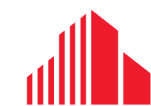


27 CHURCH AVENUE

NOW AVAILABLE | ROANOKE, VIRGINIA



**CUSHMAN &
WAKEFIELD**

THALHIMER

For more information, contact:

BARRY WARD
First Vice President
540 767 3015
barry.ward@thalhimer.com

PRICE GUTSHALL
Vice President
540 767 3011
price.gutshall@thalhimer.com

Thalhimer
310 1st Street Suite 300
Roanoke, VA 24011
thalhimer.com

Office/Retail space is now available and ready for your business.

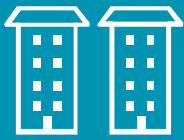
27 Church is a storefront suite ideally located adjacent to the 12-story 310 First office building within a key area of Downtown Roanoke. Walking distance to multiple restaurants including Martin’s, Sidecar, Lucky, Fortunato and Macado’s. The downtown area is also home to over 2,600 residents.

Plenty of parking is available within the immediate area.

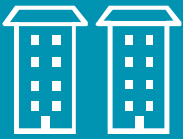
A competitive \$14.50 PSF rate is being offered with flexible lease terms as well.



JOIN NEARBY TENANTS



RETAIL
HIGH FOOT TRAFFIC AREA



Available
2,127 SF OFFICE/RETAIL SPACE



Rent
\$12.00 PER RENTABLE SQUARE FOOT,
MODIFIED GROSS



- Features**
 - SIGNATURE STOREFRONT WITH HIGH VISIBILITY ON VIBRANT CHURCH AVENUE IN DOWNTOWN ROANOKE
 - COMPETITIVE LEASE RATE WITH LANDLORD INCENTIVES AVAILABLE
 - FEATURES 4-5 OFFICES, LARGE CONFERENCE ROOM, ATTRACTIVE GLASS LOBBY, WORK AND BREAK AREAS
 - SHORT WALK TO 60+ RESTAURANTS AND RETAIL ESTABLISHMENTS
 - ABUNDANT ON STREET PARKING AND STEPS FROM MUNICIPAL PARKING GARAGE



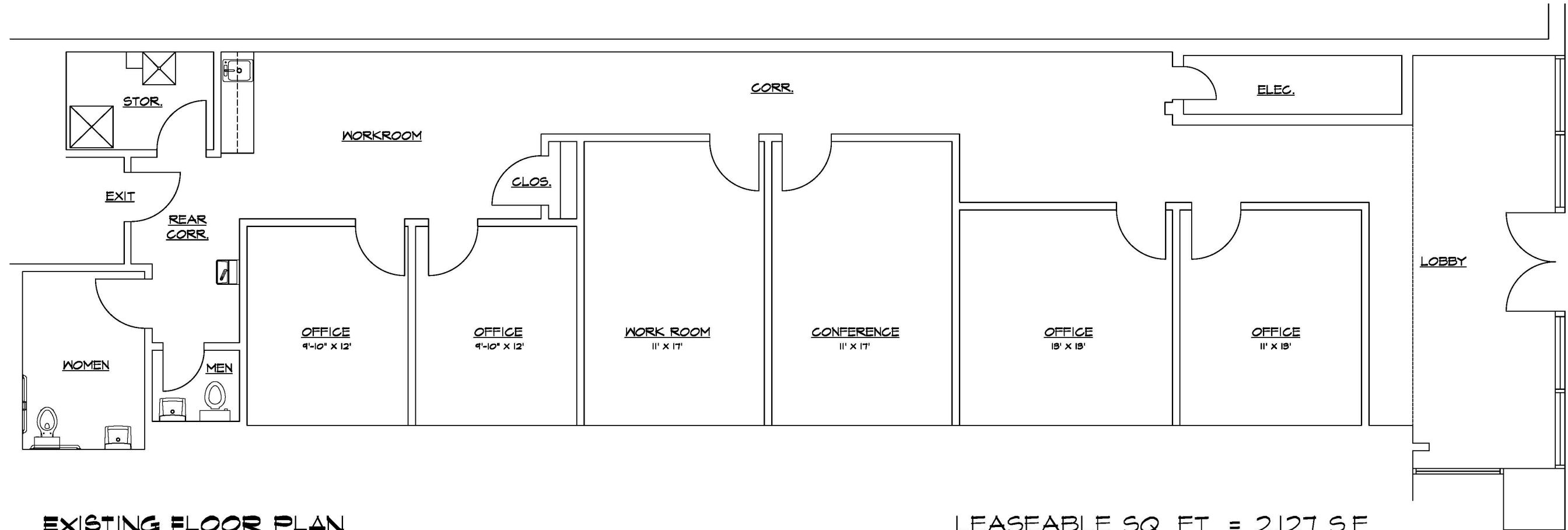
THE ANNEX

FEATURES

- 2,127 rentable square feet available
- Features 4-5 offices, large conference room, attractive glass lobby, work and break area
- Signature storefront with high visibility

SPECIFICATIONS

- Lease Rate \$12.00/psf MG



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEASEABLE SQ. FT. = 2,127 S.F

AERIAL

BUS TRANSPORT
STATION

COURTHOUSE

HIGHER EDUCATION
CENTER

HOTEL ROANOKE

AMTRAK

27 CHURCH

TAUBMAN MUSEUM

ROANOKE CITY
MARKET
BUILDING

PATRICK HENRY
HOTEL

ELMWOOD PARK

ELM AVENUE

WILLIAMSON RD SE

FRANKLIN RD SE

581

220

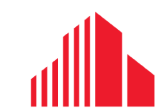
FIRST STREET

JEFFERSON STREET

NORFOLK AVE

27 CHURCH AVENUE

ROANOKE, VIRGINIA



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