

One Alpha Place

130,000 SF
Class A
office building
available for
lease

201 Resting Tree Drive
Bristol, VA 24202



130,000 RSF

This modern space is fully equipped with executive offices, instructional meeting rooms, work stations, and a state-of-the-art board room.



LEED Silver Certified

One Alpha Place

Located in Bristol, Virginia, One Alpha Place is a 130,000 SF building on a 31.42 Acre campus. This Class A office building is LEED Silver certified and features redundant power and an on-site helicopter pad.



31.42 Acres

With access to hiking and walking trails in the adjacent Sugar Hollow Park

Located in Bristol, VA

Bristol's central location and excellent transportation connections make it the center of the five-state area. State Street joins Tennessee and Virginia and puts the states of West Virginia, Kentucky, and North Carolina within easy driving distance of Bristol.

THE OFFERING

One Alpha Place represents the largest contiguous block of true Class A office space in Tri-Cities region. Constructed in 2011 as Alpha Natural Resources headquarters, One Alpha Place is now available for immediate occupancy. The building features high-end finishes, large efficient floorplates, and two stadium style training rooms.

Building Features:

- Modern construction with state of the art building systems
- LEED Silver Certified
- Ample glass line with breathtaking views
- Back-up generators
- On-site helipad
- Excellent access to I-81
- Building signage and naming rights available

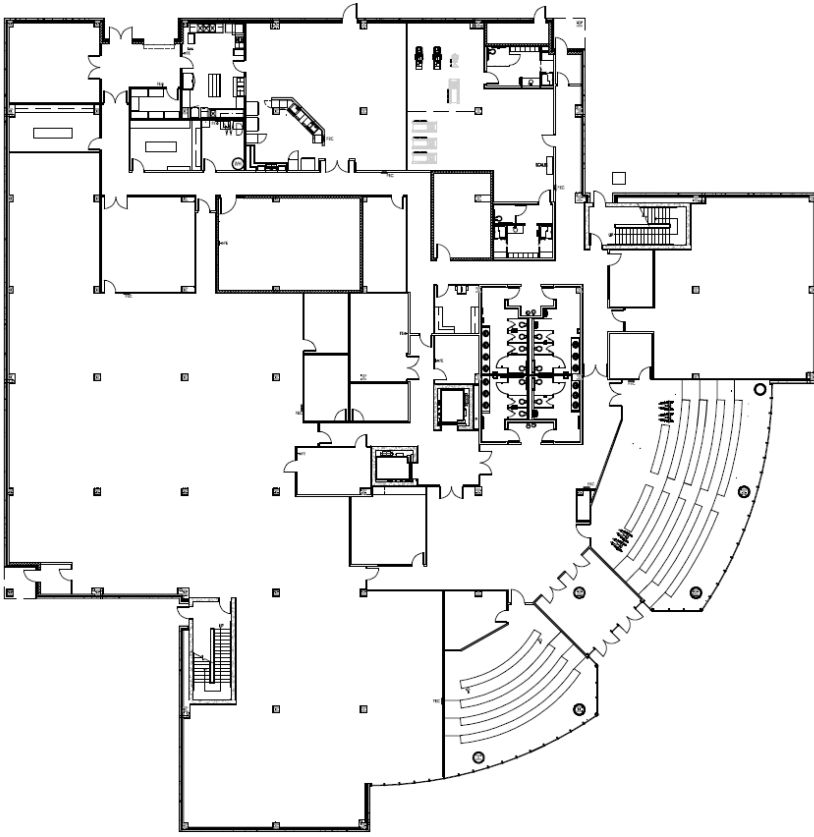
BUILDING SPECS

Total space	130,000 SF
Building Class	A+
Floor plates	26,000 SF
Year Built	2011
Floors	5
Zoning	O-1

