



**THALHIMER**

**FOR LEASE**  
**LEE-HI BUSINESS CENTER**

2145 Apperson Drive | Salem, VA 24153



For more information, contact:

**BARRY WARD**  
Vice President  
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[www.thalhimer.com](http://www.thalhimer.com)

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**OFFICE SPACE AVAILABLE**



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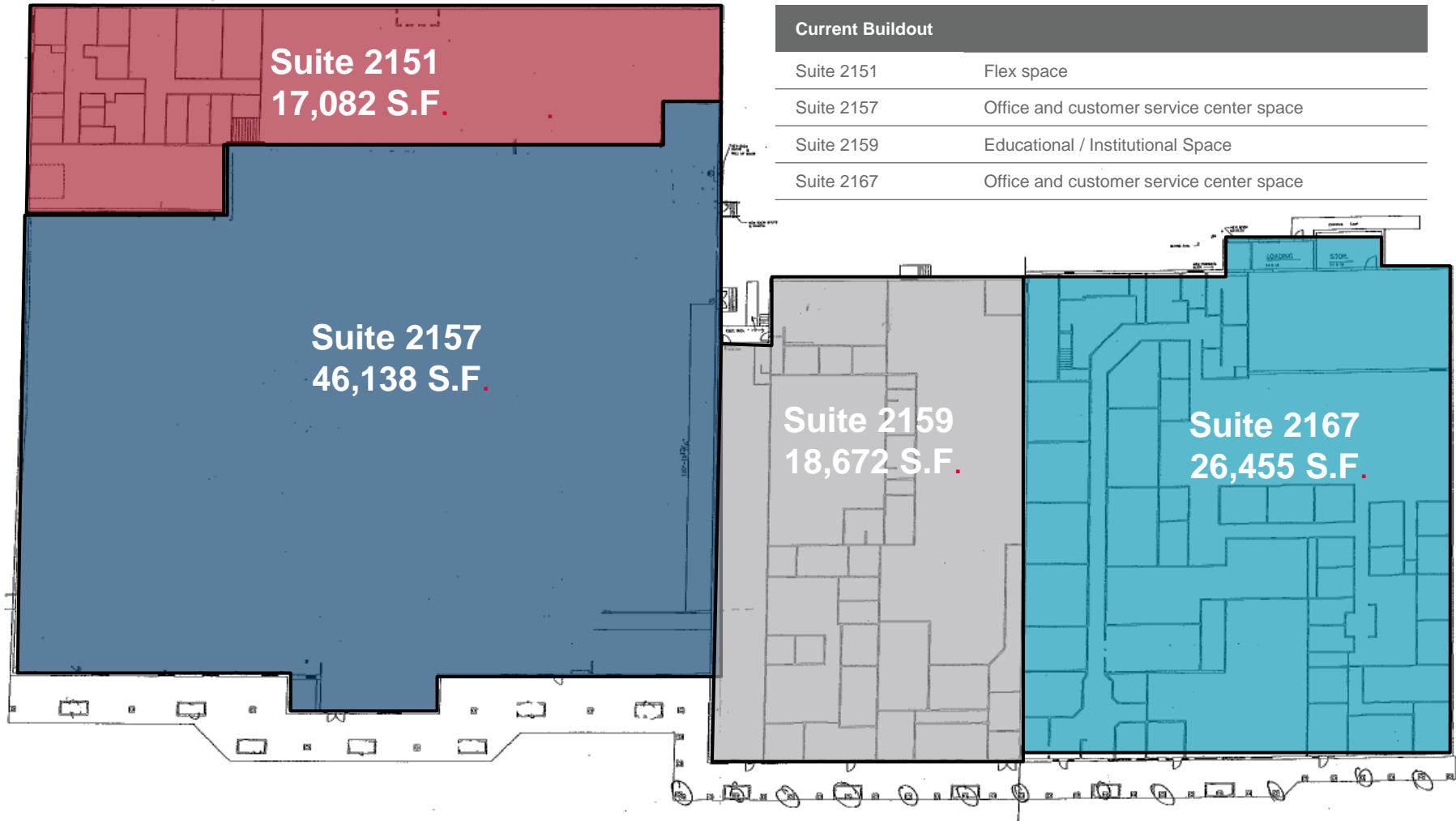
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### Current Buildout

