



OFFICE FOR LEASE

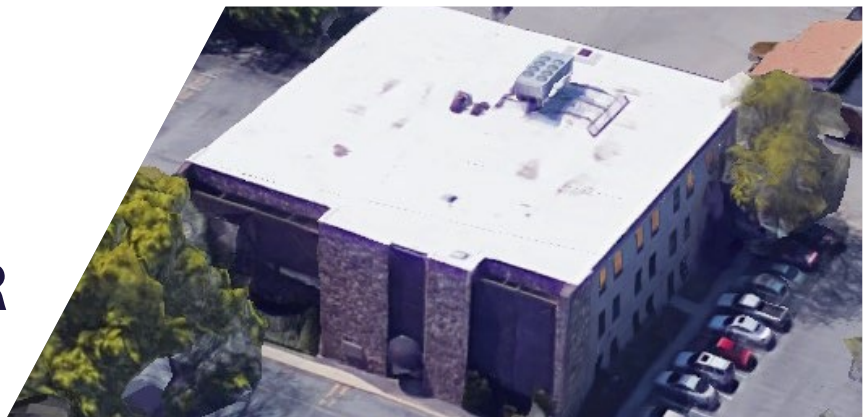
FOUNTAIN SQUARE

1315 2nd Street
Roanoke, VA 24016



CUSHMAN &
WAKEFIELD

THALHIMER



PROPERTY FEATURES

- General Office and medical office available
- Recent lobby upgrades
- Neighborhood setting
- Plenty of on-site parking
- Located in Roanoke's Growth Corridor
- Convenient to Downtown and Carilion Clinic

