

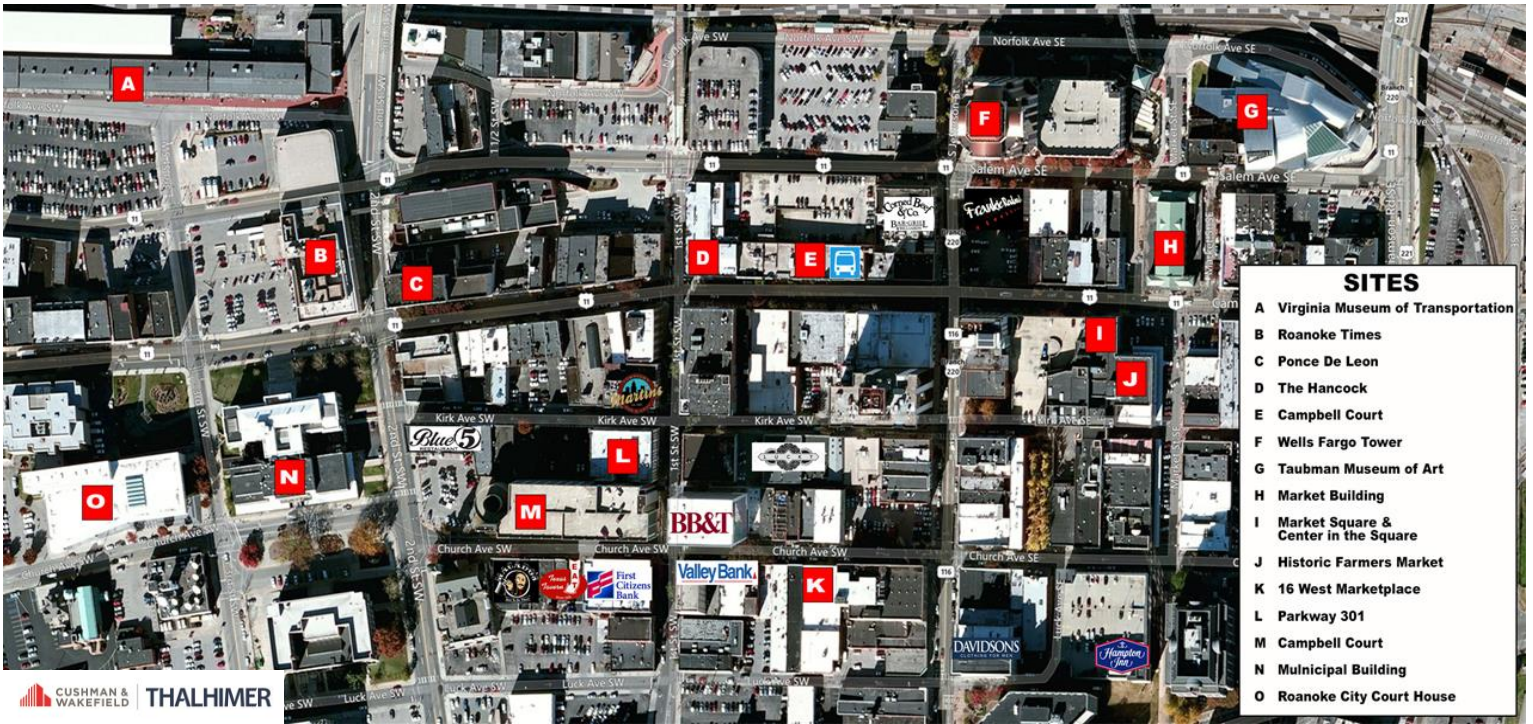


For more information, contact:

**BARRY WARD**  
Vice President  
540 767 3015  
[barry.ward@thalhimer.com](mailto:barry.ward@thalhimer.com)

**PRICE GUTSHALL**  
Senior Associate  
540 767 3011  
[price.gutshall@thalhimer.com](mailto:price.gutshall@thalhimer.com)

Wells Fargo Tower  
10 S. Jefferson Street, Suite 1750  
Roanoke, VA 24011  
[www.thalhimer.com](http://www.thalhimer.com)



- SITES**
- A** Virginia Museum of Transportation
  - B** Roanoke Times
  - C** Ponce De Leon
  - D** The Hancock
  - E** Campbell Court
  - F** Wells Fargo Tower
  - G** Taubman Museum of Art
  - H** Market Building
  - I** Market Square & Center in the Square
  - J** Historic Farmers Market
  - K** 16 West Marketplace
  - L** Parkway 301
  - M** Campbell Court
  - N** Municipal Building
  - O** Roanoke City Court House

**Specifications**

Class	A
Year Built	1973, with recent renovations to lobby, elevators, and building system upgrades
# of Stories	12 + mezzanine and mechanical floor
Building SF	124,000
Total Availability	9,359
Max Contiguous	9,359
Features	On-site management, pedestrian bridge to Church Avenue Garage, service elevator, security system, sprinkled

**Availability**

FLOOR	SF
3	9,359

The BB&T Building is a 12-story, 124,000 SF office building prominently located in the central business district of Downtown Roanoke. The building is located on the corner of First Street and Church Avenue in a vibrant part of downtown with multiple restaurants, retail locations, and newly restored historic buildings for urban living. It is the only Class A office building within a block of the municipal government, courts, and the Market District.

