



**37th Annual Report**



**2024**

**Roanoke's Original**

# **Market Survey**

**Roanoke, Virginia**

**540-982-2444**

**[www.poecronk.com](http://www.poecronk.com)**

# 2024 ROANOKE OFFICE MARKET REPORT

| BUILDING NAME                          | NET LEASABLE SQUARE FOOTAGE | TOTAL AVAILABLE | PERCENT OCCUPIED | YEAR BUILT | RENTAL RATE   |
|--|-----------------------------|-----------------|------------------|------------|---------------|
| <b>CENTRAL BUSINESS DISTRICT</b>       |                             |                 |                  |            |               |
| AMERICAN ELECTRIC POWER COMPANY        | 112,000                     | 0               | 100%             | 1949       | NA            |
| ANTHEM BLUE CROSS AND BLUE SHIELD      | 130,938                     | 0               | 100%             | 1980       | NA            |
| AURORA BUILDING                        | 30,000                      | 1,474           | 95%              | 1910       | 11.90-13.27   |
| BLUESTONE ENERGY BUILDING              | 32,445                      | 4,626           | 86%              | **1986     | NA            |
| TRUIST BUILDING - 310 FIRST STREET     | 124,476                     | 16,578          | 87%              | 1973       | 24.50         |
| CARILION ADMINISTRATIVE SERVICES       | 205,765                     | 0               | 100%             | 1973       | NA            |
| CHAMBER OF COMMERCE BUILDING           | 18,000                      | 0               | 100%             | **1995     | NA            |
| COMMONWEALTH BUILDING                  | 73,461                      | 36,317          | 51%              | **2011     | 10.00 - 16.00 |
| COMMUNITY MEDICAL BUILDING             | 55,634                      | 0               | 100%             | 1990       | 23.00         |
| COULTER BUILDING                       | 45,000                      | 0               | 100%             | **1987     | NA            |
| FAMILY SERVICES                        | 17,949                      | 0               | 100%             | 1963       | NA            |
| FIRST CAMPBELL SQUARE                  | 91,500                      | 33,680          | 63%              | **1988     | 14.00         |
| FIRST CITIZENS BANK BUILDING           | 61,000                      | 0               | 100%             | 1980       | NA            |
| 111 FRANKLIN PLAZA                     | 139,506                     | 6,856           | 95%              | 1984       | 22.00         |
| FREEDOM FIRST BUILDING-207 BULLIT AVE  | 46,467                      | 0               | 100%             | **2010     | NA            |
| GUELICH CAPITAL BUILDING               | 11,000                      | 0               | 100%             | 1967       | NA            |
| JEFFERSON CENTER                       | 97,680                      | 10,618          | 89%              | 1928       | 12.00         |
| JEFFERSON PLAZA                        | 35,890                      | 0               | 100%             | 1975       | NA            |
| MARKETPLACE CENTER                     | 26,000                      | 8,171           | 69%              | **1990     | 17.50 - 19.50 |
| MEMBER ONE CAMPUS                      | 25,022                      | 0               | 100%             | 1985       | NA            |
| ONE TEN FRANKLIN                       | 217,052                     | 94,107          | 57%              | 1993       | 29.00         |
| PINNACLE BANK BUILDING                 | 25,383                      | 0               | 100%             | 2020       | NA            |
| PROFESSIONAL ARTS BUILDING             | 43,810                      | 7,975           | 82%              | **1986     | 18.50         |
| ROANOKE GAS                            | 18,311                      | 0               | 100%             | 1985       | NA            |
| ROANOKE IRON AND BRIDGE WORKS BUILDING | 12,959                      | 12,959          | 0%               | 1964       | NA            |
| SEVEN - O - SEVEN BUILDING             | 37,002                      | 14,000          | 62%              | 1964       | 14.50         |
| SFCS BUILDING                          | 14,597                      | 0               | 100%             | **1910     | NA            |
| SPECTRUM                               | 19,910                      | 2,239           | 89%              | **2000     | 13.09 - 27.57 |
| STONE PRINTING BUILDING                | 48,000                      | 48,000          | 0%               | **2000     | 13.50         |
| TAP BUILDING                           | 25,782                      | 0               | 100%             | 1971       | NA            |
| THE WIGMORE BUILDING                   | 14,283                      | 9,954           | 30%              | 1915       | 14.00         |
| THOMAS B. MASON BUILDING               | 44,541                      | 9,814           | 78%              | **1995     | 16.75         |
| TRUIST PLAZA                           | 139,547                     | 18,991          | 86%              | 1978       | 24.00         |
| VERIZON                                | 165,756                     | 0               | 100%             | 1939       | NA            |
| WAREHOUSE ROW (117-119 NORFOLK)        | 25,461                      | 0               | 100%             | 1892       | NA            |
| WELLS FARGO TOWER                      | 218,503                     | 35,691          | 84%              | 1991       | NA            |
| YWCA BUILDING                          | 28,167                      | 0               | 100%             | 1930       | NA            |
| 128 CAMPBELL AVE, SE"                  | 26,884                      | 3,930           | 85%              | 1912       | 10.00 - 19.00 |
| 129 CAMPBELL AVENUE                    | 15,000                      | 0               | 100%             | **1995     | NA            |
| 309 CAMPBELL AVENUE                    | 16,500                      | 0               | 100%             | 1922       | NA            |
| 347 CAMPBELL AVENUE                    | 19,620                      | 0               | 100%             | 1920       | NA            |
| 601 CAMPBELL AVENUE                    | 10,900                      | 0               | 100%             | 2009       | NA            |
| 301 ELM AVENUE SW                      | 21,076                      | 0               | 100%             | 1973       | NA            |
| 209 FIRST STREET                       | 12,000                      | 0               | 100%             | 1920       | NA            |
| 410 FIRST STREET                       | 16,000                      | 0               | 100%             | 1950       | NA            |
| 1031 FIRST STREET                      | 10,216                      | 0               | 100%             | 1900       | NA            |
| 1118 FIRST STREET                      | 11,461                      | 0               | 100%             | 1981       | NA            |
| 109 HENRY STREET                       | 36,767                      | 0               | 100%             | 1930       | NA            |
| 435 KIMBALL AVENUE, NE"                | 13,837                      | 0               | 100%             | 1950       | NA            |
| 313 LUCK AVENUE                        | 10,983                      | 0               | 100%             | 1950       | NA            |
| 501 S. JEFFERSON STREET                | 15,152                      | 0               | 100%             | 1908       | NA            |
| 109 NORFOLK AVE                        | 17,004                      | 0               | 100%             | **2005     | NA            |
| 1328 THIRD STREET                      | 13,902                      | 0               | 100%             | 1925       | NA            |
| <b>TOTAL SQUARE FOOTAGE (CBD)</b>      | <b>2,746,099</b>            | <b>375,980</b>  | <b>86%</b>       |            |               |