AVAILABLE

Suite 100

1,902 SF

Suite 103

3,136 SF

Suite 201

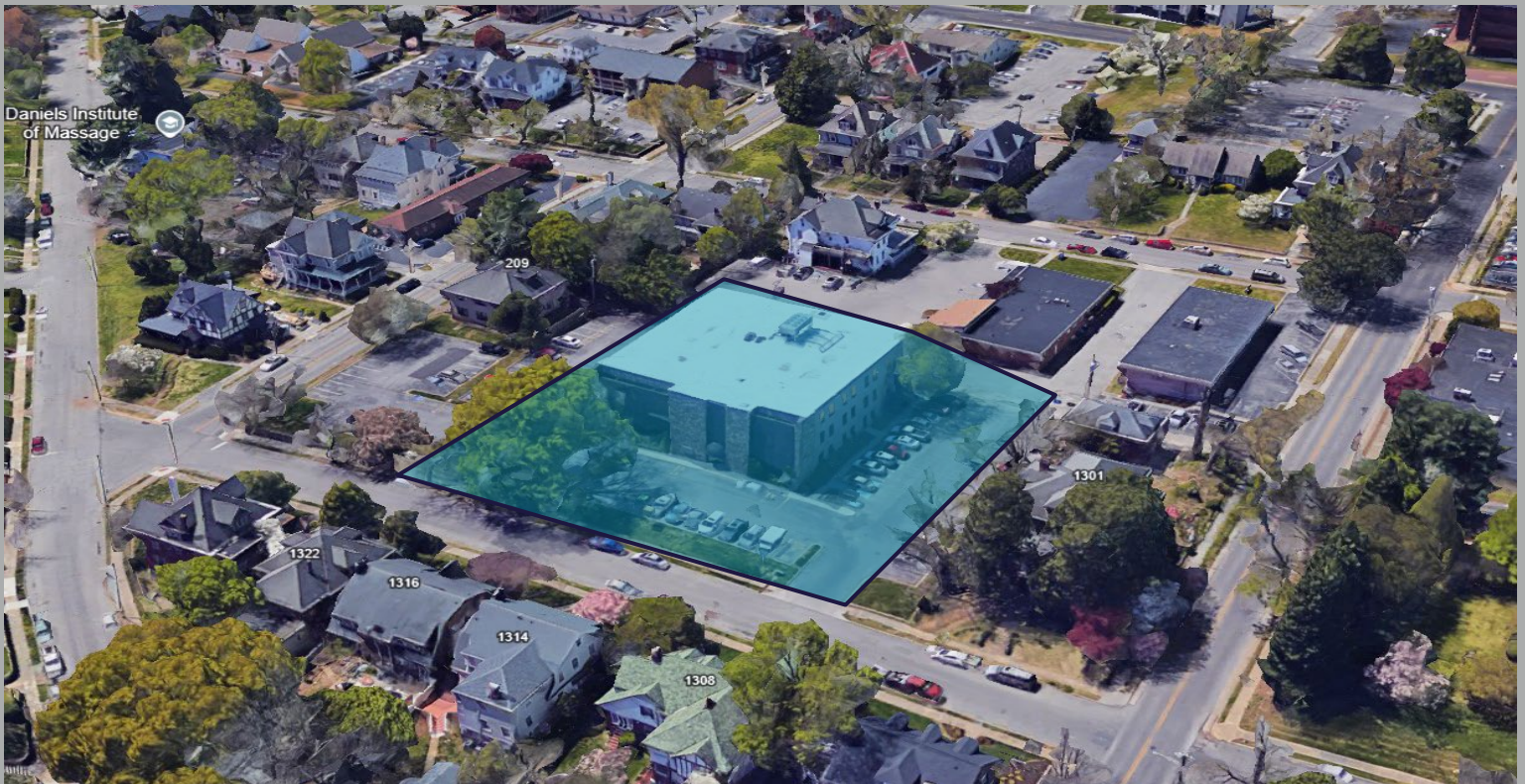
1,078 SF

Suite 203

1,232 SF

Suite 310

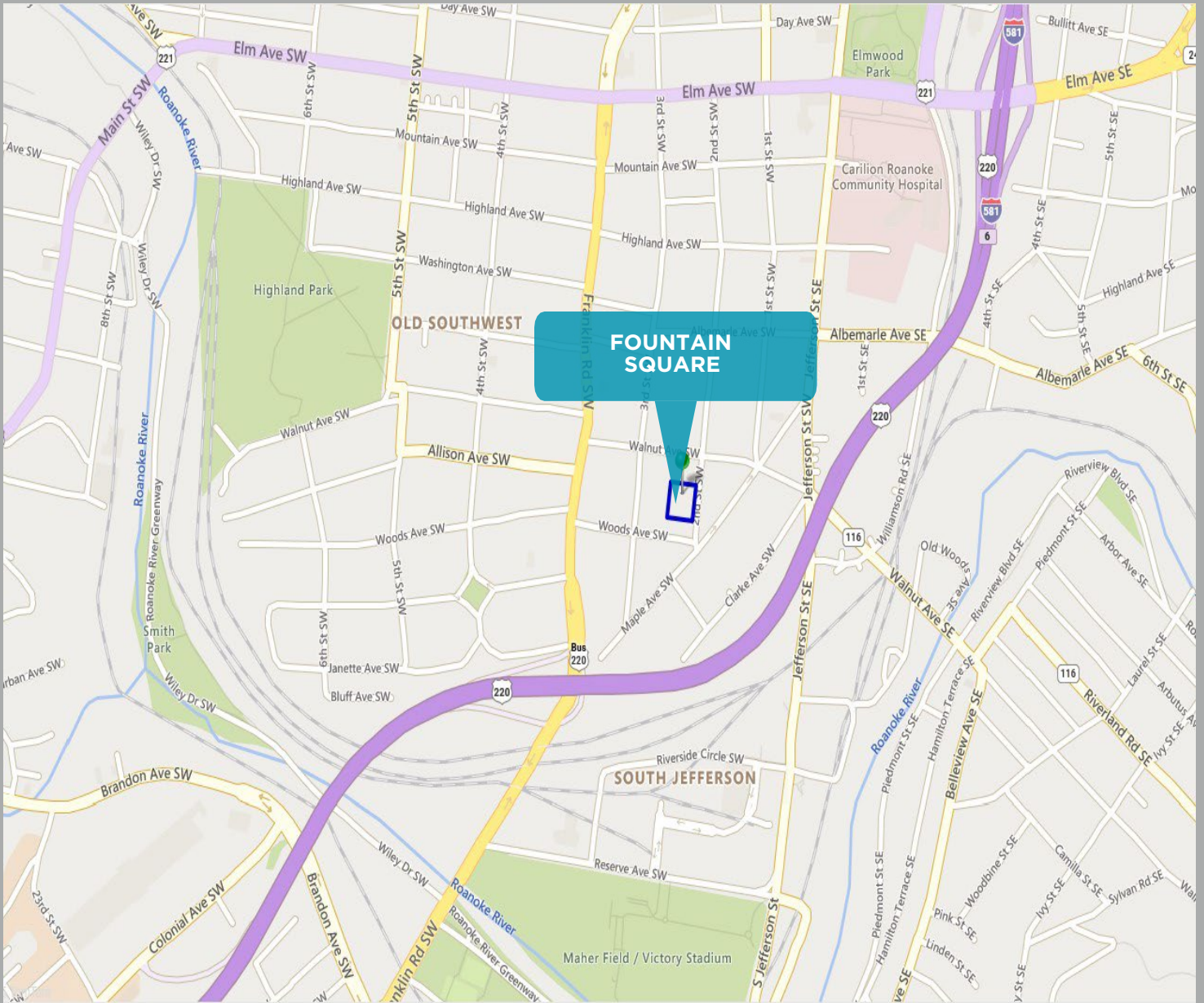
2,118 SF





DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	12,113	70,606	144,6776
No. of Households	5,407	30,845	63,012
Avg HH Income	\$67,509	\$64,038	\$67,101
Daytime Population	43,106	93,530	176,909



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