A staple of Downtown Roanoke’s skyline, the BB&T Building was designed by Vosbeck, Vosbeck, Kendrick, and Redinger in the International Style of architecture with a façade that uses a double insulated dark curtain wall system accented with white precast concrete panels. The building features a center core and large floor plates that can accommodate a wide range of tenant space requirements. Multiple elevators lead up to window-filled spaces opening onto views of the Roanoke Valley. For added convenience, the building connects to a 857-space parking garage by a pedestrian bridge.

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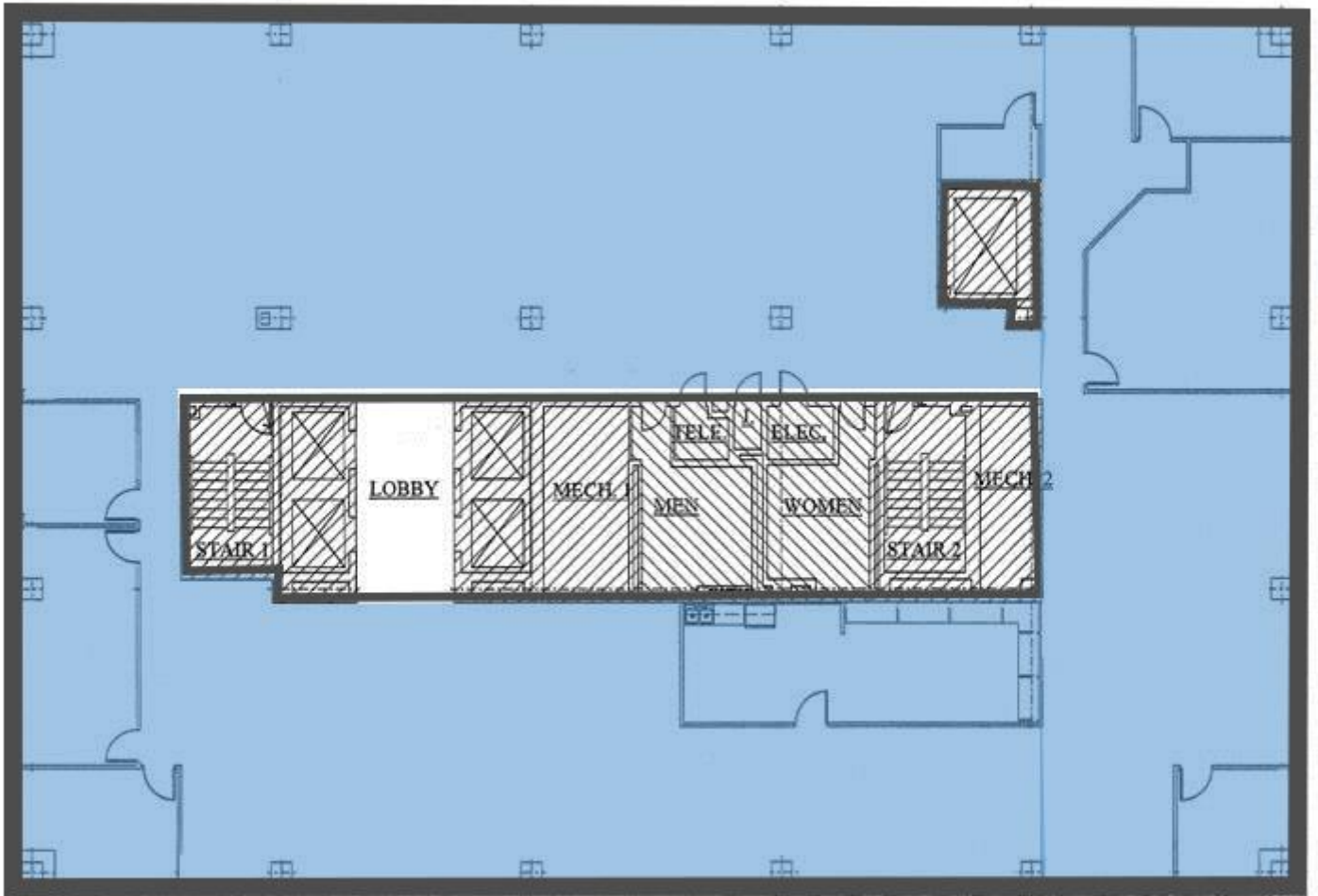
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**3<sup>rd</sup> Floor**

**Suite 300**

- **Up to 9,359 SF available**
- Full service gross lease – all utilities included
- Can be built to tenant's design
- Great city views
- Four passenger elevators and freight elevator serving floor



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**LOBBY**



**OFFICE SUITE**



**COMMON AREA**



**WALKWAY TO PARKING GARAGE**



**VIEW FROM OFFICE SUITE**

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