

# 5251 CONCOURSE VALLEYPONTE

5251 CONCOURSE DR ROANOKE, VA 24019



## OFFERING SUMMARY

**Available SF:** 6,150 SF

**Lease Rate:** \$15 SF/yr (NNN)

**Building Size:** 19,680 SF

## PROPERTY OVERVIEW

Presented exclusively for lease by Stephen Pendergrass of Poe & Cronk Real Estate Group - 5251 Concourse Drive offer 6,150 square feet of modern office space. The suite features an open and modern floor plan with two conference rooms and offices at points around the perimeter.

The Park at ValleyPointe – a premier destination for professional office and flex space, strategically located in the heart of Roanoke Valley's thriving commercial district. With immediate access to major corridors I-581 and I-81, as well as proximity to the Roanoke-Blacksburg Regional Airport, this property offers unparalleled convenience and connectivity. Its superior location and accessibility make it an exceptional choice for businesses seeking a prestigious and practical setting.

## PROPERTY HIGHLIGHTS

- Versatile layout for customized use
- High-quality finishes and modern amenities
- Ample parking for tenants and guests
- Convenient access to major transportation routes
- Expansive windows offering abundant natural light
- Professional landscaping and exterior maintenance included



**STEPHEN PENDERGRASS, SIOR, CCIM**

Senior Vice President  
540.855.3655  
spendergrass@pocronk.com

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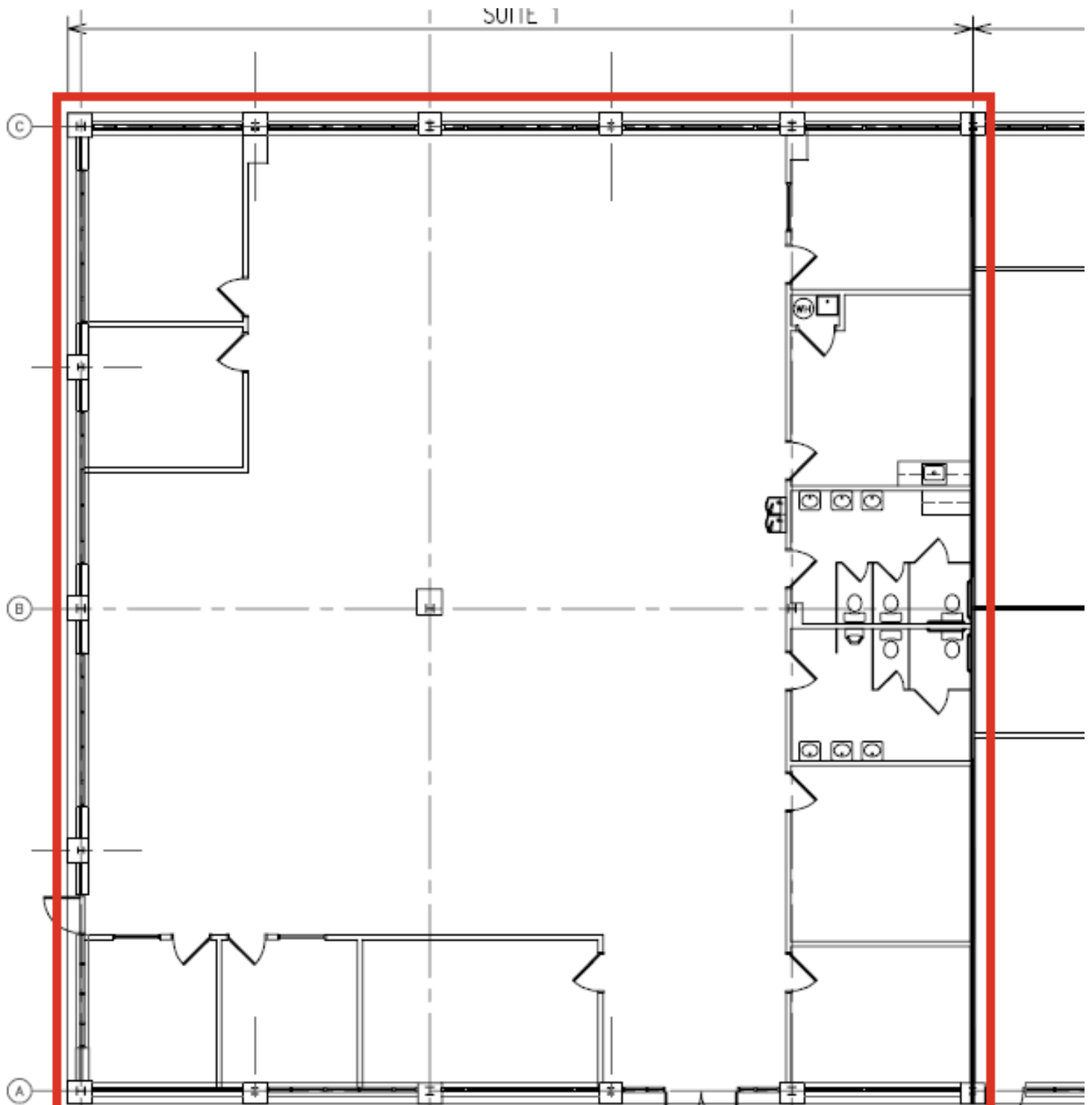
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# SUITE 1 - 6,150 SQUARE FEET