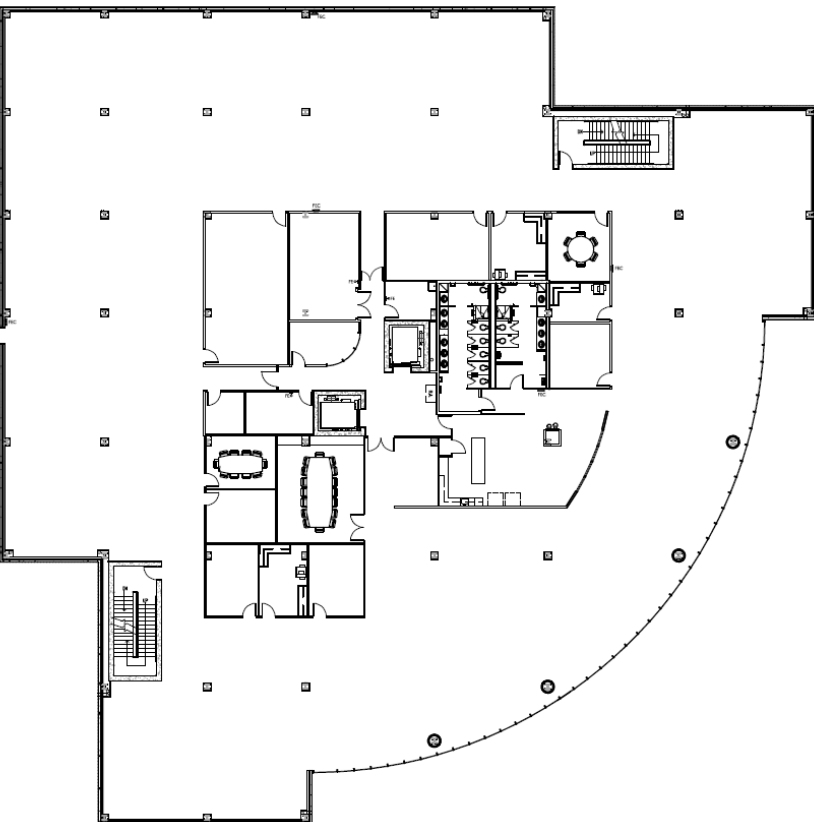


FLOORPLANS

First Floor

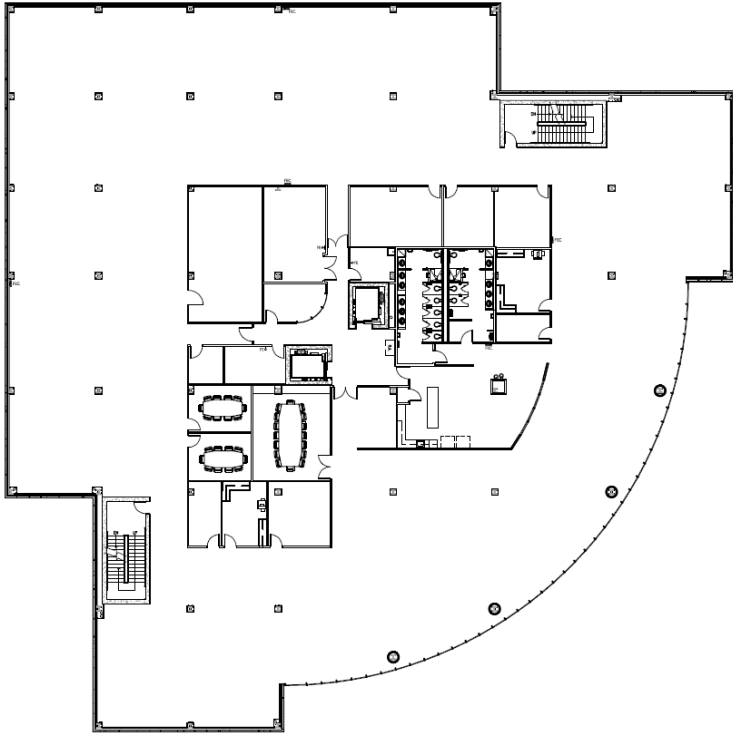


Second Floor

