



310 FIRST STREET
OFFICE FOR LEASE



**CUSHMAN &
WAKEFIELD**

THALHIMER

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PROPERTY SPECIFICATIONS

310 FIRST STREET

Address	310 First Street, Roanoke, VA
Building Class	Class A
Year Built	1973 / multiple renovations over the last 10 years
Total Building SF	124,00 GSF
Available SF	15,714 RSF
Rental Rate	\$24.50
No. of Floors	12 plus Mezzanine
Typical Floor Plate	9,359 SF
Site Size	0.27 acres
Building Features	Suites ready for immediate construction Customizable office configurations Renovated Common Areas including bathrooms ADA compliant Fiber redundancy Pedestrian Bridge to Church Avenue Garage Fully Sprinkled
Exterior	International style with façade that uses double insulated dark curtain wall system accented with white precast concrete panels Designed by Vosbeck, & Vosbeck, Kendrick and Redinger Recent exterior improvements to enhance street level profile with lighting and entry common area upgrades
Security	Key fob access and 24/7 security camera monitoring
Parking	Mezzanine access to covered pedestrian bridge connecting to 857-space Church Avenue Garage
Nearby Amenities	60+ restaurants, retail establishments, museums and public places in walking distance



PROPERTY FEATURES

310 FIRST STREET



12-story Class A International style façade building designed by Vosbeck, Vosbeck, Kendrick, and Redinger and built in 1973-124,000 RSF in Downtown Roanoke



