

OFFICE FOR LEASE

105 E. Roanoke Street
Blacksburg, VA



UNIQUE BUILDING IN THE HEART OF
DOWNTOWN BLACKSBURG

9,700 SF
AVAILABLE

PRICE GUTSHALL

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CUSHMAN &
WAKEFIELD

THALHIMER

PROPERTY HIGHLIGHTS



FEATURES

- Unique and well-maintained building located in the heart of Downtown Blacksburg
- 1927 construction renovated in the 2010's featuring modern office/retail finishes while preserving the architectural detail of the Beaux Arts architecture.
- ±9,700 SF on 0.18 acre, zoned Downtown Commercial in the town of Blacksburg
- 2.5 levels with the lower level being well suited for open office. The main floor features a high ceiling, abundant natural light from arched windows and open space. The mezzanine level features both private and open office areas.
- The building is served by an elevator and is handicapped accessible
- Recruitment opportunities for highly skilled employees from the 37,000 and growing enrollment at Virginia Tech.



SQUARE FOOTAGE

- 9,700 SF
- \$18.00 RSF



WALKABILITY

- Walking Distance to all that Downtown Blacksburg has to offer including restaurants, entertainment, and the Virginia Tech's main campus

INTERIOR PHOTOS



AERIAL



CHIPOTLE
MEXICAN GRILL

MOES
Tavern

WELLS FARGO

**SUGAR
MAGNOLIA**

CHAMPS
SPORTS

National Bank

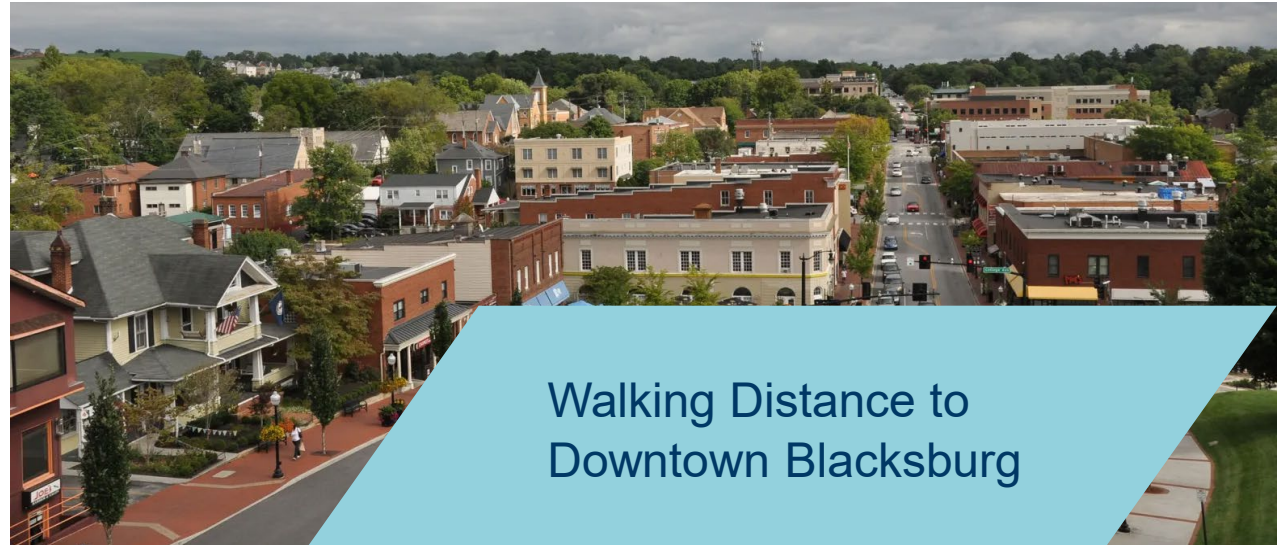
Cabo fish taco
SANTA ANITA

**THE BLACKSBURG
TAVERN**

**mellow
MUSHROOM**
PIZZA BREWERY

VT
VIRGINIA TECH

CLOSE PROXIMITY TO DOWNTOWN BLACKSBURG

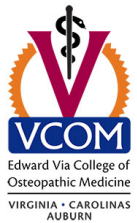


Walking Distance to Downtown Blacksburg

TOP EMPLOYERS

HOTELS | RESTAURANTS | BREWERIES

ARTS | ENTERTAINMENT





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