## SUBURBAN BUSINESS DISTRICT – SOUTH

|   |        |       |      |        |               |
|---|--------|-------|------|--------|---------------|
| AMERICAN HEALTHCARE                           | 20,690 | 0     | 100% | **2016 | NA            |
| ANDERSON & REED BUILDING                      | 11,200 | 0     | 100% | 1992   | NA            |
| ATLANTIC MUTUAL                               | 48,000 | 0     | 100% | 2006   | NA            |
| 3517 BRANDON AVE                              | 48,915 | 0     | 100% | 1960   | NA            |
| BLOOMFIELD PROFESSIONAL BUILDING              | 11,000 | 0     | 100% | 2009   | NA            |
| BOONE HOMES OFFICE COMPLEX                    | 11,554 | 0     | 100% | 1990   | NA            |
| BRAMBLETON CORPORATE CENTER                   | 30,000 | 1,060 | 96%  | **1987 | 11.00 - 13.00 |
| BRANDON OFFICE PARK (3201 BRANDON AVE)        | 28,000 | 0     | 100% | 1970   | NA            |
| CARILION CLINIC FAMILY MEDICINE- (BRAMLBETON) | 32,158 | 0     | 100% | **1990 | NA            |
| CARILION BUILDING - 1212 3RD STREET           | 14,934 | 0     | 100% | 1963   | NA            |
| CARILION CLINIC OAK GROVE                     | 11,848 | 0     | 100% | 1990   | NA            |
| CARILION CLINIC ORTHOPAEDICS                  | 32,682 | 0     | 100% | 1987   | NA            |
| CARILION SERVICES - 1615 FRANKLIN RD          | 17,617 | 0     | 100% | 1954   | NA            |
| CARILION CENTER FOR STIMULATION               | 25,151 | 0     | 100% | 1930   | NA            |
| CARILION CLINIC - 415 S. POLLARD STREET       | 65,124 | 0     | 100% | 1978   | NA            |
| CARILION PARK VIEW                            | 88,280 | 0     | 100% | **2000 | NA            |