Customizable office configurations – suites ready for immediate construction



Great Mezzanine space and full floor available

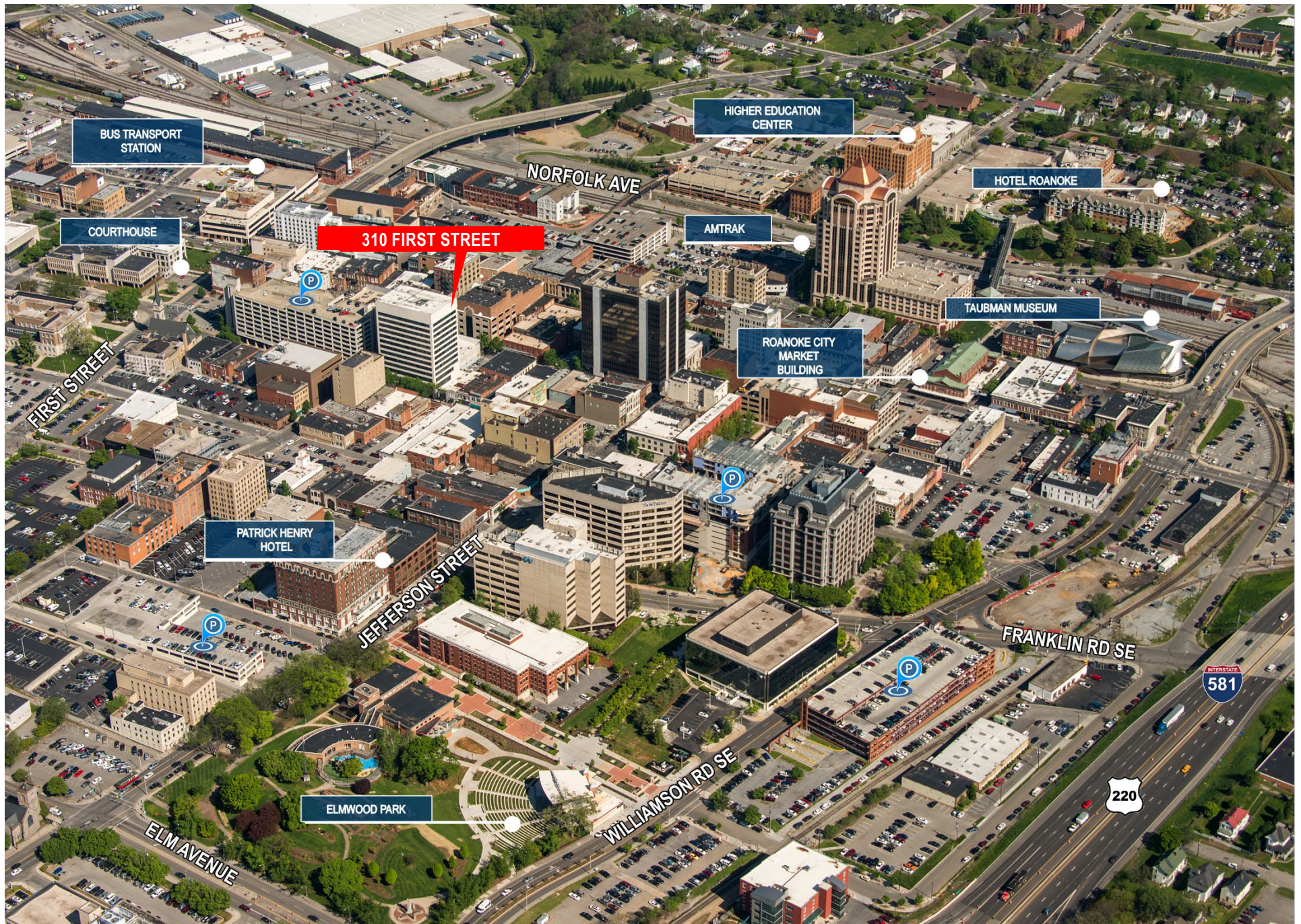


Walking distance to 60+ restaurants, retail establishments, museums and public place in downtown Roanoke

