

COMMONWEALTH BUILDING

OFFICE FOR LEASE | ROANOKE, VIRGINIA



**CUSHMAN &
WAKEFIELD**

THALHIMER

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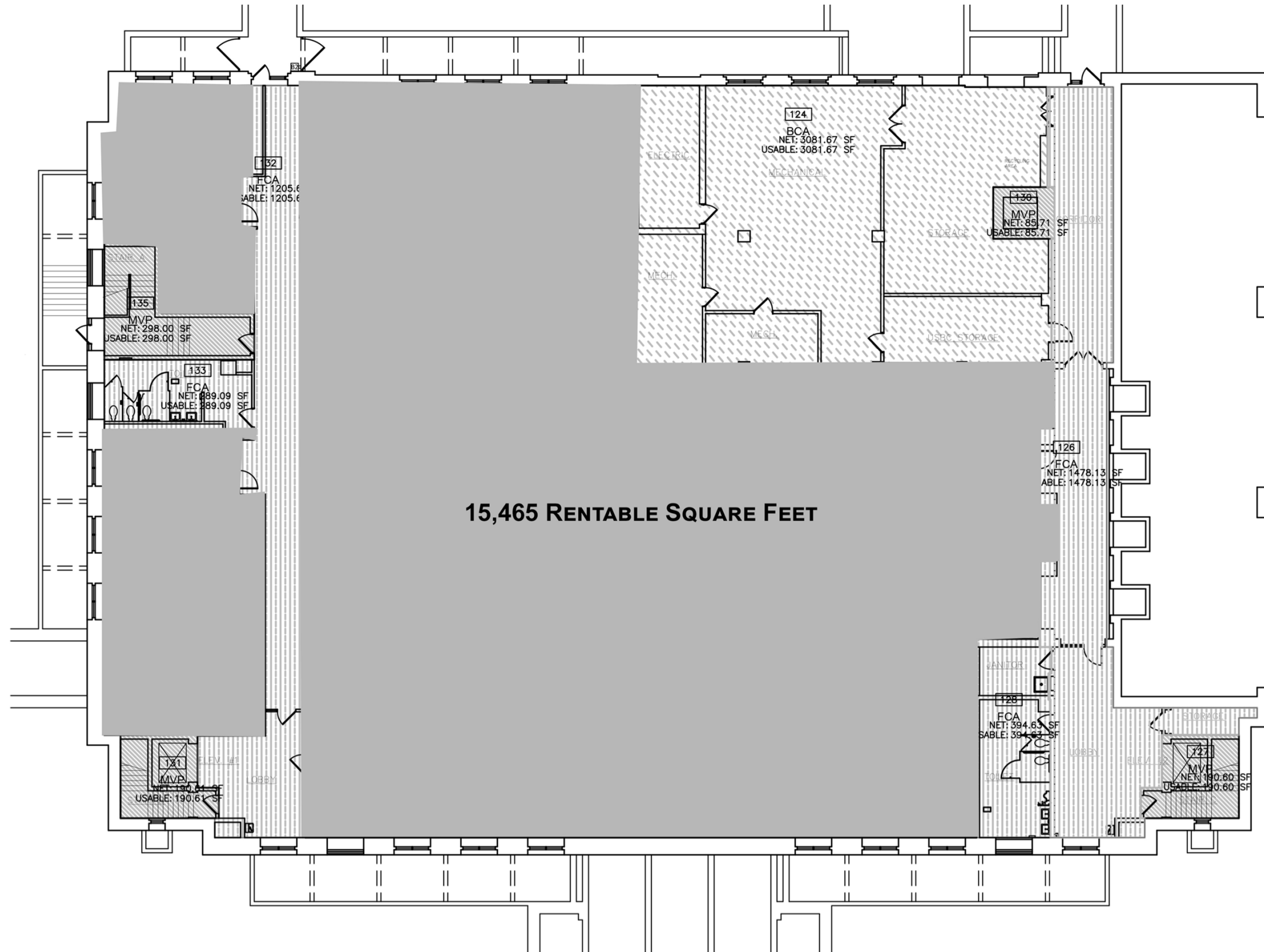
SPECIFICATIONS	
Total Size	73,461 GSF
Available SF	36,317 RSF <ul style="list-style-type: none">Ground: 15,465 RSF1st Floor: 6,277 RSF3rd Floor: 14,575 RSF
Timing	Immediately
Elevators	Two passenger
Typical Floorplate	14,449 RSF
Site Size	1.3 acres
Class (A, B, C)	Class A office building
Year Built/Renovated	1932 / major renovations in 2010, most recent in 2019
Rental Rate	Ground Level: \$10.00 per rentable square foot Triple Net 1st Floor: \$16.00 per rentable square foot Triple Net 3rd Floor: \$16.00 per rentable square foot Triple Net
No. of Floors	4
Exterior	<ul style="list-style-type: none">Civic Architecture during the City Beautiful Movement, this Beaux-Arts style building was designed under Acting US Supervising Architect James A. Wetmore and is a 15-bay brick and stone building with flat roof with parapet wall, molded cornice, and wide entablature. Rusticated stone base with arched opening and two upper floors of brick united by Ionic pilasters capped by an entablature and modillioned cornice.
Security	24/7 security monitoring system
Parking	Limited onsite parking. Multiple garages and surface parking lots nearby.
Nearby Amenities	<ul style="list-style-type: none">Near municipal government and court housesWithin walking distance to downtown restaurants and retail
Features	<ul style="list-style-type: none">Vibrant area of downtownLEED Certified