| BUILDING NAME                                  | NET LEASABLE SQUARE FOOTAGE | TOTAL AVAILABLE | PERCENT OCCUPIED | YEAR BUILT | RENTAL RATE   |
|--|-----------------------------|-----------------|------------------|------------|---------------|
| CAVE SPRING PROFESSIONAL CENTER                | 24,354                      | 3,324           | 86%              | 1986       | 11.00 - 15.00 |
| CHIP OF ROANOKE VALLEY - 1201 3RD ST           | 13,630                      | 0               | 100%             | 1967       | NA            |
| COLONNADE CORPORATE CENTER                     | 110,000                     | 13,182          | 88%              | 1988       | 16.00 - 17.00 |
| COLONIAL OFFICE CENTER                         | 18,684                      | 1,418           | 92%              | 1950       | 14.95 - 16.95 |
| CONSULTANTS IN CARDIOLOGY                      | 40,000                      | 0               | 100%             | 2006       | NA            |
| DELTA DENTAL-4818 STARKEY RD                   | 12,400                      | 0               | 100%             | 1969       | NA            |
| DERMATOLOGY ASSOCIATES (1202 FRANKLIN RD)      | 12,500                      | 0               | 100%             | 1972       | NA            |
| ENDOCRINOLOGY ASSOCIATES CARILION              | 16,264                      | 0               | 100%             | 2020       | NA            |
| ETS RECRUIT OFFICE - MCCLANAHAN                | 15,463                      | 0               | 100%             | **1991     | NA            |
| EXECUTIVE PARK AT PHEASANT RIDGE 1-3           | 117,360                     | 14,597          | 88%              | 1998       | NA            |
| FAIRLAWN AT STEPHENSON                         | 15,000                      | 0               | 100%             | 2008       | NA            |
| FOUNTAIN SQUARE                                | 27,363                      | 1,152           | 96%              | 1973       | 15.75         |
| FOUR NINETEEN OFFICE CENTER                    | 13,257                      | 0               | 100%             | 1990       | NA            |
| FRALIN & WALDRON OFFICE PARK A - F             | 173,882                     | 8,000           | 95%              | 1972-1993  | 16.50         |
| FRESENIUS MEDICAL CARE                         | 11,360                      | 0               | 100%             | 2004       | NA            |
| HEARP FINANCIAL BUILDING                       | 13,000                      | 0               | 100%             | 1986       | NA            |
| LANDMARK HISTORIC BUILDING                     | 50,688                      | 0               | 100%             | 1910       | NA            |
| LA PREMIERE                                    | 26,972                      | 7,283           | 73%              | 1990       | 14.50         |
| LIFEWISE PAVILION                              | 13,112                      | 1,800           | 86%              | 2007       | 17.00         |
| LAYMAN BUSINESS CENTER                         | 118,077                     | 0               | 100%             | 1961       | NA            |
| MCCLANAHAN BUILDING - CARILION                 | 26,337                      | 0               | 100%             | 1972       | NA            |
| MCVITTY EXECUTIVE CENTER                       | 56,574                      | 4,830           | 91%              | 2001       | 14.75 - 15.75 |
| METIS PLAZA                                    | 165,808                     | 0               | 100%             | 1969       | 16.50         |
| MOSS & ROCOVICH                                | 10,000                      | 0               | 100%             | 1986       | NA            |
| PENN FOREST CORPORATE CENTER                   | 34,446                      | 0               | 100%             | 1984       | NA            |
| AMERICAN NATIONAL BANK OFFICE                  | 10,966                      | 0               | 100%             | 1995       | NA            |
| PROFESSIONAL PARK - 4502 STARKEY               | 45,756                      | 15,000          | 67%              | 1974       | 15.00         |
| RIDGEWOOD HILLS CORPORATE CENTER               | 30,000                      | 0               | 100%             | 2003       | NA            |
| RIVERSIDE CENTER BUILDINGS                     | 528,000                     | 0               | 100%             | 2006       | NA            |
| ROANOKE ORTHOPAEDIC CENTER                     | 32,682                      | 0               | 100%             | 1987       | NA            |
| SOUTH PARK OFFICE BUILDING                     | 31,988                      | 9,487           | 70%              | 1974       | 14.00         |
| STRATFORD PARK OFFICE BUILDING 3807 BRANDON    | 52,000                      | 0               | 100%             | 1970       | NA            |
| TANGLEWOOD EXECUTIVE PARK BUILDING             | 27,400                      | 0               | 100%             | 1988       | NA            |
| TANGLEWOOD PROFESSIONAL CENTER                 | 25,729                      | 0               | 100%             | 1983       | NA            |
| TANGLEWOOD WEST OFFICE BUILDING                | 62,784                      | 5,521           | 91%              | 1973       | 13.75         |
| THE EXECUTIVE CENTER - 4005 ELECTRIC RD        | 13,500                      | 0               | 100%             | 1988       | NA            |
| TMEIC-1325 ELECTRIC ROAD                       | 145,263                     | 10,131          | 93%              | 1978       | 16.50         |
