

3826 Thirlane Rd NW, Roanoke, VA 24019

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Available November 1, 2026: Two contemporary office spaces in The Oaks, a small and pleasant professional business park well-located in Northwest Roanoke with ample parking. The building is generously endowed with windows, filling these suites with natural light. The two can be leased together for a total of 8,614 SF, or separately as 5,076 SF and 3,538 SF. Each suite offers a nicely sized restroom and breakroom and the current buildout offers a practical blend of private and open spaces that will suit either a traditional or creative use. Suite 1 also provides +/-1,225 SF of warehouse space with an overhead bay door.

## PROPERTY HIGHLIGHTS

- Convenient to Roanoke-Blacksburg Regional Airport, I-581 and I-81
- Park-like Office Setting
- Abundant Parking
- Well-Maintained, Well-Managed Property

## OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Number of Units:	3
Available SF:	3,538 - 8,614 SF
Lot Size:	1.61 Acres
Building Size:	13,230 SF

KRISTA VANNOY, CCIM, SIOR  
Vice President & COO

540.342.0881  
kvannoy@waldvogelcommercial.com

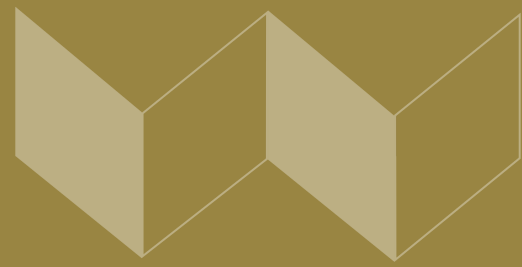
MICHAEL WALDVOGEL, CCIM, SIOR  
President & CEO

540.342.8599  
mwaldvogel@waldvogelcommercial.com



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# LEASE SPACES



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	3,538 - 8,614 SF	Lease Rate:	\$15 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)
STEs 1 & 2 Combined	Available	8,614 SF
STE 1	Available	5,076 SF
STE 2	Available	3,538 SF

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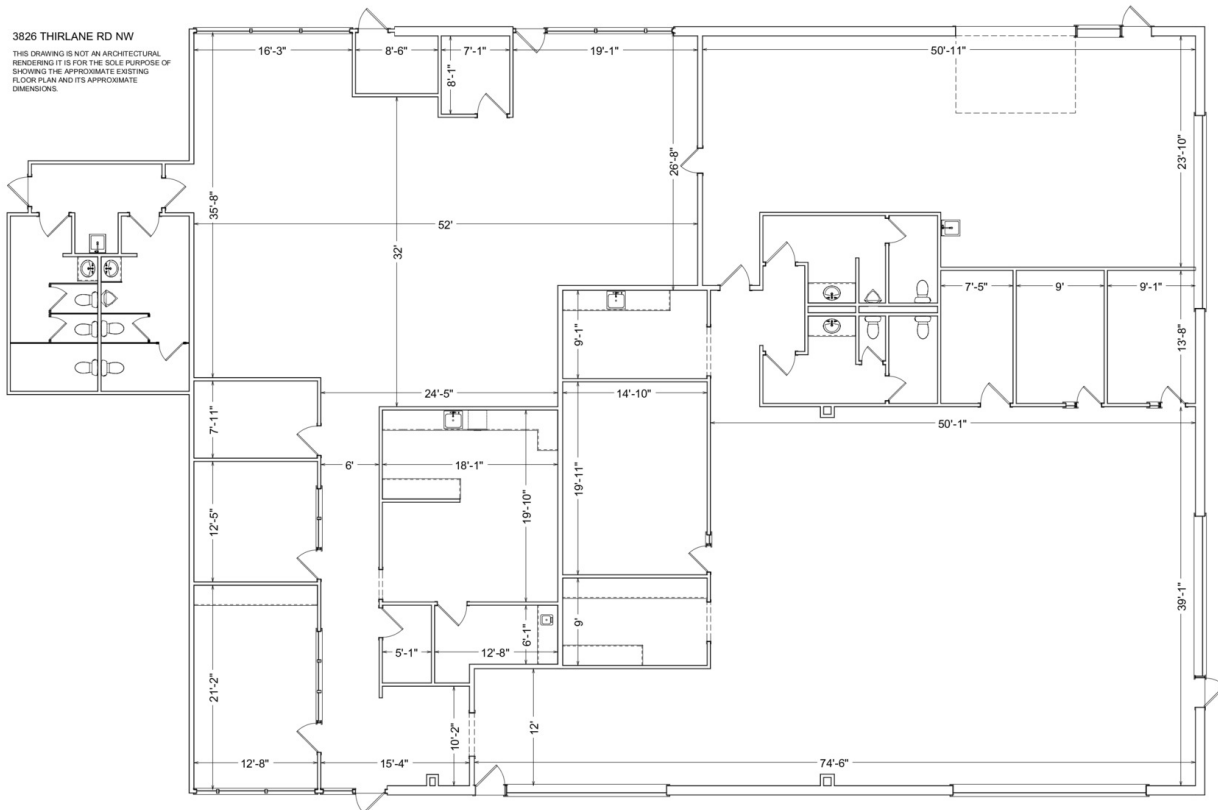
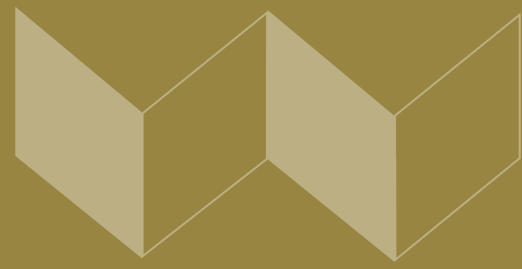
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# PLAN: STES 1 & 2