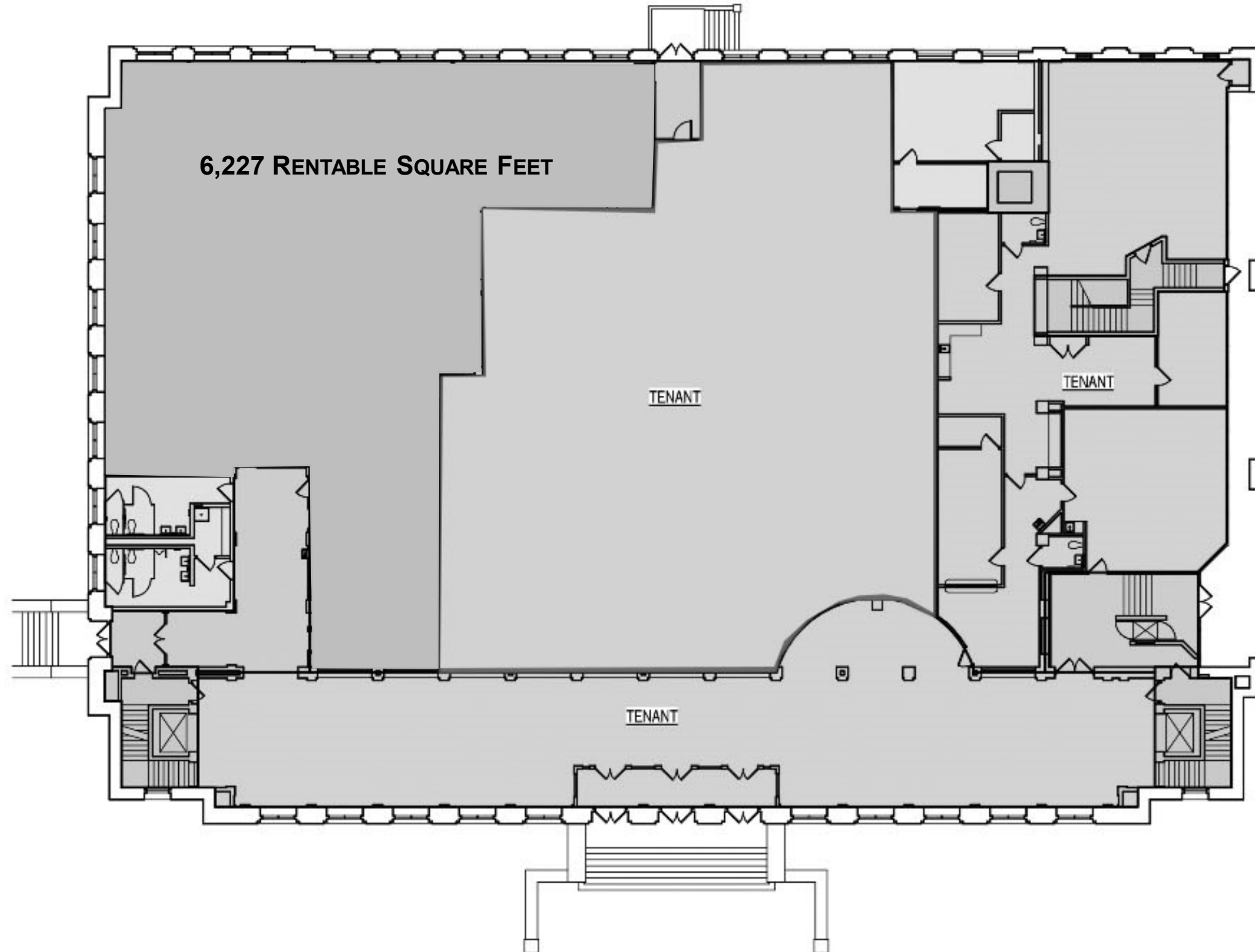
THE COMMONWEALTH BUILDING

- 24/7 AVAILABILITY | All tenants have 24/7 access to the building and their suites via fobs provided by building management to tenant employees
- 24/7 SECURITY | Security monitoring
- LEED BUILDING | LEED Silver Certified following extensive renovations in 2011 that combine building's historic character with state-of-the-art building systems
- LOBBY AREA | Attractive interior lobby that features original terrazzo floors, wood paneling, and decorative marble stairs and elevators that provide accessibility from the east and west sides of the building
- ATTRACTIVE GROUNDS | Beautiful landscaping and setting across from a civic war memorial
