



THALHIMER

FOR LEASE
THE COMMONWEALTH BUILDING

220 Church Avenue | Roanoke, VA 24011

HISTORIC. EFFICIENT. AVAILABLE.



For more information, contact:

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

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Property Features

- Historic office building originally constructed for US Post Office and Federal Courthouse in 1932
- Prominent downtown location within walking distance to the courthouse, the Market District, and other downtown amenities
- Extensive renovations in 2011 that combine building’s historic character with state-of-the-art building systems, fully upgraded elevators and security features
- LEED Silver certification
- Interior lobby and common areas have original terrazzo floors, wood paneling, and decorative marble stairs and elevators that provide accessibility from the east and west sides of the building
- Exterior signage opportunities
- Landlord incentives available

Specifications

Total Size	70,000 SF
Available SF	+/- 1,000 - 14,365 SF (Lower Level) +/- 3,500 - 12,845 SF (First Floor)
Zoning	Downtown
Rental Rate	\$10 SF/YR, NNN (Lower Level) \$16 SF/YR, NNN (First Floor)
Parking	On-site parking and abundant on-street parking
Year Built	1932; renovated in 2011

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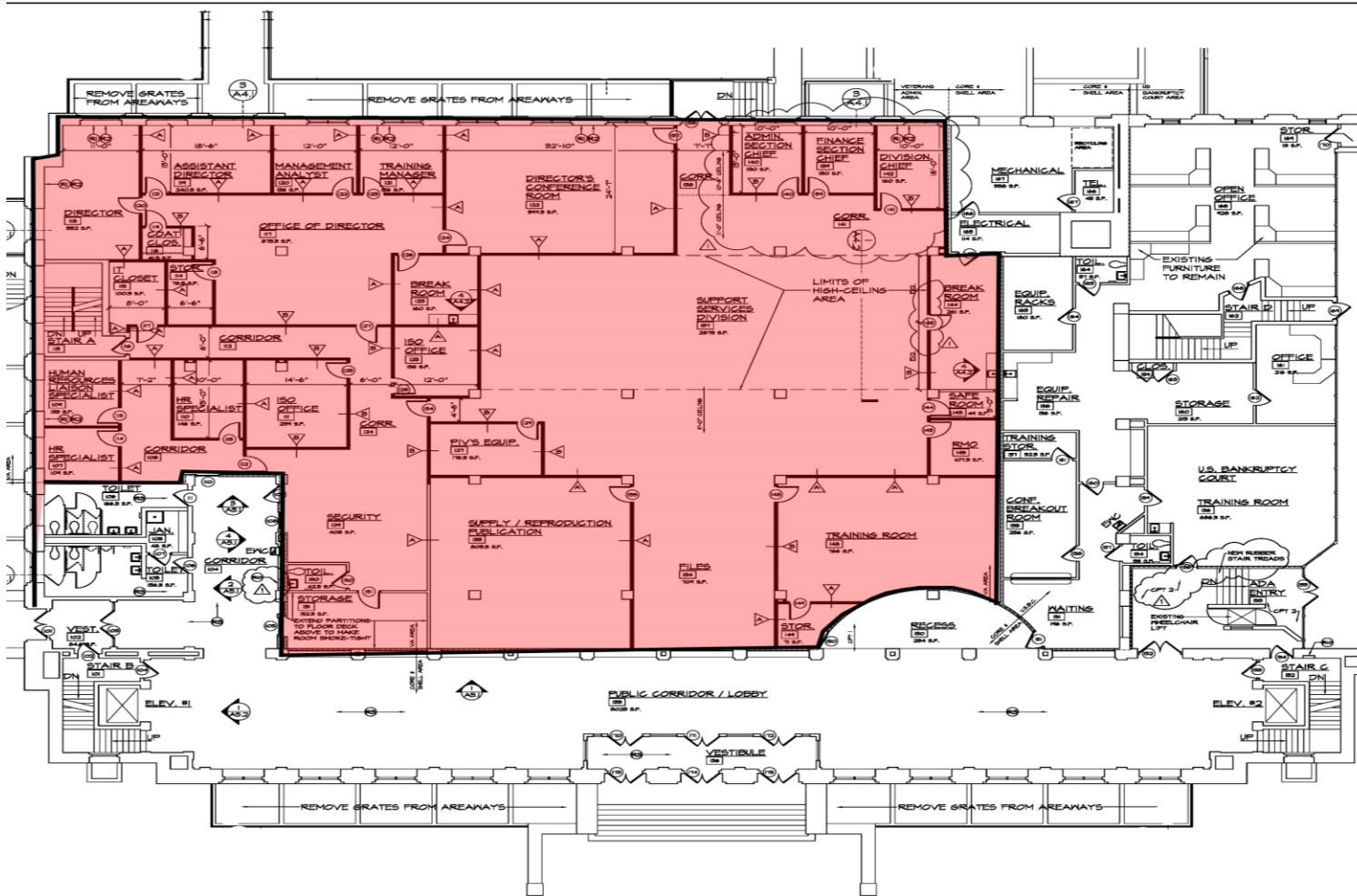
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1st Floor

