



**THALHIMER**

**FOR LEASE**  
**Franklin Plaza**

111 Franklin Road | Roanoke, VA 24011



Franklin Plaza is a modernist 6-story Class A office building located in the heart of Downtown Roanoke. Franklin Plaza sits on the northeast corner Downtown's idyllic Elmwood Park—an ideal location within walking distance of more than 60 restaurants and retail establishments, the historic Roanoke City Market and Market Building, Center in the Square, and more than 100 businesses and 1,500 downtown residential apartments.

Franklin Plaza features large floor plates that allow for a range of custom tenant suites and offers views of Mill Mountain to the south and Downtown to the north. And parking here is easy: Elmwood Garage and the Elmwood lot are located conveniently just across the street, and there is also limited on-site parking available at the south side of the building. Its location at the intersection of Franklin Road and Williamson Road allows quick and easy access from downtown to I-581, Carilion Clinic's Riverside District, and to the neighborhoods surrounding Downtown Roanoke.

For more information, contact:

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

**PRICE GUTSHALL**  
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)

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**IDEAL LOCATION IN DOWNTOWN ROANOKE**

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**Property Features**

- Concrete and steel-frame construction with concrete, glass and aluminum sided exterior walls
- Large floor plates allow for flexible space plans
- Opportunity to design your own suite with modern, state-of-the-art building materials.
- On-site security and guard in lobby
- Four elevators including freight and ADA elevator
- Recently renovated lobby
- Building fully sprinkled
- On-site parking available and adjacent to parking in Elmwood Garage and Elmwood Lot
- Views of Elmwood Park, Mill Mountain, and Downtown
- Convenient to restaurants, I-581, and transit via the free Star City Trolley that runs every 15 minutes.

**Specifications**

Total SF	136,455
Available SF	16,741 SF
Stories	5, plus mechanical floor
Typical Floor	29,081
Walk Score	93 – Walker's Paradise
Transit	Public Transportation available through Valley Metro and Star City Trolley Line, Walking distance to future Amtrak Station

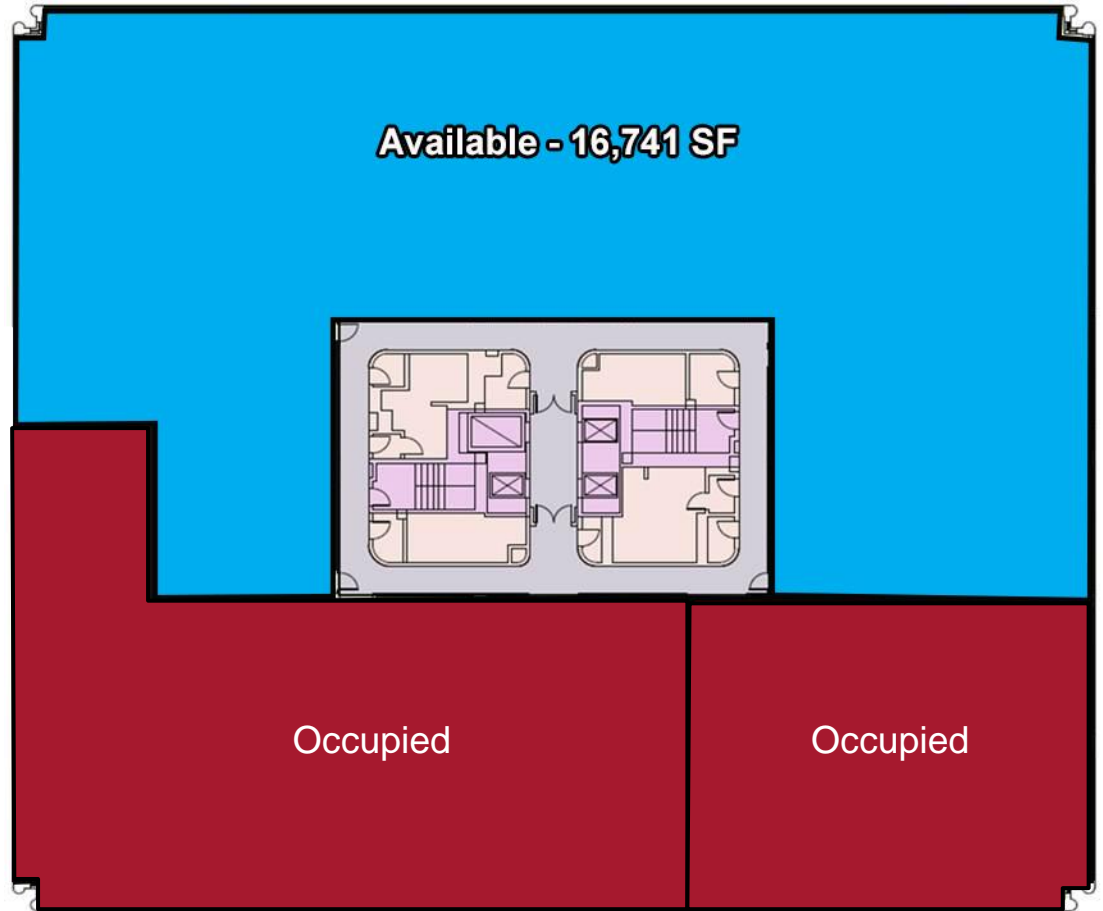


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3 <sup>rd</sup> FLOOR	
Total Floor SF	29,081
Available SF	16,741
Minimum SF	1,433
Maximum Cont. SF	16,741
Rate	\$20.00/psf
Lease Type	Full Service Gross



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