

Prominent Office Building SALE/LEASE

105 Arbor Drive

CHRISTIANSBURG, VA





SPECIFICATIONS

72,190 SF Class A Building

6.36 Acres Zoned B-3

243 Parking Spaces

AVAILABLE

Total Rentable SF: 58,816 SF

Lower Level: 15,719 SF

First Floor: 17,516 SF [\[Leased\]](#)

Second Floor: 11,918 SF

Third Floor: 7,498 SF [\[Leased\]](#)

Fourth Floor: 4,833 SF

CURRENT TENANTS

Atlantic Union Bank

Brown Edwards and
Company

A. Morton Thomas &
Associates

FEATURES



PROPERTY FEATURES

- Former bank HQ and operations building
- Recent enhancements and capital improvements include
 - New roof 2021
 - Updated fire alarm system 2021
 - Updated HVAC control system 2021
 - New LED lighting for the parking field 2021
- 275kW generator provides mission critical backup power
- 2 acre \pm adjacent site for future development
- Next to Christiansburg Marketplace



DEMOGRAPHICS



63,191
Population

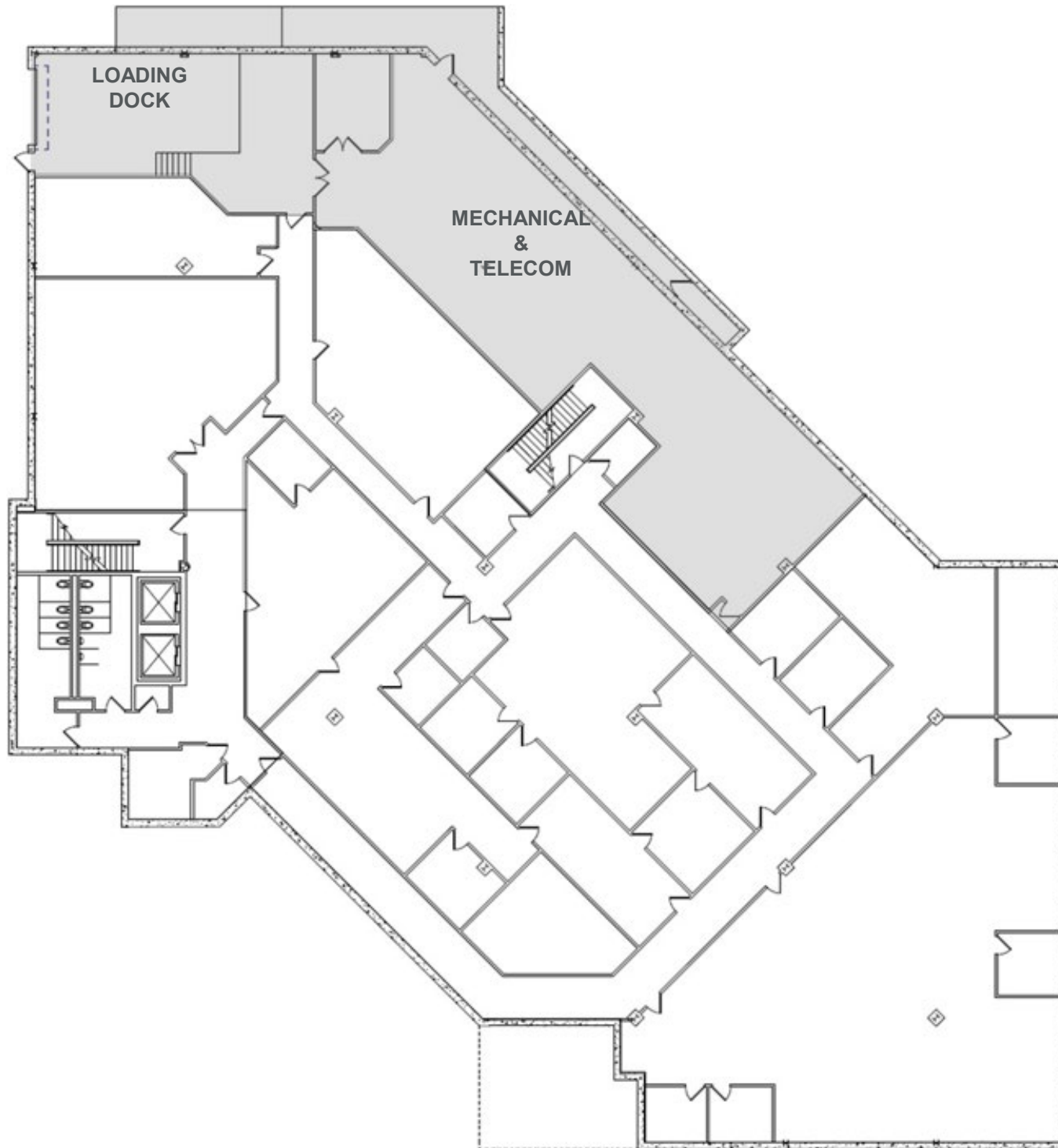


23,593
Households

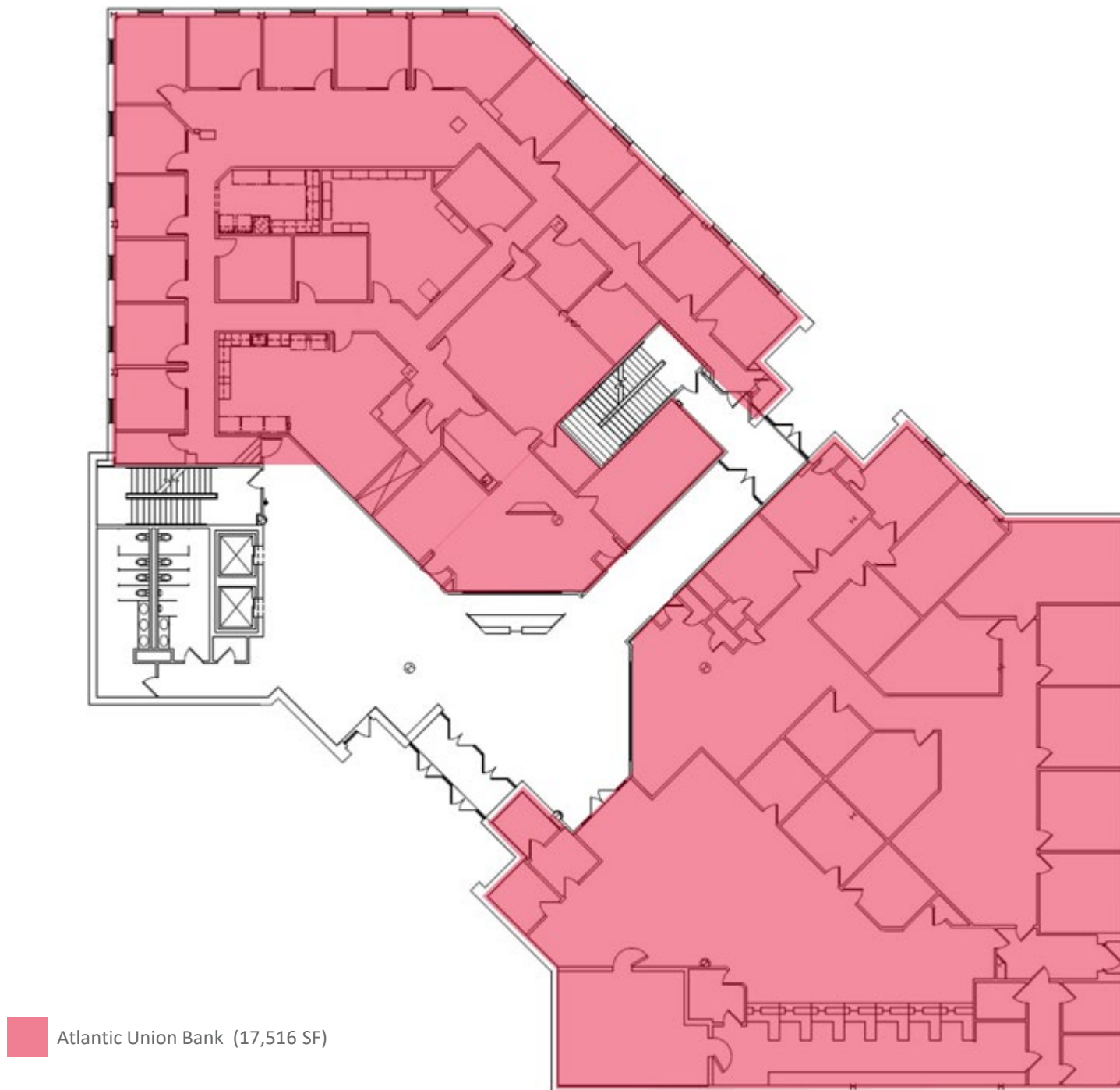


70,114
Daytime Population

LOWER LEVEL – 15,719 SF Available



FIRST FLOOR

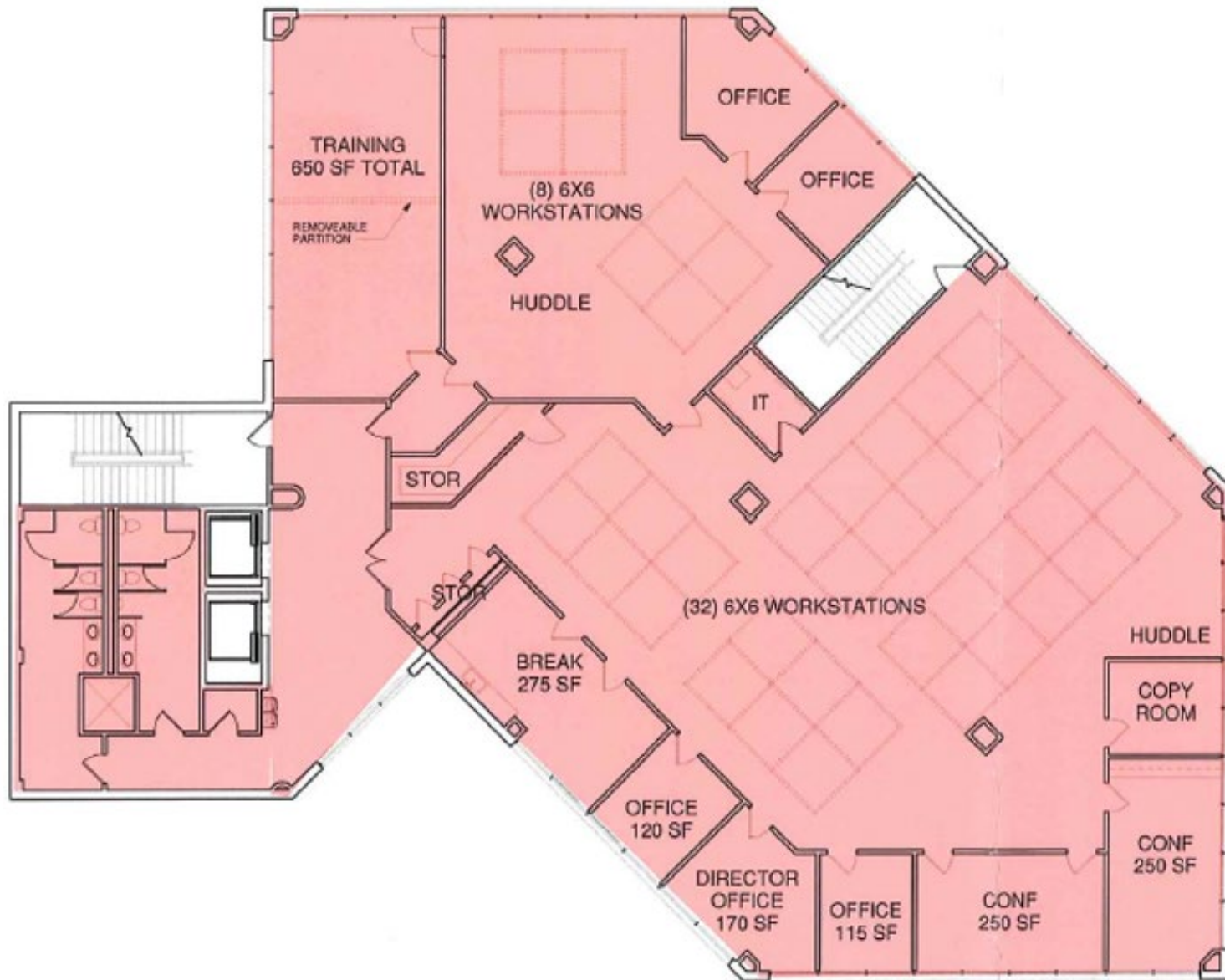


SECOND FLOOR -11,918 SF Available