| TROLLEY BARN OFFICE AT THE BRIDGES             | 24,643                      | 0               | 100%             | **2015     | NA            |
| VALLEY NEPHROLOGY                              | 13,916                      | 0               | 100%             | 1972       | NA            |
| VARSITY PARK                                   | 93,000                      | 8,371           | 91%              | 1920       | NA            |
| WINDSOR HILLS EXECUTIVE CENTER BUILDING A      | 19,542                      | 0               | 100%             | 2007       | NA            |
| WINDSOR HILLS EXECUTIVE CENTER BUILDING B      | 8,000                       | 0               | 100%             | 2021       | NA            |
| WINDSOR HILLS EXECUTIVE CENTER BUILDING C      | 13,000                      | 6,500           | 50%              | 2021       | 17.50         |
| 4664 BRAMBLETON AVENUE                         | 15,141                      | 0               | 100%             | 1981       | NA            |
| 3441 BRANDON AVENUE                            | 40,000                      | 0               | 100%             | 1963       | NA            |
| 2110 CAROLINA AVENUE                           | 12,980                      | 0               | 100%             | 1980       | NA            |
| 1345 CLARKE AVENUE, SW"                        | 11,693                      | 0               | 100%             | 1900       | NA            |
| 3501 COLONIAL GREEN CIRCLE                     | 18,684                      | 0               | 100%             | 2020       | NA            |
| 2001 CRYSTAL SPRING AVE - CARILION             | 96,279                      | 0               | 100%             | 2000       | NA            |
| 6405 MERRIMAN                                  | 16,612                      | 0               | 100%             | 2003       | NA            |
| 2222 ELECTRIC ROAD                             | 10,000                      | 5,600           | 44%              | 1983       | 10.00 - 12.00 |
| 2350 ELECTRIC ROAD                             | 12,672                      | 0               | 100%             | 2006       | NA            |
| 2726 ELECTRIC ROAD                             | 14,754                      | 0               | 100%             | 2007       | NA            |
| 5324 FALLOWATER LANE (NEW LONG AND FOSTER)     | 16,504                      | 0               | 100%             | 2022       | NA            |
| 5400 FALLOWATER LANE                           | 46,946                      | 0               | 100%             | 1994       | NA            |
| 5401 FALLOWATER LANE                           | 11,880                      | 4,640           | 61%              | 2000       | 15.00         |
| 5461 FALLOWATER LANE                           | 12,248                      | 0               | 100%             | 1991       | NA            |
| 1315 FRANKLIN ROAD - NEW BLUE RIDGE BEHAVIORAL | 26,666                      | 0               | 100%             | **2009     | NA            |
| 1917 FRANKLIN ROAD                             | 38,672                      | 0               | 100%             | 1988       | NA            |
| 2727 FRANKLIN ROAD                             | 27,690                      | 0               | 100%             | **2007     | NA            |
| 3902 FRANKLIN ROAD                             | 12,017                      | 4,400           | 63%              | 1975       | 14.00         |
| 3520 KINGSBURY CIR                             | 11,931                      | 0               | 100%             | 2003       | NA            |
| 127 MCCLANAHAN SW - CARILION                   | 94,043                      | 0               | 100%             | 2006       | NA            |
| 213 MCCLANAHAN ST SW -CARILION                 | 50,211                      | 0               | 100%             | 1971       | NA            |
| 400 MCCLANAHAN ST-S. ROANOKE OFFICE COMPLEX    | 46,363                      | 0               | 100%             | 2007       | NA            |
| 1102 SECOND AVENUE                             | 12,232                      | 0               | 100%             | 1905       | NA            |
| 1130 SECOND STREET, SW"                        | 11,567                      | 0               | 100%             | 1899       | NA            |
| 4401 STARKEY RD                                | 23,744                      | 0               | 100%             | 1986       | NA            |
| 4431 STARKEY RD                                | 16,560                      | 0               | 100%             | 2006       | NA            |
| 4502 STARKEY RD                                | 45,756                      | 15,000          | 67%              | 1974       | 15.00         |
| 1201 THIRD STREET, SW"                         | 20,216                      | 0               | 100%             | 1967       | NA            |
| 1328 THIRD STREET, SW"                         | 13,902                      | 0               | 100%             | 1925       | NA            |
| 302 WASHINGTON AVENUE, SW"                     | 13,281                      | 0               | 100%             | 1905       | NA            |
| 303 WASHINGTON AVE, SW"                        | 16,011                      | 0               | 100%             | 1936       | NA            |
| <b>TOTAL SQUARE FOOTAGE (SOUTH)</b>            | <b>3,629,108</b>            | <b>141,296</b>  | <b>96%</b>       |            |               |