Suite 2151	Flex space
Suite 2157	Office and customer service center space
Suite 2159	Educational / Institutional Space
Suite 2167	Office and customer service center space

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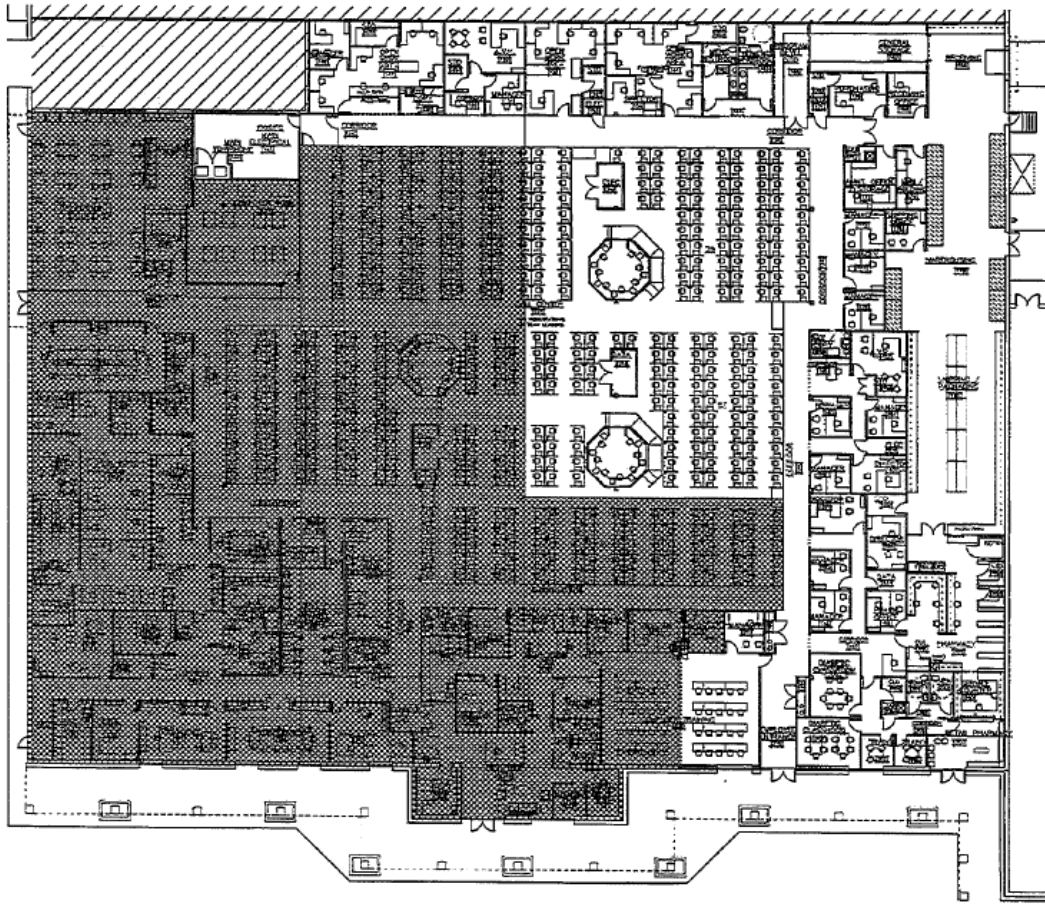
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Suite 2157



**Specifications**

Available SF	46,138 SF
Timing	12 months

**Space Features**

- **Suite 2157:** 46,138 SF of office space available
- Currently built out with executive offices, large call center area, large break room, multiple breakout rooms, pharmacy space and shipping and distribution
- Warehouse and loading dock in back
- 500 parking spaces available w/additional parking behind building
- High visibility at signalized intersection
- Located within one (1) mile of Lewis Gale Hospital, TMEIC Headquarters, and Brandon Oaks Lifecare Retirement Center
- Conveniently located between Roanoke and Salem
- Strong labor pool and skilled workforce within 15-minute radius of property
- Signage available

