

For Immediate Release

## Office Building in Roanoke Sells for \$1.46M

**ROANOKE, VIRGINIA, December 21, 2023** – Cushman & Wakefield | Thalhimer is pleased to announce the sale of 3517 Brandon Avenue SW in Roanoke, Virginia.

Blue Ridge Behavioral Healthcare purchased the 48,915 square foot office building, situated on 3.47 acres, from Brandon Partners LLC for \$1,460,000 for a new counseling center serving 780 to 900 clients per week. The buyer plans to invest \$10 million into the center, which will provide space for their adult, child, and youth services in one location.

Barry Ward and Price Gutshall of Cushman & Wakefield | Thalhimer handled the sale negotiations on behalf of the seller.



**For Further Information Contact:**

**Barry Ward**  
First Vice President  
+1 540 767 3015  
[barry.ward@thalhimer.com](mailto:barry.ward@thalhimer.com)

**Price Gutshall**  
Vice President  
+1 540 767 3011  
[price.gutshall@thalhimer.com](mailto:price.gutshall@thalhimer.com)



### **About Cushman & Wakefield | Thalhimer**

Thalhimer was founded in 1913 and currently has offices in Richmond, Newport News, Virginia Beach, Fredericksburg, Roanoke, Charlottesville, and Lynchburg, Virginia. The company has nearly 100 broker professionals and employs nearly 425 associates. Thalhimer represents, on behalf of its clients, a property portfolio of 55 million leasable square feet, management of 30 million square feet of commercial property, and 10,000 multifamily units. In 2022, Thalhimer completed over 1,900 transactions with a transactional volume of more than \$2.3 billion. Thalhimer is the region's leading provider of comprehensive commercial real estate services, including corporate services, investment sales, tenant representation, project management, asset management, and the sale and leasing of office, industrial and retail properties. To learn more, visit [www.thalhimer.com](http://www.thalhimer.com).

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### **About Cushman & Wakefield**

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in approximately 400 offices and 60 countries. In 2022, the firm reported revenue of \$10.1 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services. It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), Environmental, Social and Governance (ESG) and more. For additional information, visit [www.cushmanwakefield.com](http://www.cushmanwakefield.com).

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