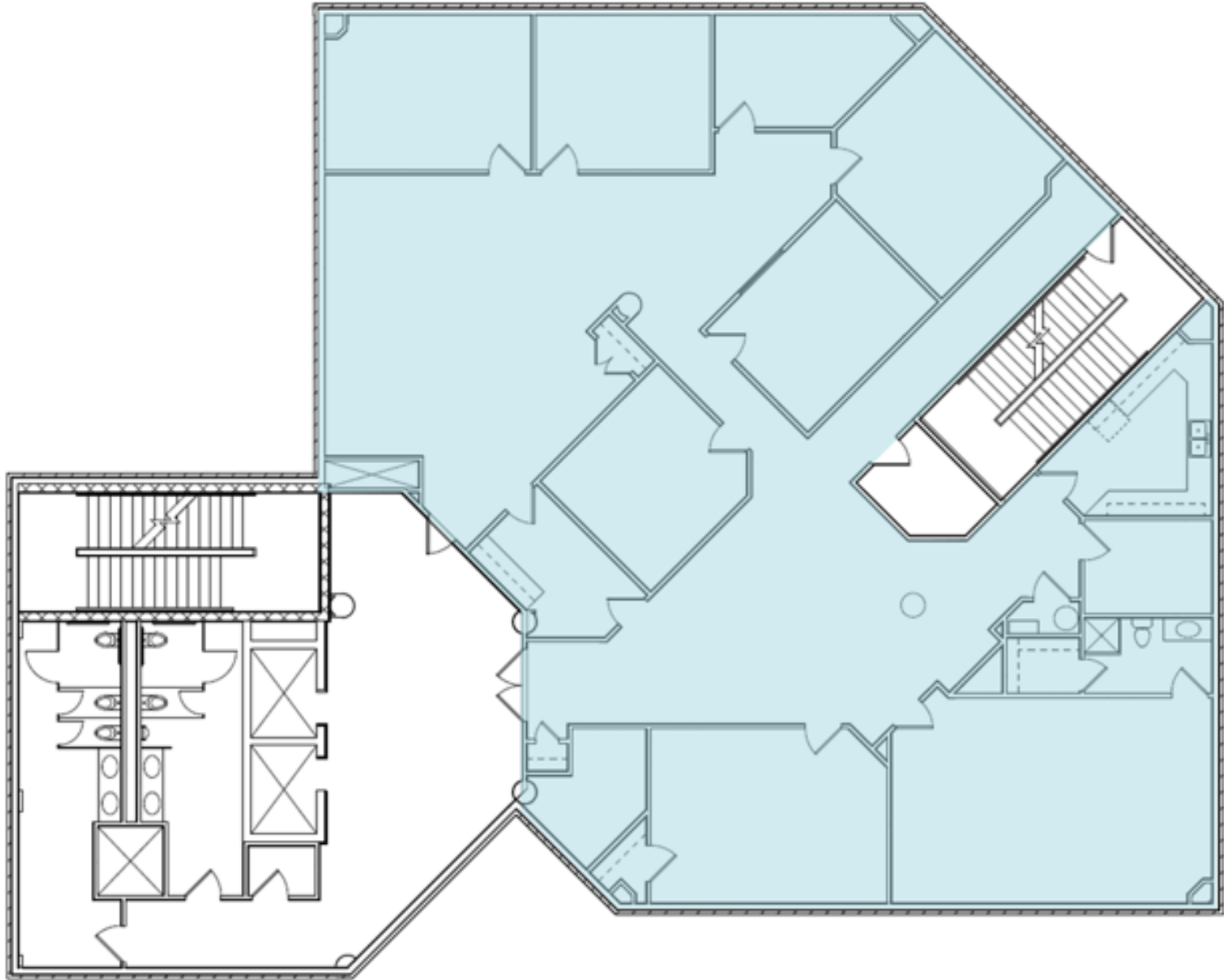


A. Morton Thomas & Associates (1,323 SF)

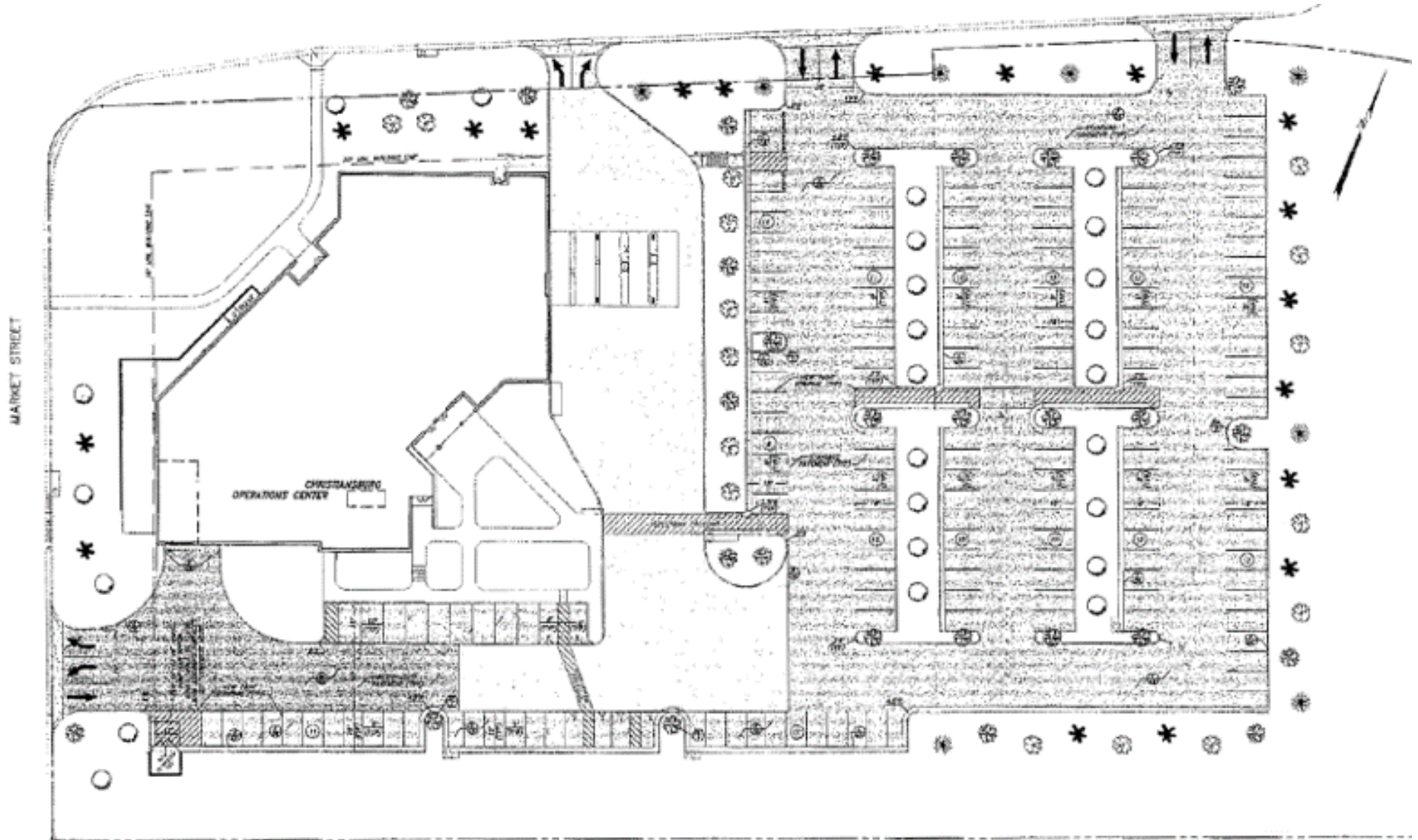
THIRD FLOOR – Brown Edwards and Company



FOURTH FLOOR – 4,833 SF Available



SITE PLAN



Site Plan

6.36 Acres +/-

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