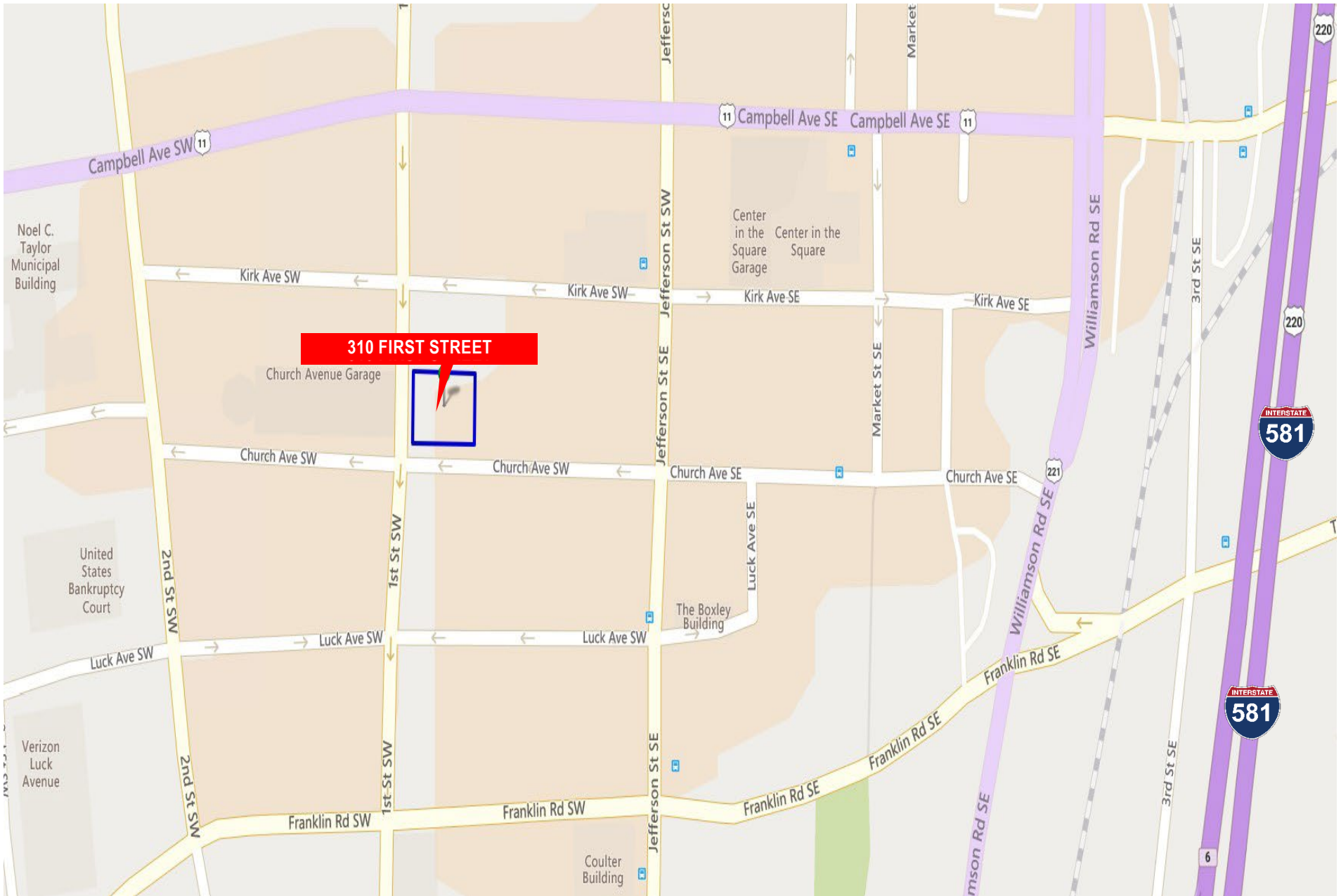


Easy access to I-581, the airport, Amtrak passenger station, and municipal, state, and federal offices and courts