| BUILDING NAME                             | NET LEASABLE<br>SQUARE FOOTAGE | TOTAL<br>AVAILABLE | PERCENT<br>OCCUPIED | YEAR<br>BUILT | RENTAL<br>RATE |
|---|--------------------------------|--------------------|---------------------|---------------|----------------|
| <b>SUBURBAN BUSINESS DISTRICT – NORTH</b> |                                |                    |                     |               |                |
| ALLSTATE INSURANCE BUILDING               | 72,000                         | 0                  | 100%                | 2015          | 22.00          |
| BOWERS BUILDING                           | 17,963                         | 0                  | 100%                | 1967          | NA             |
| BRAMMER VILLAGE                           | 95,000                         | 8,000              | 92%                 | 1988          | 12.00-13.00    |
| BRANCH BUILDING (FORMER HQ DOWNTOWN)      | 30,635                         | 0                  | 100%                | 1992          | NA             |
| NEW BRANCH HQ OFFICE                      | 51,865                         | 0                  | 100%                | **2022        | NA             |
| CARILION NORTH ROANOKE CENTER             | 14,165                         | 0                  | 100%                | 1993          | NA             |
| CARILION CLINIC BLUE RIDGE                | 16,597                         | 0                  | 100%                | NA            | NA             |
| CARILION CLINIC FAMILY MEDICINE-SALEM     | 10,936                         | 0                  | 100%                | 2002          | NA             |
| CENTURY BUSINESS CENTER                   | 51,917                         | 18,354             | 65%                 | 1987          | 13.50          |
| CIVIC MALL                                | 182,070                        | 0                  | 100%                | 1956          | NA             |
| CORRECTIONS DEPT. 5427 PETERS CREEK       | 24,509                         | 0                  | 100%                | 1987          | NA             |
| CROSSROADS OFFICE CENTER                  | 321,824                        | 24,636             | 92%                 | 1961          | 5.00           |
| DELTA DENTAL BUILDING                     | 53,111                         | 0                  | 100%                | 1991          | NA             |
| ECPI                                      | 20,308                         | 0                  | 100%                | 1985          | NA             |
| EMERGENCY VETERINARY SERVICES             | 14,292                         | 0                  | 100%                |               | NA             |
| EXECUTIVE PARK                            | 54,000                         | 12,135             | 78%                 | 1978          | 12.00 - 18.30  |
| FORMER GIRL SCOUTS OF VIRGINIA BUILDING   | 10,125                         | 0                  | 100%                | 1982          | NA             |
| HERSHBERGER PLAZA                         | 11,423                         | 9,434              | 17%                 | 1984          | 12.00 - 14.00  |
| "HSH BUILDING-100 E. MAIN ST., SALEM"     | 15,130                         | 5,000              | 67%                 | 1957          | NA             |
| INTERCEPT YOUTH                           | 49,455                         | 0                  | 100%                | 1980          | NA             |
| JEFFERSON SURGICAL CLINIC                 | 13,929                         | 0                  | 100%                | 2000          | NA             |
| JOHNSON CURRAN OPTOMETRY CENTER           | 10,190                         | 0                  | 100%                | 2000          | NA             |
| 3631 PETERS CREEK RD                      | 57,850                         | 0                  | 100%                | 1984          | NA             |
| LANDMARK BUILDING                         | 14,200                         | 0                  | 100%                | 1971          | NA             |
| "NEWBERRY MALL-110 E. MAIN ST., SALEM"    | 31,800                         | 5,000              | 84%                 | 1954          | 12.50          |
| NORTHPARK BUSINESS CENTER                 | 34,318                         | 4,564              | 87%                 | 1989          | 13.50          |
| OLDS NEWBERRY BUILDING                    | 30,260                         | 0                  | 100%                | 1922          | NA             |
| ONE BEACON INSURANCE                      | 33,273                         | 7,005              | 79%                 | 2005          | 16.00          |
| PETERS CREEK PLAZA                        | 36,476                         | 0                  | 100%                | 1968          | NA             |