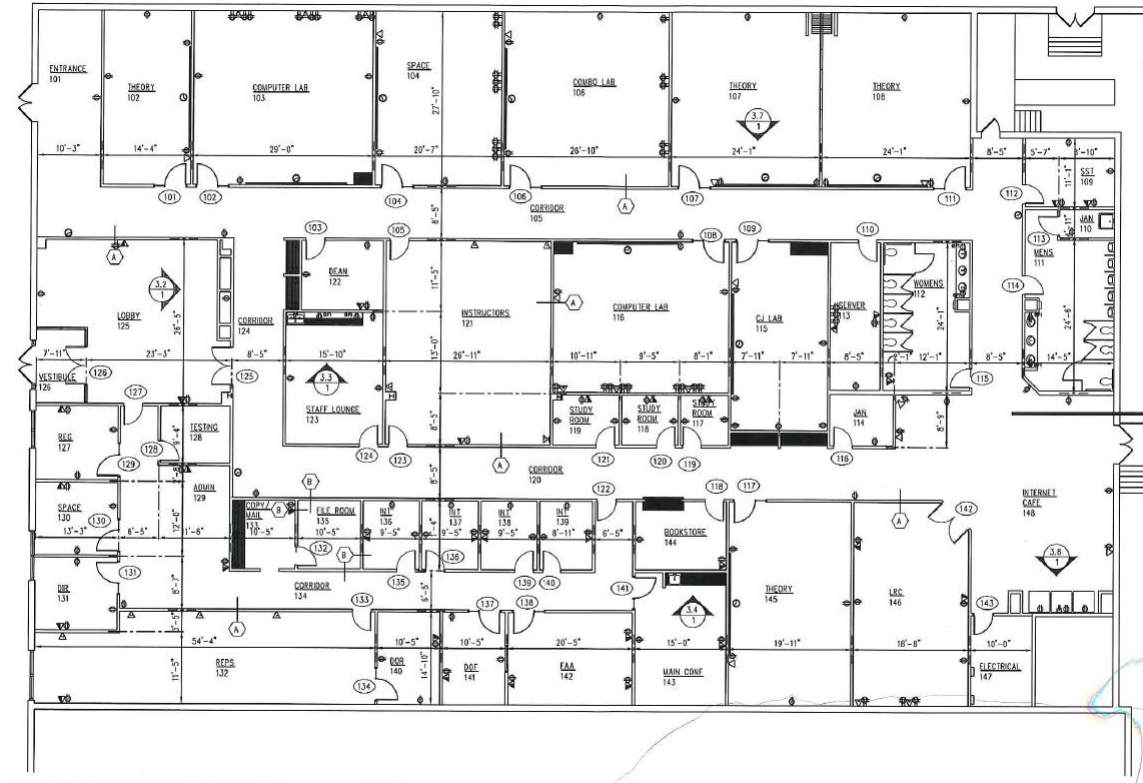
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## Suite 2159



### Specifications

Available SF	18,672 SF
Timing	Available

### Space Features

- Former ITT space now available
- **Suite 2159:** 18,672 SF of office/institutional/educational space available
- Available “as-is” with classrooms, lab space, café, and private offices
- 500 parking spaces available w/additional parking behind building
- High visibility at signalized intersection
- Located within one (1) mile of Lewis Gale Hospital, TMEIC Headquarters, and Brandon Oaks Lifecare Retirement Center
- Conveniently located between Roanoke and Salem
- Strong labor pool and skilled workforce within 15-minute radius of property
- Signage available

For more information, contact:

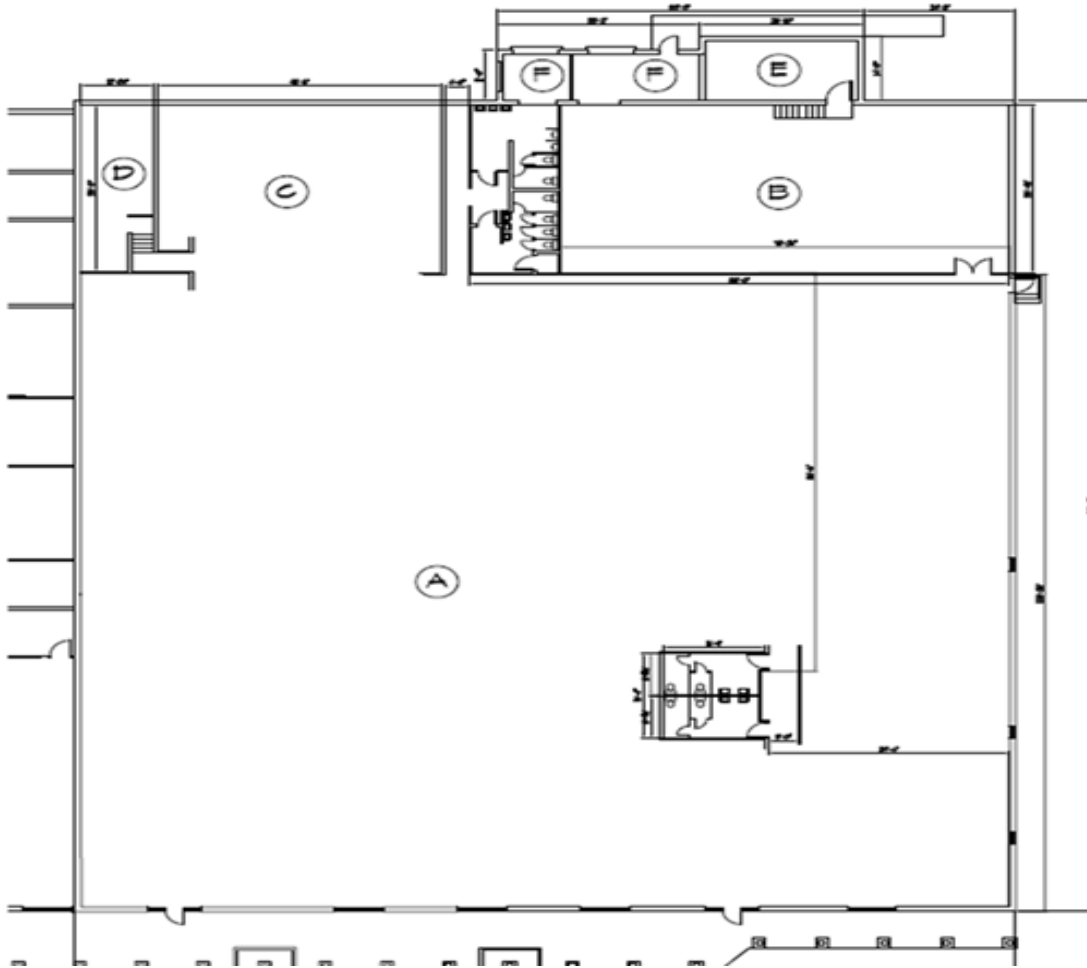
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**Suite 2167**

**Specifications**

Available SF	26,455 SF
Timing	Available

**Space Features**

- **Suite 2167:** 26,455 SF of office space available
- 500 parking spaces available w/additional parking behind building
- Warehouse and loading dock in back
- High visibility at signalized intersection
- Customizable space build out
- Located within one (1) mile of Lewis Gale Hospital, TMEIC Headquarters, and Brandon Oaks Lifecare Retirement Center
- Conveniently located between Roanoke and Salem
- Strong labor pool and skilled workforce within 15-minute radius of property
- Signage available

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MEDICAL OFFICE – SUITE 2131



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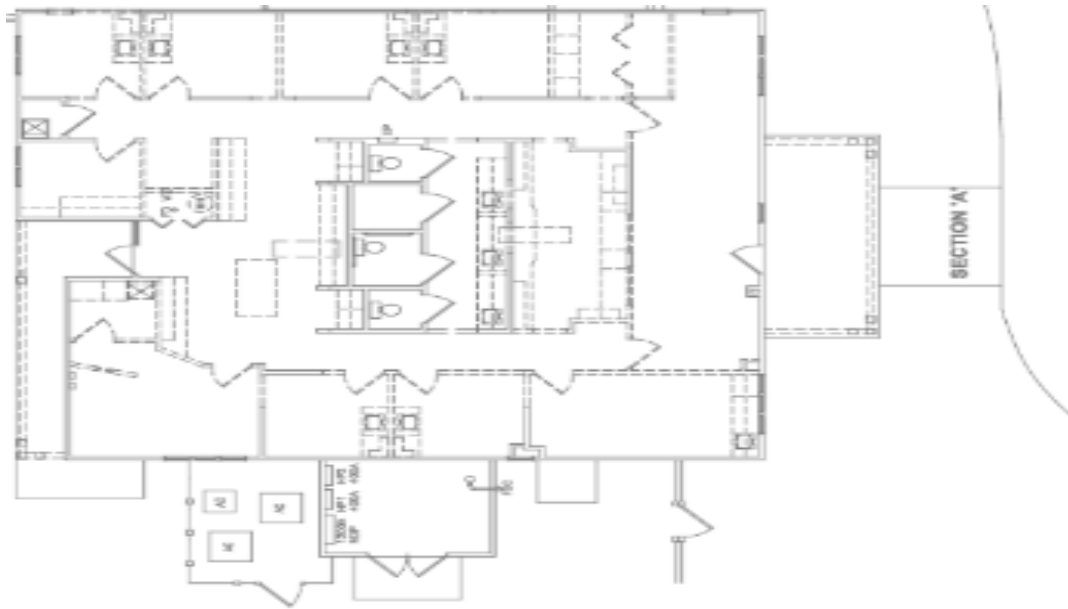
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## LEE-HI BUSINESS CENTER