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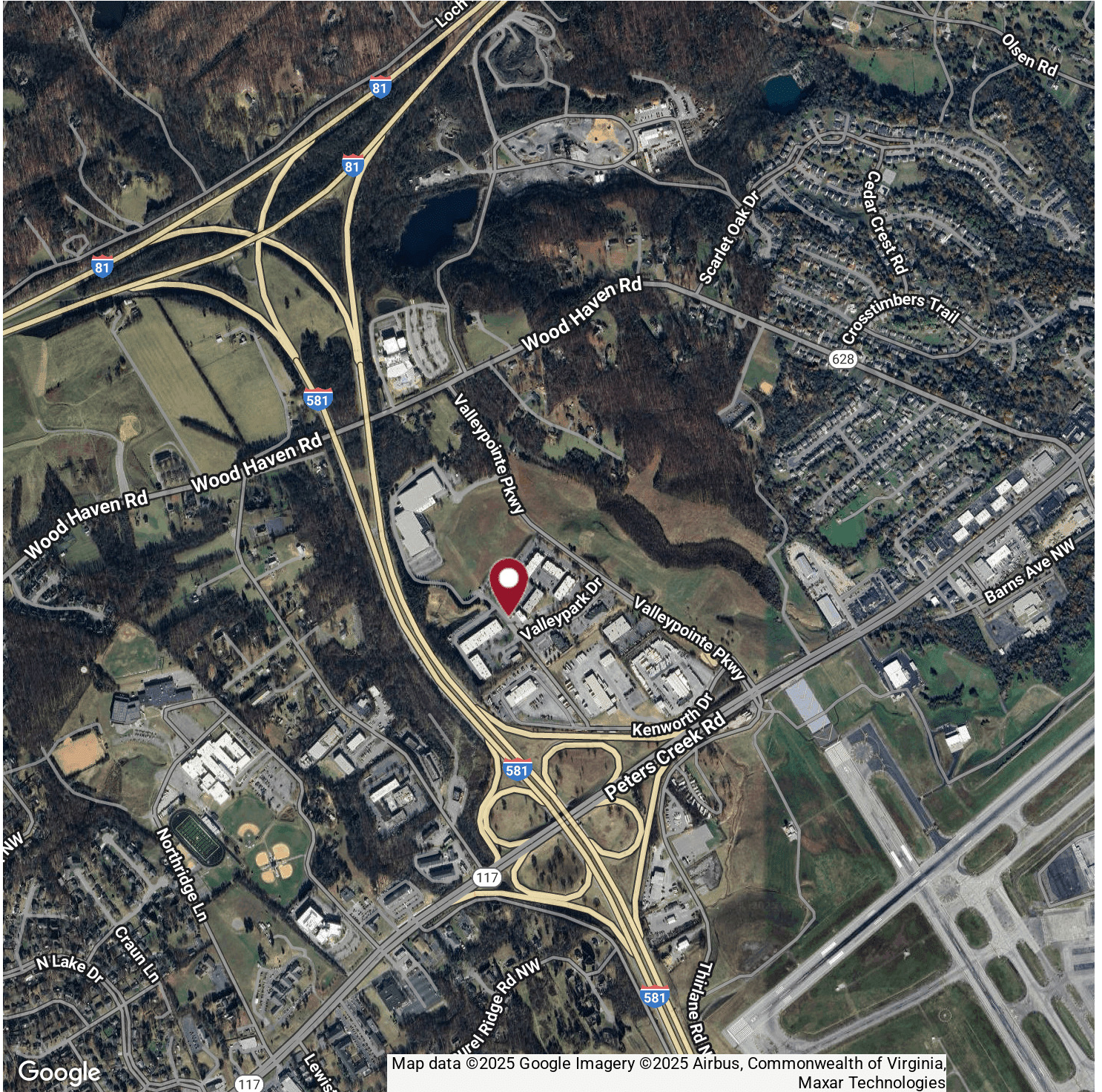
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### PROFESSIONAL BACKGROUND

Stephen Pendergrass is a commercial real estate advisor with more than a decade of proven success. Recognized for his ability to structure and close complex transactions, he consistently secures strategic, advantageous outcomes for his clients. Stephen has earned a reputation as a trusted advisor and top producer within the Southwest Virginia commercial real estate market.

Stephen holds the SIOR (Society of Industrial and Office Realtors®) and CCIM (Certified Commercial Investment Member) designations, two of the most rigorous and globally respected credentials in commercial real estate. These distinctions reflect advanced market expertise, a strong record of transactional performance, and a demonstrated commitment to the highest professional and ethical standards in the industry.

In 2025, Stephen became an equity partner at Poe & Cronk Real Estate Group. He resides in Roanoke, Virginia with his wife and their four children.

#### Poe & Cronk Real Estate Group

10 S. Jefferson Street 1200 Wells Fargo Tower  
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