| ROCKYDALE QUARRY OFFICE                   | 11,200                         | 0                  | 100%                | **1992        | NA             |
| SOCIAL SERVICE BUILDING-SALEM             | 35,108                         | 0                  | 100%                |               | NA             |
| SUMMERSWAY OFFICE PARK                    | 36,000                         | 7,638              | 79%                 | 2001          | 11.50          |
| FREEDOM FIRST OFFICE                      | 17,970                         | 0                  | 100%                | 1991          | NA             |
| THE PARK AT VALLEY POINTE                 | 147,526                        | 49,219             | 67%                 | 1989          | 14.00          |
| THE OAKS                                  | 12,076                         | 5,076              | 58%                 | 2006          | 14.00          |
| VALLEY COURT                              | 160,000                        | 27,325             | 83%                 | 1984          | NA             |
| VALLEY BUSINESS CENTER A                  | 10,500                         | 0                  | 100%                | 1998          | NA             |
| VALLEY BUSINESS CENTER B                  | 12,600                         | 8,776              | 30%                 | 2000          | 14.00          |
| VALLEY VIEW PROFESSIONAL CENTER           | 60,055                         | 28,890             | 52%                 | 1987          | NA             |
| VIRGINIA PROSTHETICS                      | 14,554                         | 0                  | 100%                | 1966          | NA             |
| VISTAR EYE CENTER - SALEM                 | 24,405                         | 0                  | 100%                | 1964          | NA             |
| WELLS FARGO OPERATIONS CENTER             | 443,181                        | 0                  | 100%                | 1977          | NA             |
| WOODHAVEN OFFICE PARK                     | 11,665                         | 1,445              | 88%                 | 1998          | 13.00          |
| 5673 AIRPORT ROAD                         | 49,455                         | 0                  | 100%                | 1980          | NA             |
| 5732 AIRPORT ROAD                         | 18,434                         | 0                  | 100%                | 1925          | NA             |
| 1825 BLUE HILLS CIRCLE                    | 111,200                        | 0                  | 100%                | 1994          | NA             |
| 1936 BLUE HILLS DRIVE                     | 71,540                         | 0                  | 100%                | 1989          | NA             |
| 101-103 S. COLORADO ST                    | 16,416                         | 0                  | 100%                | 1987          | NA             |
| 1611 E. MAIN STREET, SALEM"               | 12,100                         | 0                  | 100%                | 2005          | NA             |
| 1615 E. MAIN STREET, SALEM"               | 11,940                         | 0                  | 100%                | 2005          | NA             |
| 616 IDAHO - ACE AMERICAN INSURANCE        | 48,580                         | 48,580             | 0%                  | 2006          | 15.00          |
| 3361 MELROSE AVE, NW"                     | 29,017                         | 5,500              | 81%                 | 1973          | 8.00           |
| 1717 PETERS CREEK ROAD                    | 20,700                         | 0                  | 100%                | 2008          | NA             |
| 1727 PETERS CREEK ROAD                    | 11,025                         | 4,200              | 62%                 | 1977          | 11.00 - 13.00  |
| 5427 PETERS CREEK ROAD                    | 18,527                         | 0                  | 100%                | **2016        | NA             |
| 523 RUTHERFORD AVE NE                     | 11,296                         | 0                  | 100%                | 1974          | NA             |
| 2131 VALLEY VIEW BLVD                     | 11,185                         | 0                  | 100%                | 1988          | NA             |
| 5060 VALLEY VIEW BOULEVARD                | 20,312                         | 10,000             | 51%                 | 1994          | 14.00          |
| <b>TOTAL SQUARE FOOTAGE (NORTH)</b>       | <b>2,838,188</b>               | <b>290,777</b>     | <b>90%</b>          |               |                |
| <b>GRAND TOTAL (ALL AREAS)</b>            | <b>9,213,395</b>               | <b>808,053</b>     | <b>91%</b>          |               |                |