- **Approximately 3,500-12,845 SF available**
- Open office and private offices with tall ceilings
- Great natural light throughout



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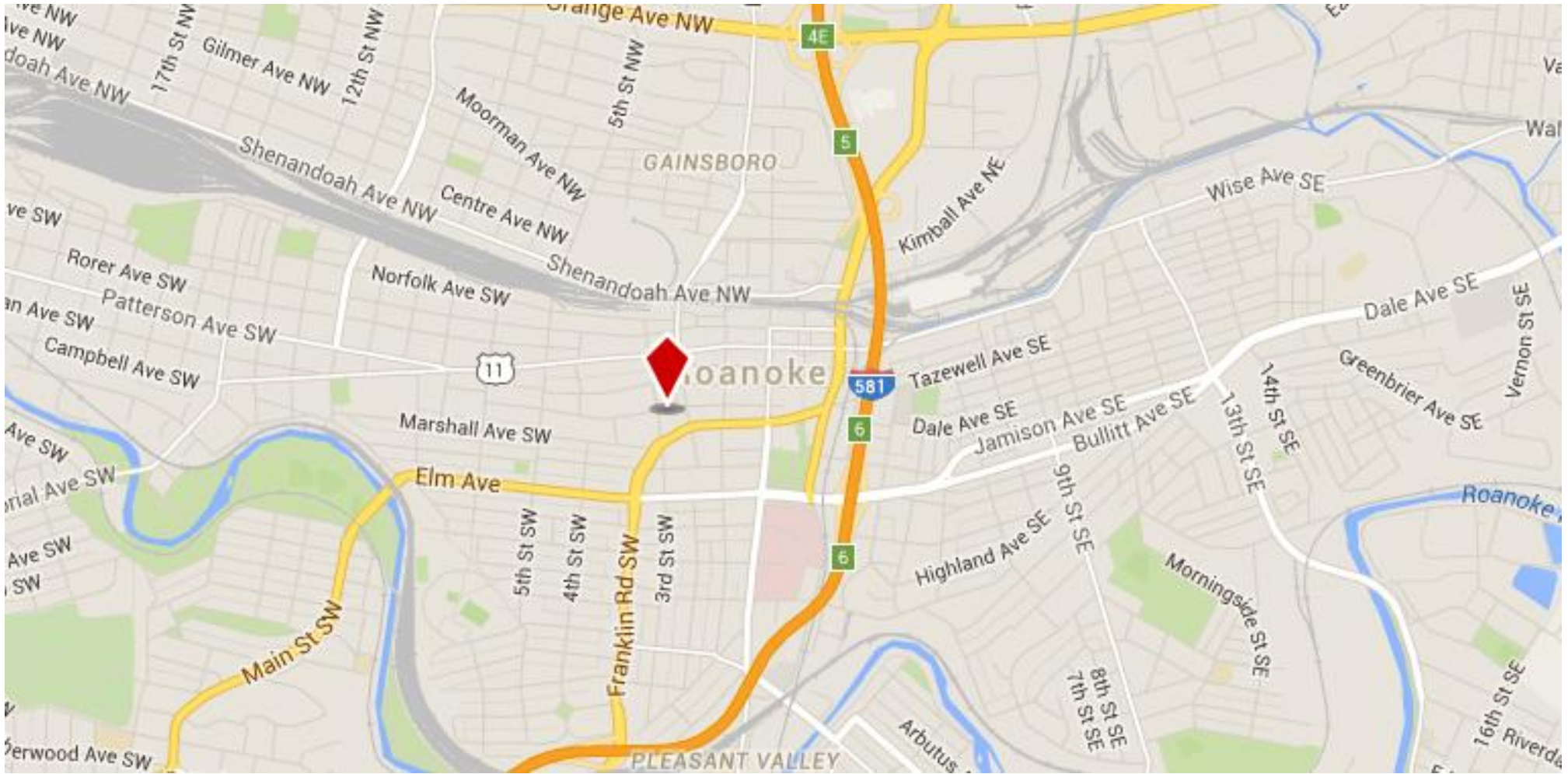
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