LOCATION OVERVIEW



LOCATION OVERVIEW

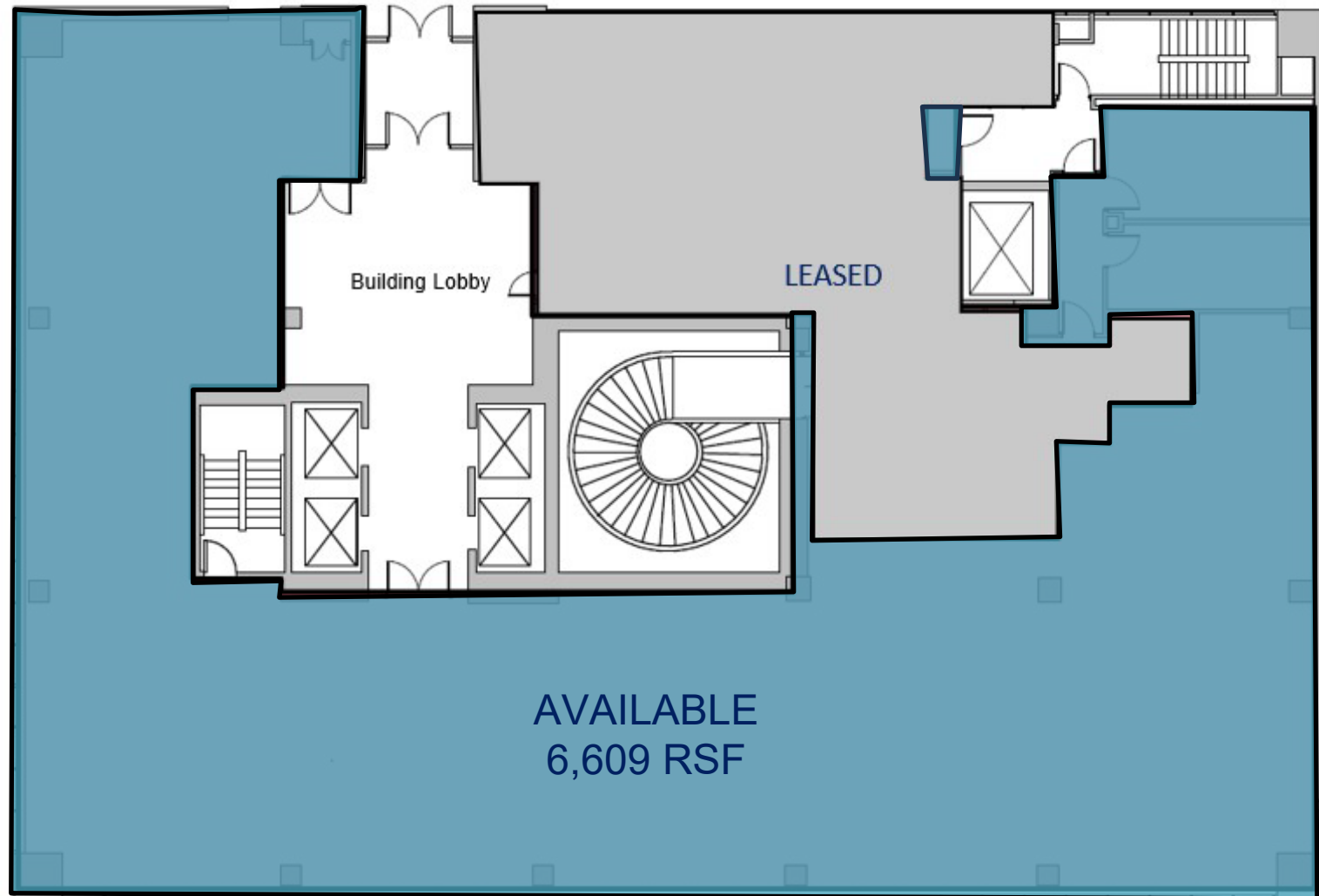


IDEALLY LOCATED | CENTRAL TO AMENITIES | CLOSE TO I-581

FLOOR PLANS

MEZZANINE

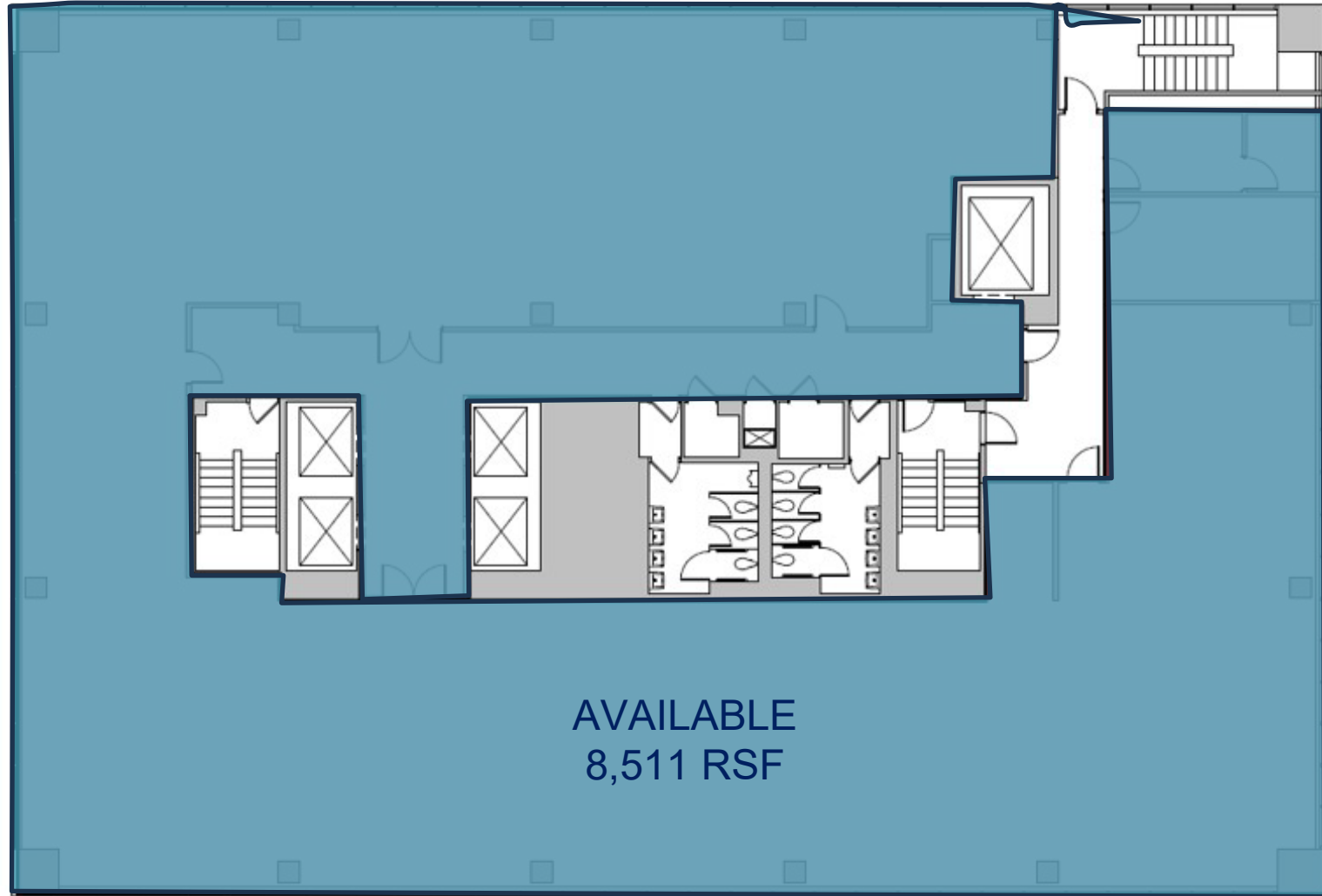
- Up to 6,609 rentable square feet available on mezzanine level
- Access from mezzanine lobby
- City views and floor-to-ceiling windows
- Can be built to suit