\*Not Standard Full Service

\*\* Rehabilitation Date

All information furnished in this survey was collected prior to or on January 1, 2024. It is from sources we deem reliable; however, no warranty or representation is made to its accuracy and it is subject to errors, omissions, changes in rental rates, occupancy and other conditions.

This survey is for informational purposes only, and it is not to be considered an offering for lease. Government Buildings, Sublease Space and Proposed Buildings are not included in Market Survey.



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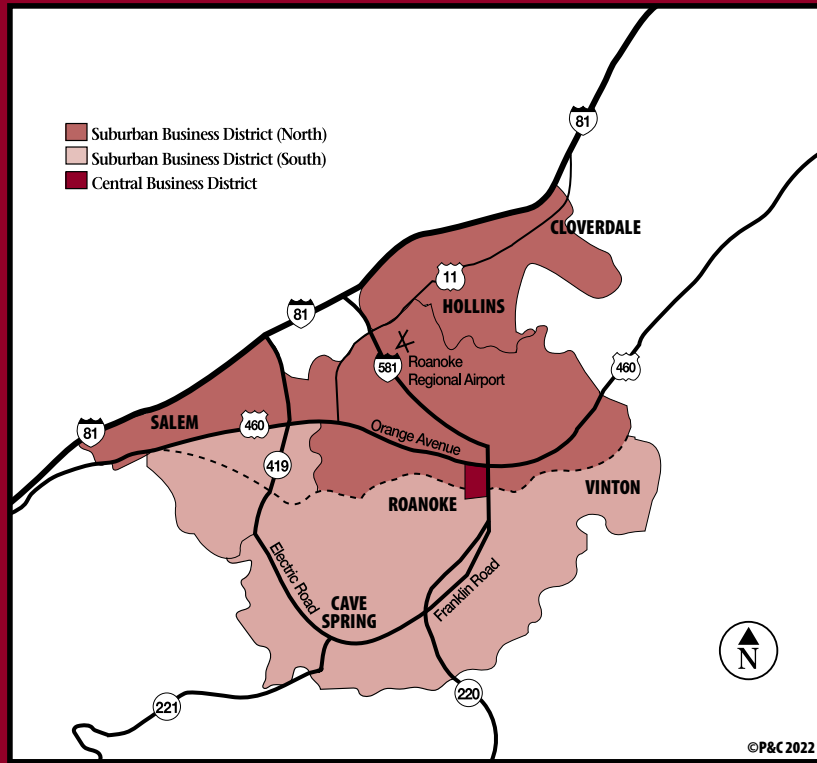


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