

FOR LEASE

FIRST FLOOR OFFICE SPACE

4950 Brambleton Avenue
Roanoke, VA 24018

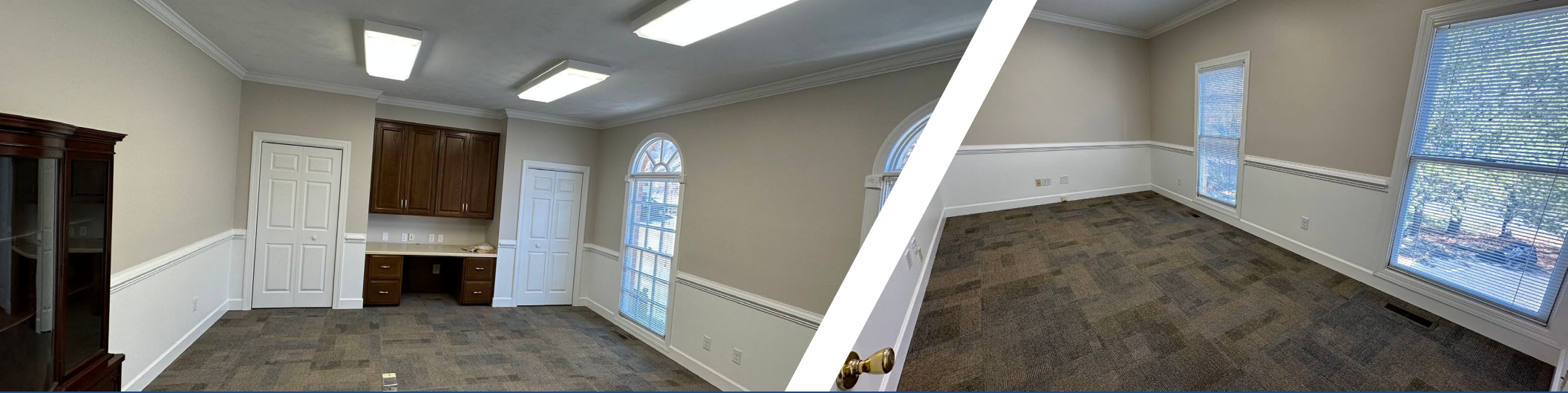


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THALHIMER



Property Features

- 1,728 SF first floor professional office space
- Located in Cave Spring on Brambleton Avenue
- Great location for insurance, law, or professional business services
- Ample on-site parking
- **Competitive office rent!**