FLOOR PLANS

SECOND FLOOR

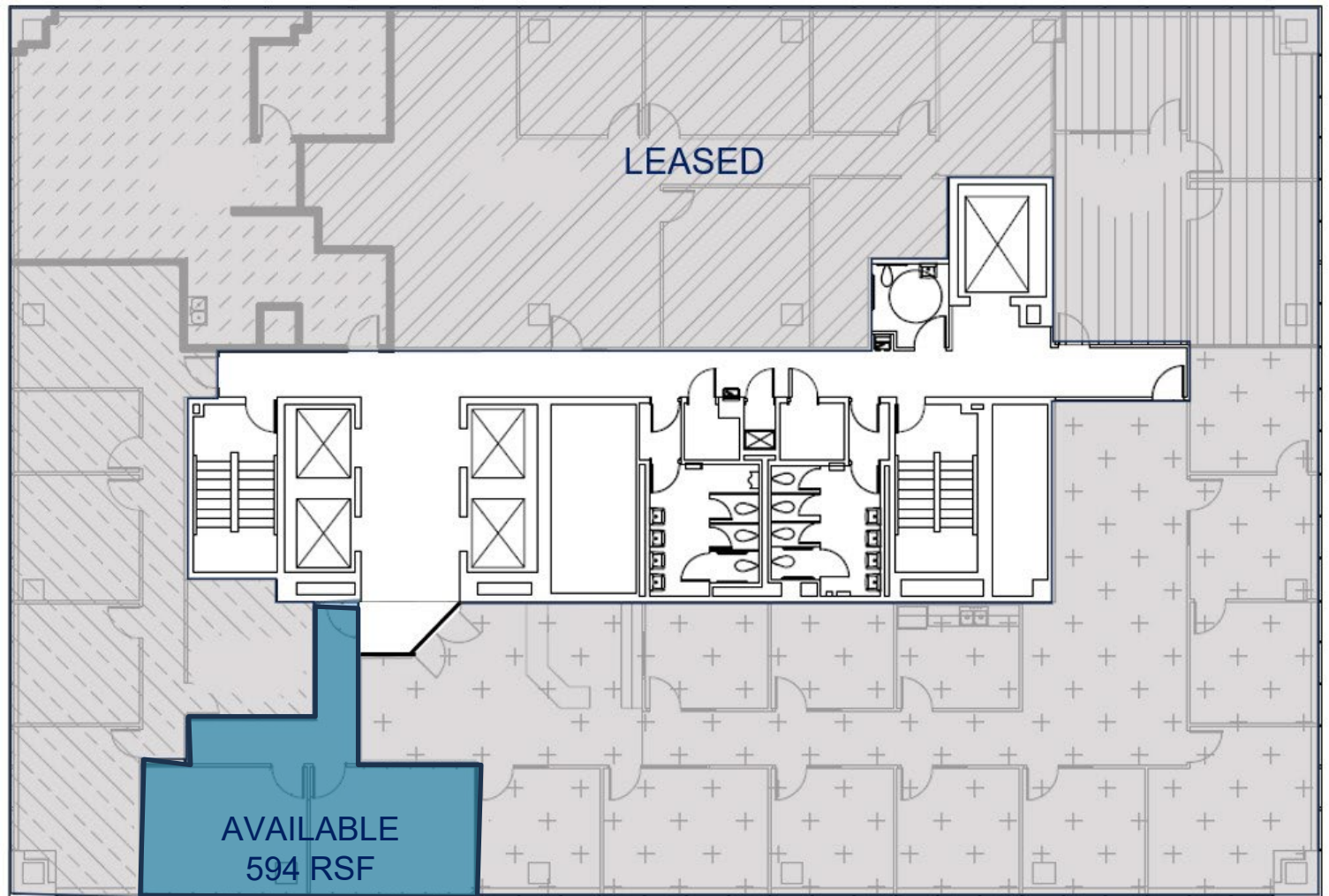
- Up to 8,511 rentable square feet available on 2nd level
- Can be demised and built to suit
- Great city views



