



**THALHIMER**

ENTIRE OFFICE BUILDING FOR LEASE

1910 Electric Road

Roanoke, VA 24018

4,000 SF AVAILABLE



**20% RENT REDUCTION**

For more information, contact:

**BOYD JOHNSON**

Vice President

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**Property Features**

- Professionally decorated
- Large conference room, 12 offices total | 6 on each floor, breakroom, and 3 handicapped bathrooms
- Dual heat pumps for heating and cooling
- Lots of windows
- Free parking
- Signage on building available
- \$3,900 per month plus expenses
- Professional Park Like Setting

Specifications	
Available SF	4,000 SF (2,000 SF each floor)
Timing	Available immediately
Rental Rate	\$3,900 per month + expenses
Parking	FREE
Location	Southwest Roanoke
Traffic Count	32,626 VPD

Demographics			
	1 Mile	3 Miles	5 Miles
Population	5,320	55,852	124,422
No. of Households	2,457	23,600	53,120
Avg. HH Income	\$75,668	\$88,211	\$88,843
Daytime Population	7,875	59,293	134,159

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