Join Nearby Tenants





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DEMOGRAPHICS



74,530

5-MILE POPULATION



33,140

5 MILE NO. OF HOUSEHOLDS



\$155,266

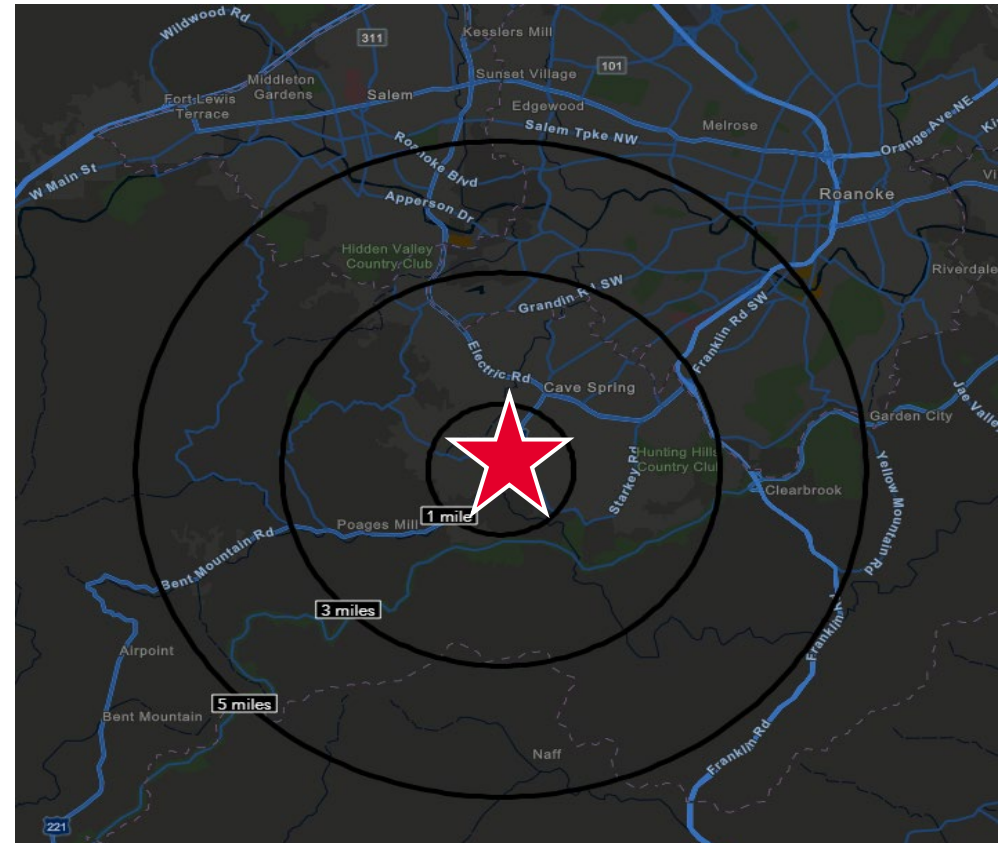
1-MILE AVERAGE HOUSEHOLD
INCOME



77,268

5-MILE DAYTIME EMPLOYEES

Demographics	1 Mile	3 Mile	5 Mile
Population	6,203	35,427	74,530
No. of Households	2,348	15,459	33,140
Avg HH Income	\$155,266	\$118,528	\$113,580
Daytime Population	4,894	34,488	77,268



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Architectural floor plan of the main level of a building. The plan includes the following rooms and areas:

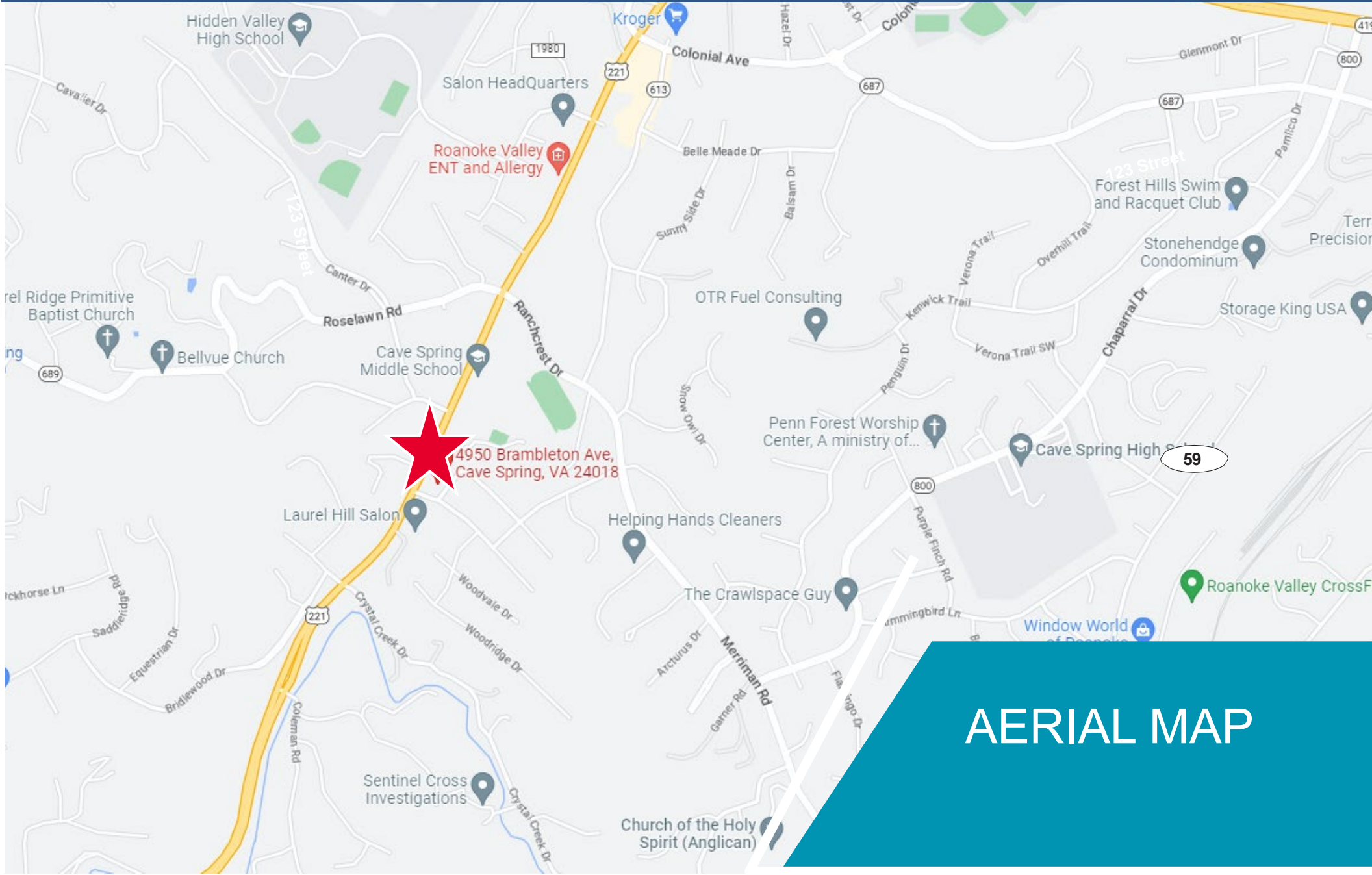
- OFFICE #1**: 11'0" x 17'4", U.L. DESIGN NO. U305, 1 HR. FIRE RATED WALL TYP. & RECF. AREA AND STAIR WELL.
- OFFICE #2**: 11'0" x 17'4", U.L. DESIGN NO. U305, 1 HR. FIRE RATED WALL TYP. & RECF. AREA AND STAIR WELL.
- OFFICE #3**: 15'1'4" x 17'1'4", U.L. DESIGN NO. U305, 1 HR. FIRE RATED WALL TYP. & PERIMETER OF STAIR.
- OFFICE #4**: 19'1" x 17'1", U.L. DESIGN NO. U305, 1 HR. FIRE RATED WALL TYP. & PERIMETER OF STAIR.
- MULTI-PURPOSE RM**: 10'2" x 10'0", U.L. DESIGN NO. U305, 1 HR. FIRE RATED WALL TYP. & PERIMETER OF STAIR.
- RECF. / WAIT**: 12'8" x 12'8", U.L. DESIGN NO. U305, 1 HR. FIRE RATED WALL TYP. & PERIMETER OF STAIR.
- ENTRY VESTIBULE**: 5'0" x 7'0", U.L. DESIGN NO. U305, 1 HR. FIRE RATED WALL TYP. & PERIMETER OF STAIR.
- MEN**: 5'0" x 7'0", U.L. DESIGN NO. U305, 1 HR. FIRE RATED WALL TYP. & PERIMETER OF STAIR.
- WOMEN**: 5'0" x 7'0", U.L. DESIGN NO. U305, 1 HR. FIRE RATED WALL TYP. & PERIMETER OF STAIR.
- BREAK**: 10'5 1/2" x 10'5 1/2", U.L. DESIGN NO. U305, 1 HR. FIRE RATED WALL TYP. & PERIMETER OF STAIR.

The plan also includes various dimensions, door swings, and notes such as "U.L. DESIGN NO. U305" and "1 HR. FIRE RATED WALL". A note on the right indicates "CABINETS ABN. WORK AREA, DRAWERS ON EACH SIDE." The overall dimensions of the building are 54'0" x 32'0".

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AERIAL MAP



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