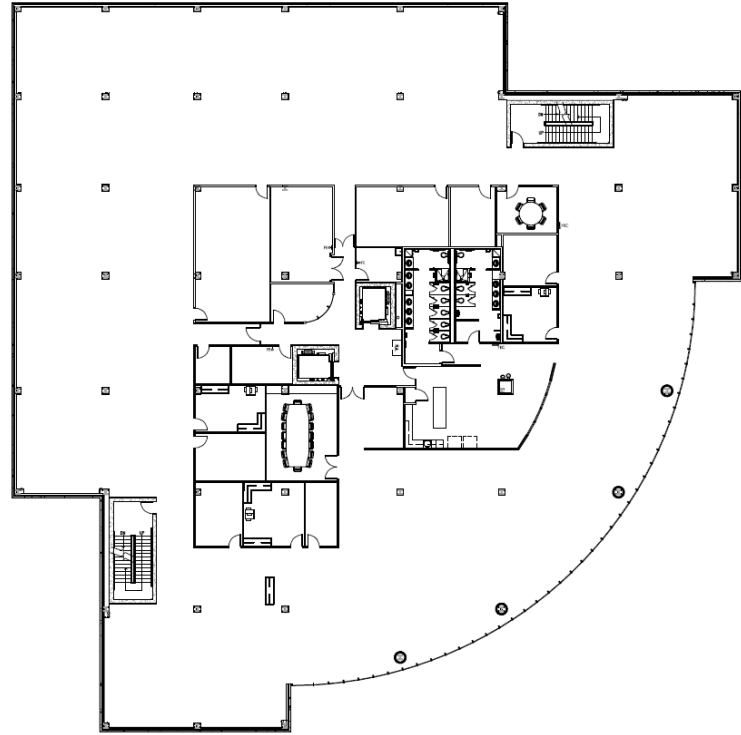


FLOORPLANS

Third Floor

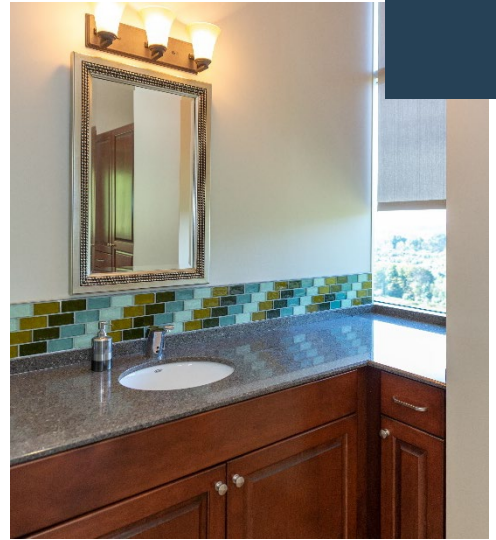
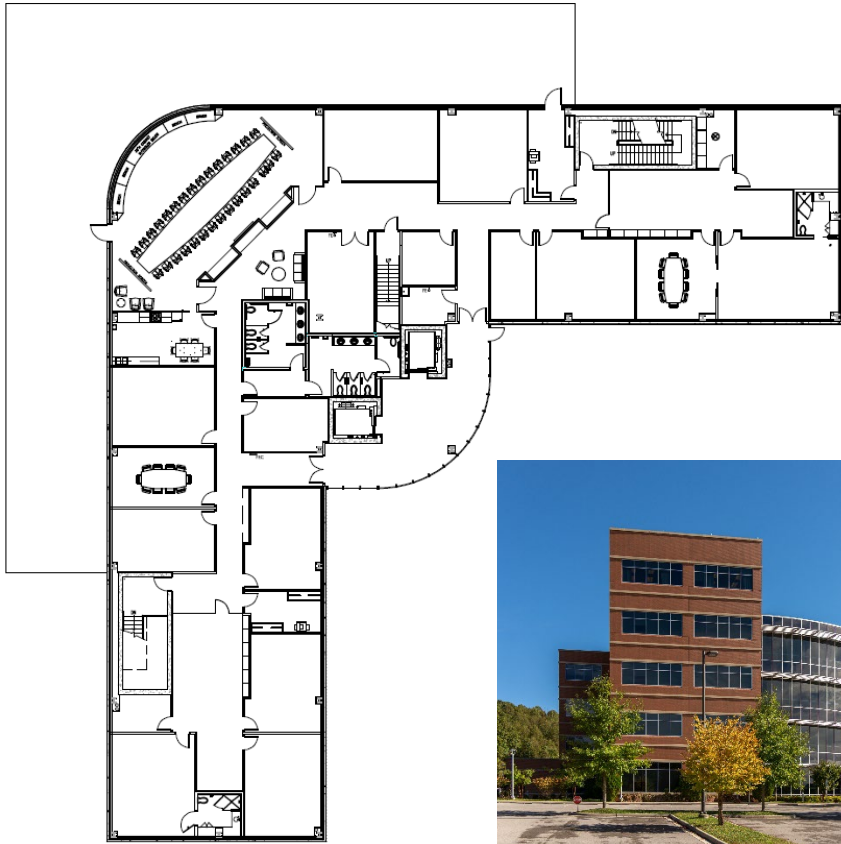