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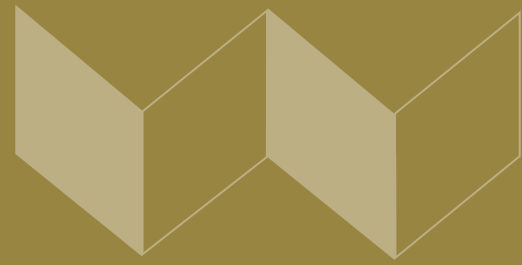
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# ACCESSIBILITY



KRISTA VANNOY, CCIM, SIOR  
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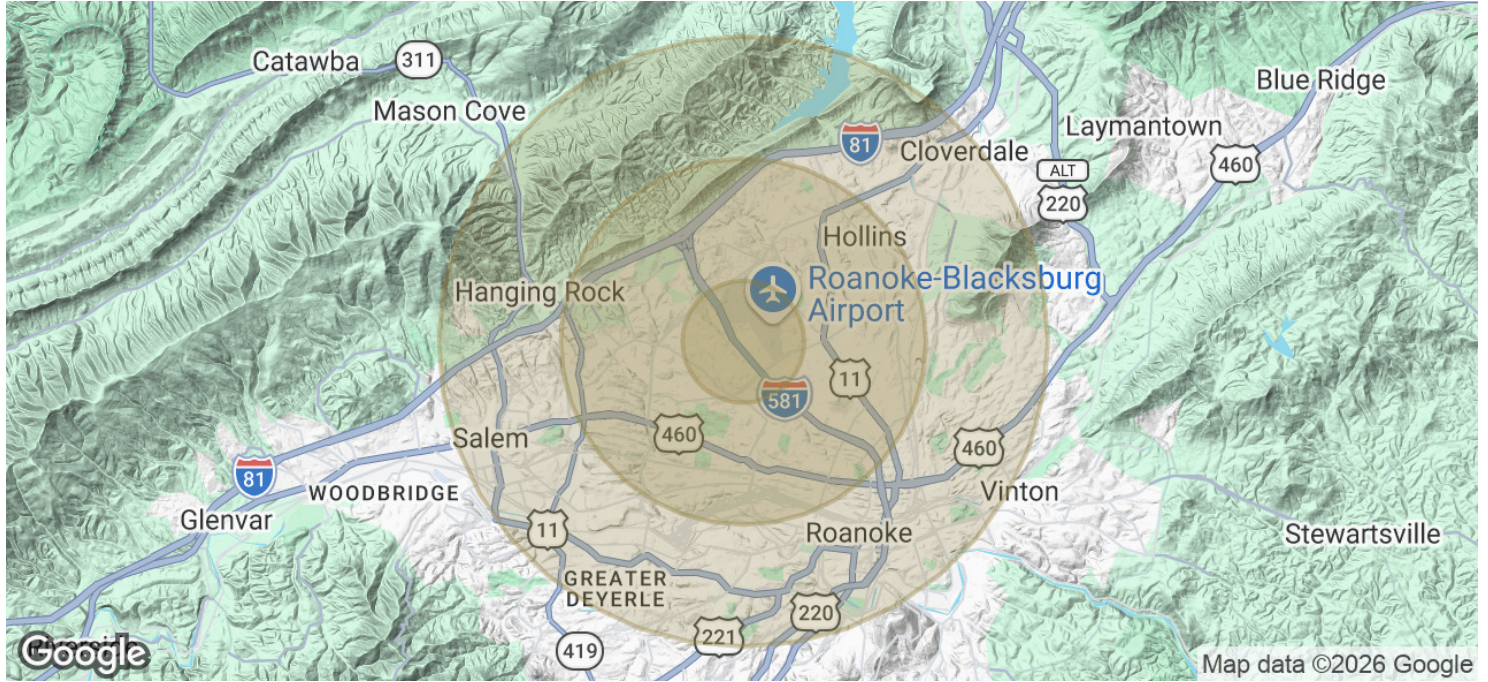
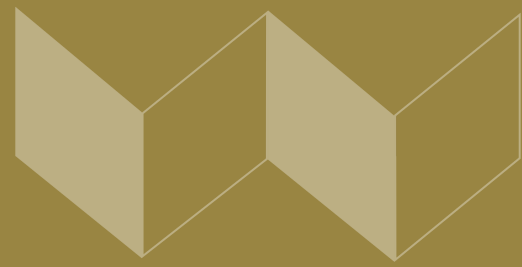
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# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,741	62,720	128,074
Average Age	36.2	39.7	39.4
Average Age (Male)	43.0	38.2	37.8
Average Age (Female)	35.0	41.2	41.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,707	25,572	53,963
# of Persons per HH	2.2	2.5	2.4
Average HH Income	\$62,252	\$67,052	\$76,602
Average House Value	\$159,855	\$184,319	\$228,575

2023 American Community Survey (ACS)

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