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## Property Features

- Approximately 2,800 SF available at Lee-Hi Business Center with Liberty Medical
- Conveniently located on Route 11 between Roanoke and Salem, with average annual daily traffic of 13,000 vehicles per day
- Features a large fenced in lawn and over 500 parking spaces
- Located near Lewis Gale Hospital (521) beds, multiple private medical practices, and TMEIC Corporation's headquarters (over 300 employees)
- More than 4,000 daytime employees within a one-mile radius and more than 65,000 residents within a 5-mile radius
- Ideal for medical office



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RETAIL/OFFICE SPACE – SUITES 2105 and 2121



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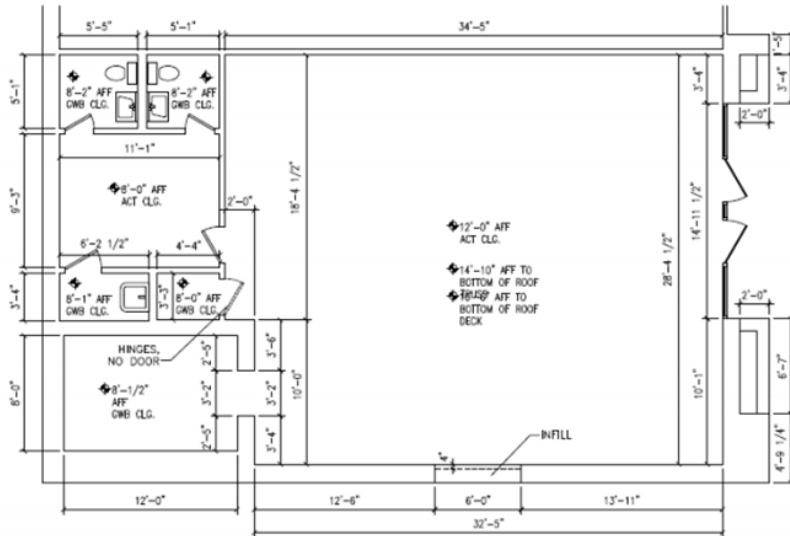
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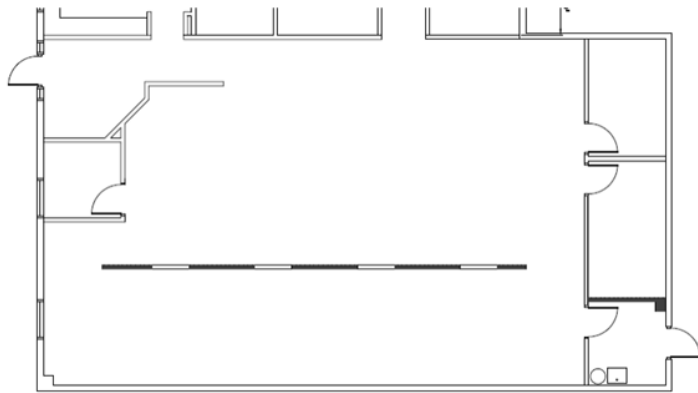
Suite 2105

## Property Features

- Retail space available at Lee-Hi Business Center with Wendy's and Liberty Medical
- Conveniently located between Roanoke and Salem on US Route 11 with average annual daily traffic of 13,000 vehicles per day
- Signalized intersection with high visibility
- Located near Lewis Gale Hospital (521 beds), multiple private medical practices, and Brandon Oaks
- More than 4,000 daytime employees within a one-mile radius and more than 65,000 residents within a 5-mile radius