Fourth Floor

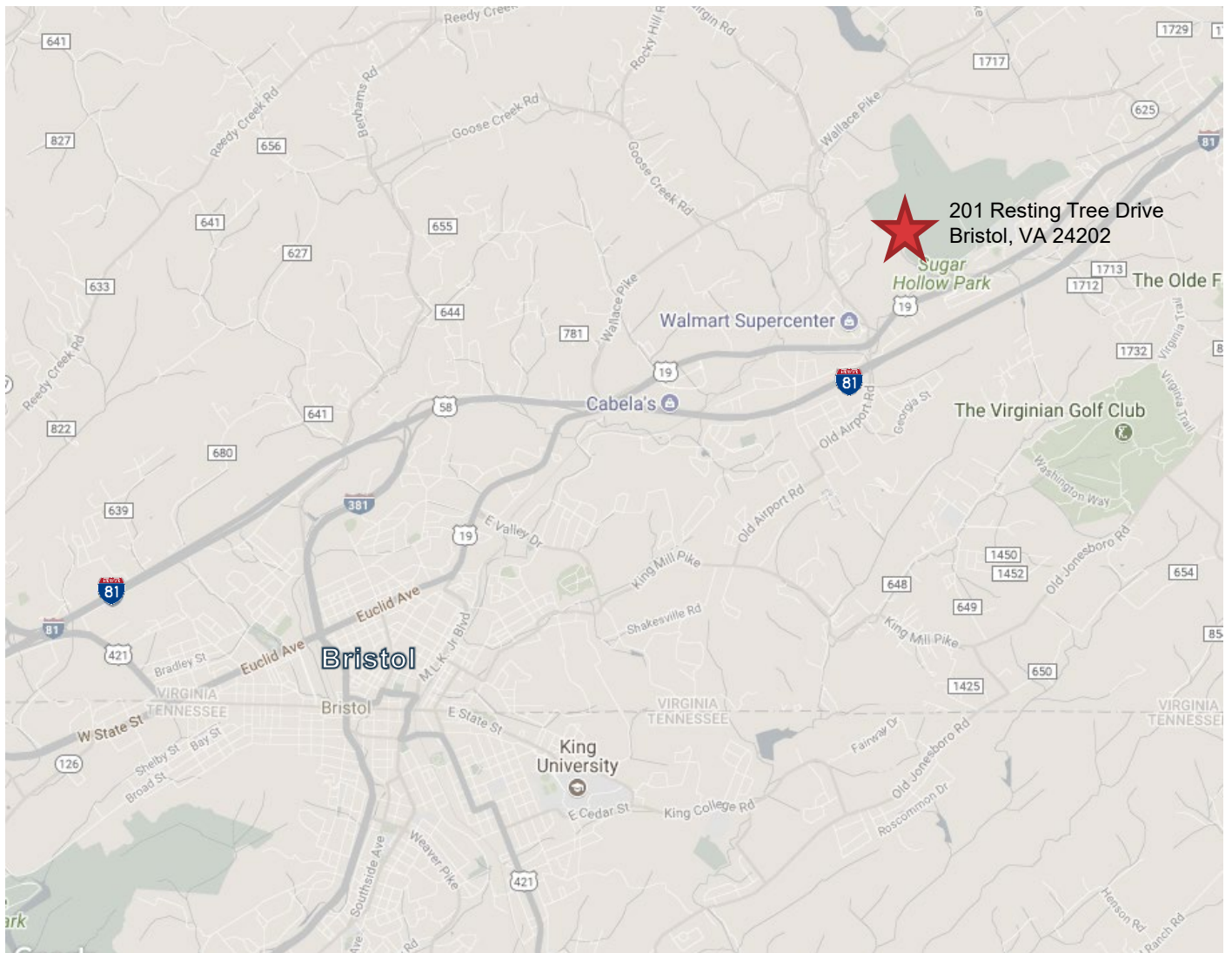


FLOORPLANS

Fifth Floor



BRISTOL, VIRGINIA



Strategically situated in the southeastern United States, Bristol Tennessee-Virginia is a twin city located directly on the Tennessee-Virginia state line. Bristol is part of the metropolitan statistical area of Bristol, Johnson City, and Kingsport, commonly called the Tri-Cities.

Interstate 81 ties Bristol to important population centers such as Knoxville, Tennessee (118 miles west), and Roanoke, Virginia (143 miles east). Interstate highways 77 and 40 connect with I-81 within 73 miles of Bristol. Interstate 26 from Charleston, SC to Asheville, NC was extended through the Tri-Cities in the summer of 2003.





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