



THALHIMER

OFFICE/STORAGE FOR LEASE
Nav Building – Second Floor
2001 Patterson Ave | Roanoke, VA 24015



For more information, contact:

BOYD JOHNSON
Vice President
540 767 3002
boyd.johnson@thalhimer.com

310 1st Street, Suite 300
Roanoke, VA 24011
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Property Features

- 2,500 (min) – 5,000 (max)
- Zoned: I-1
- Plenty of free parking
- Separate entrance
- Owner willing to do tenant improvement and put cost into lease
- Negotiable rent

Specifications	
Total Size	30,000 SF
Available SF	2,500 – 5,000 SF
Timing	Available immediately
Rental Rate	\$1.00 PSF (NNN) Yearly
Parking	Free Parking

Demographics			
	1 Mile	3 Miles	5 Miles
Population	10,231	80,109	165,122
No. of Households	4,280	34,684	71,138
Avg. HH Income	\$50,278	\$63,893	\$69,332
Daytime Population	8,970	109,522	201,194



For more information, contact:

BOYD JOHNSON
 Vice President
 540 767 3002
 boyd.johnson@thalhimer.com

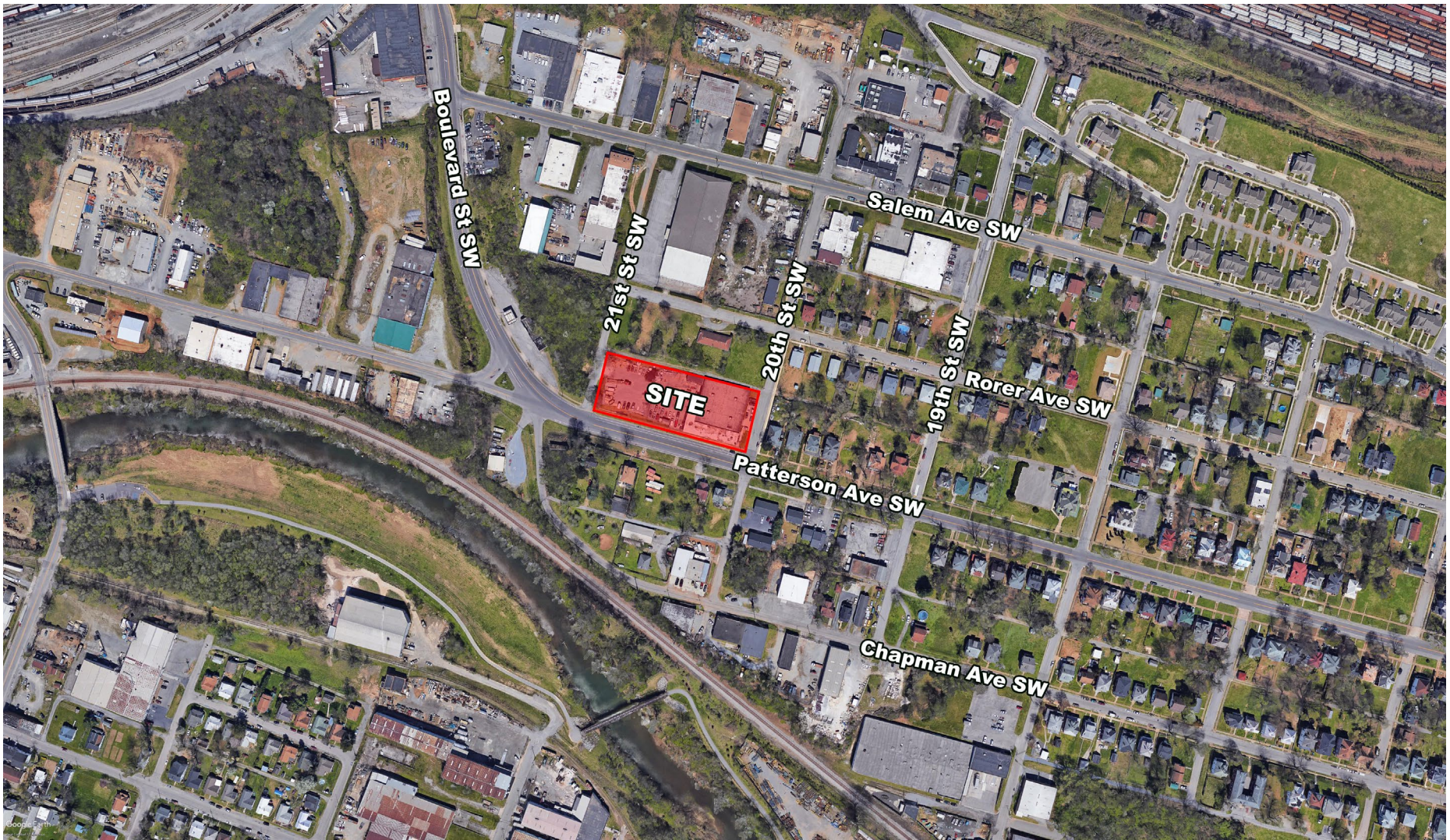
310 1st Street, Suite 300
 Roanoke, VA 24011
 www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
 Cushman & Wakefield | Thalhimer © 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



THALHIMER

OFFICE/STORAGE FOR LEASE
Nav Building – Second Floor
2001 Patterson Ave | Roanoke, VA 24015



For more information, contact:

BOYD JOHNSON
Vice President
540 767 3002
boyd.johnson@thalhimer.com

310 1st Street, Suite 300
Roanoke, VA 24011
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.