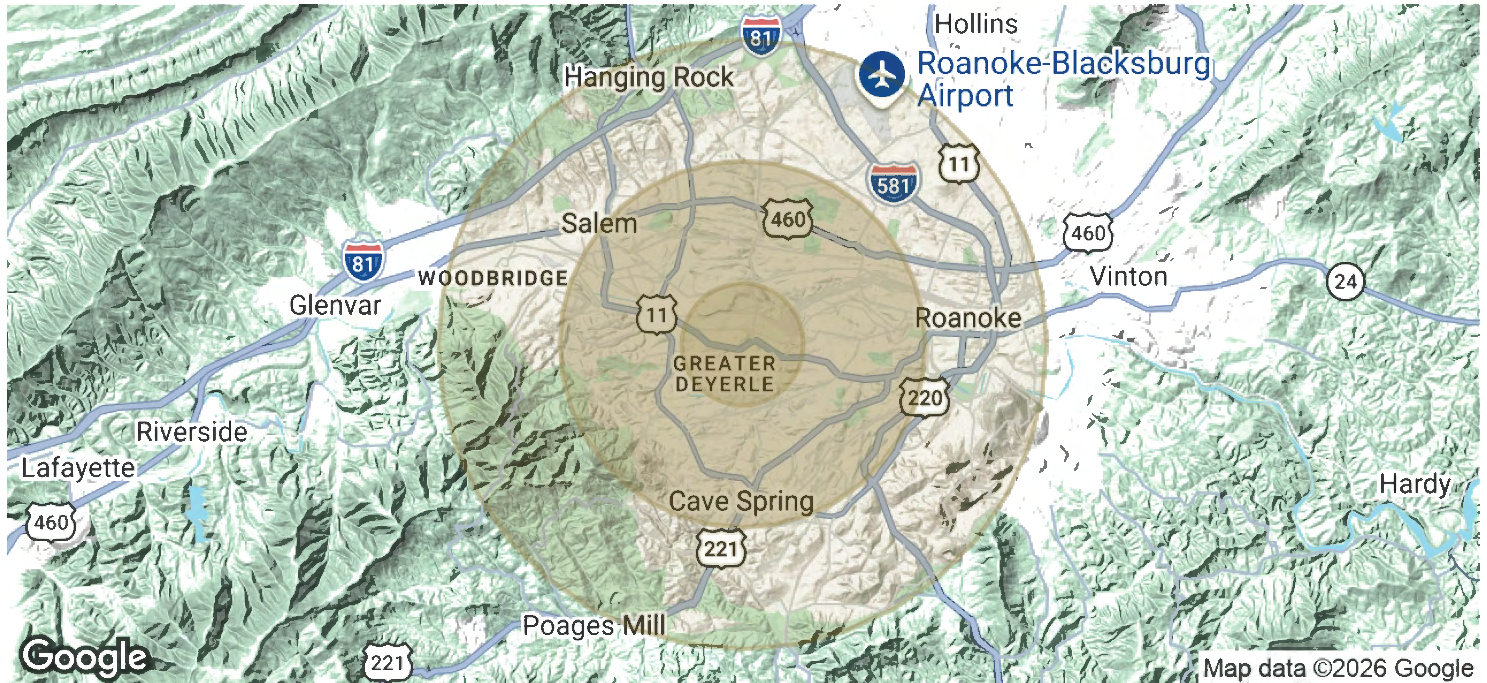
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,507	65,201	139,637
Average Age	49	43	42
Average Age (Male)	47	41	41
Average Age (Female)	50	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,156	28,921	60,603
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$92,217	\$84,504	\$91,530
Average House Value	\$290,201	\$274,706	\$310,774

2020 American Community Survey (ACS)

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