## Specifications

Suite 2105	1,500 SF of Retail/Office
Suite 2121	2,029 SF Retail/Office



Suite 2121

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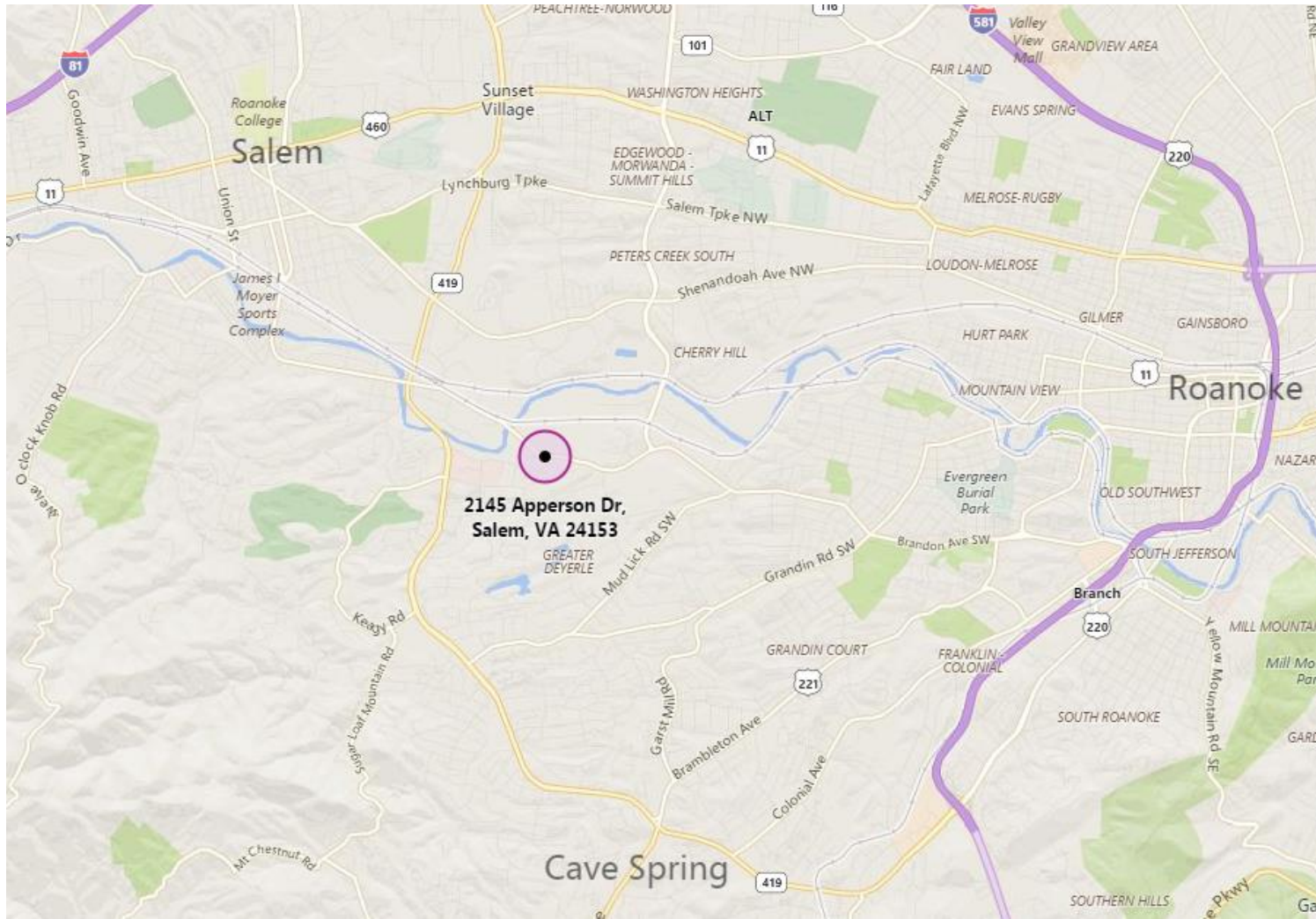
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