

THE HANCOCK BUILDING

35 CAMPBELL AVENUE
ROANOKE, VA

For More Information Contact:

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THALHIMER

PROPERTY HIGHLIGHTS



FEATURES

- Unique and well-maintained building located in Downtown Roanoke
- 1930 construction renovated in 2008 featuring luxury apartments on upper floors and modern office space on the first floor preserving the architectural detail of the Hancock Building architecture
- Tall ceilings and large windows for natural light
- High visibility location with signage opportunity on awnings
- Tenants have full access to gym



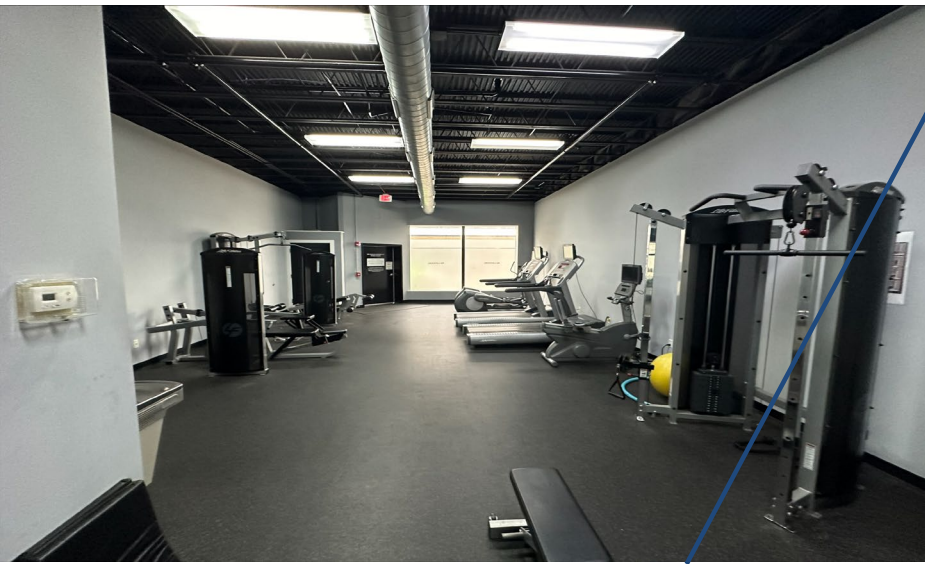
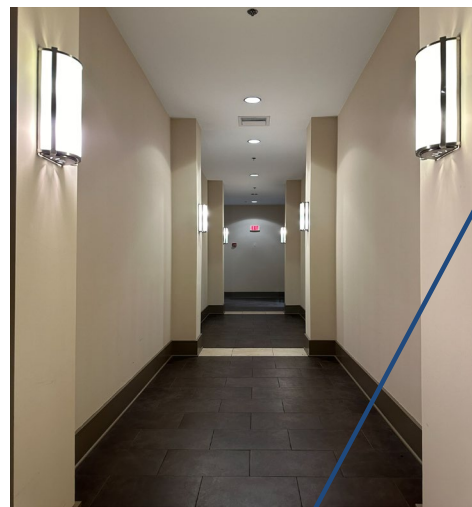
SQUARE FOOTAGE

- 12,500 SF -first floor office suite
- \$15.00 RSF
- Tenant pays utilities and janitorial



WALKABILITY

- Walking Distance to all that Downtown Roanoke has to offer including restaurants and entertainment



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population	11,548	72,965	148,771
Daytime Population	26,989	91,172	176,986
Household Income	\$61,433	\$74,350	\$80,094
Median Age	35.2	38.5	40.6

AERIAL



HIGHER EDUCATION CENTER

BUS TRANSPORT STATION

HOTEL ROANOKE

35 Campbell Avenue

COURTHOUSE

AMTRAK

TAUBMAN MUSEUM

ROANOKE CITY MARKET BUILDING

PATRICK HENRY HOTEL

JEFFERSON STREET

FRANKLIN RD SE

ELMWOOD PARK

WILLIAMSON RD SE

ELM AVENUE

INTERSTATE 581

220

DOWNTOWN ROANOKE



TOP EMPLOYERS

HOTELS | RESTAURANTS | BREWERIES

ARTS | ENTERTAINMENT



SCIENCE MUSEUM
OF WESTERN VIRGINIA





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