- LIVE WORK PLAY | Located in the heart of downtown within walking distance to restaurants, retail, hotels, apartments, event venues, public spaces, and recreational activities
- PROFESSIONAL PROPERTY MANAGEMENT | The building is professionally managed and maintained by a highly qualified team
- UPGRADED HVAC SYSTEMS AND CONTROLS
- PARKING | Limited onsite parking available Additional parking is served by the Church Avenue Garage and adjacent third-party surface parking lots

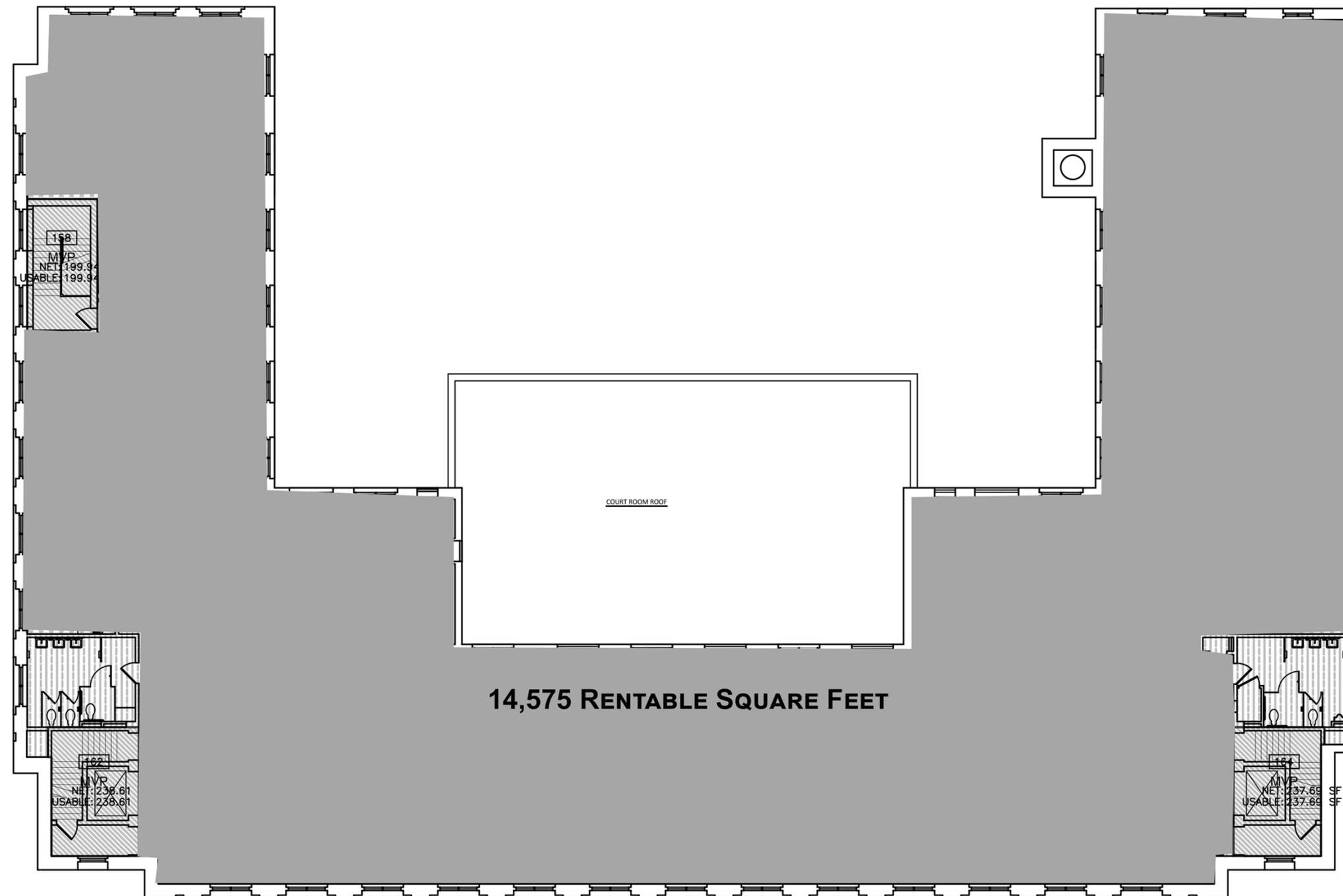
GROUND FLOOR



FIRST
FLOOR



**THIRD
FLOOR**

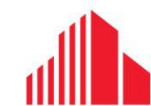


MAJOR
EMPLOYERS



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