FLOOR PLANS

FOURTH FLOOR

- Perfect small office suite with two private offices (or use one as a conference room)
- Great natural light with city-street views



AMENITIES

310 FIRST STREET

24/7 SECURITY

24/7 security monitoring

LOBBY AREA

Attractive lobby areas to greet tenants and guests that also includes an interactive digital tenant directory

ART

Common Areas feature sculptures by Paul Ostaseski that represent geometry in motion

LOADING DOCK

Building features a loading dock and service elevator for tenant use

TENANT MIX

310 has a variety of corporate tenants including law firms, real estate, construction, banking, finance, insurance, consulting, and more

PARKING

Parking is provided in the Church Avenue Garage which is connected to the building via a mezzanine walkway

24/7 AVAILABILITY

All Tenants have 24/7 access to the building and their suites via fobs provided by building management

PROPERTY MANAGEMENT

Professionally managed and maintained by a highly qualified team

STRIKING VIEWS

Perimeter windows provide panoramic views of Downtown Roanoke and the mountains.

LIVE WORK PLAY

Located in the heart of downtown within walking distance to restaurants, retail, hotels, apartments, event venues, public spaces, and recreation

POWER

Fiber Redundancy

HVAC

Upgraded HVAC Systems and Controls

JOIN CURRENT CORPORATE TENANTS





The Roanoke Region is economically diverse, providing excellent market access and the infrastructure and resources to attract a range of industries, coupled with a low cost of living and doing business as well as unparalleled outdoor amenities. The City of Roanoke is a hub for financial, health care, logistics, legal, and manufacturing for all of western Virginia. The region's diversified economy includes major operations in banking, insurance, advanced manufacturing, and automotive suppliers. Roanoke is home to one of Virginia's largest healthcare systems, Carilion Clinic, and the Fralin Biomedical Research Institute.



331,319
POPULATION



162,400
LABOR FORCE



\$57,362
MEDIAN HH INCOME



138,706
TOTAL HOUSING UNITS



38.8%
ASSOCIATE DEGREE OR HIGHER



MAJOR ATTRACTIONS

- Foot Levelers Blue Ridge Marathon (America's toughest Road Marathon)
- Down by Downtown Music Festival
- Banff Mountain Film Festival & Expo
- Taubman Museum of Art
- Smith Mountain Lake & State Park
- Science Museum of Western Virginia
- Blue Ridge Mountain & Appalachian Trail access
- Natural Bridge State Park

MAJOR EMPLOYERS

- **10,000+ EMPLOYEES**
 - Carilion Clinic
- **1,000 – 3,000 EMPLOYEES**
 - Wells Fargo Bank
 - HCA Health Systems
 - Kroger
 - Walmart
 - Advance Auto
 - Ply Gem Windows
 - WestRock
 - UPS
 - Altec Industries

COLLEGES & UNIVERSITIES

- **Hollins College**
 - 713 undergrad
- **Roanoke College**
 - 1,883 undergrad
- **Virginia Western Community College**
 - 1,633 undergrad

HOSPITALS

- **Carilion Roanoke Memorial Hospital & Carilion Franklin Memorial Hospital**
- **HCA Virginia Health System**
 - LewisGale Medical Center
 - LewisGale Hospital Alleghany

310 FIRST STREET

OFFICE FOR LEASE

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