



2025

Roanoke's Original

Market Survey

Roanoke, Virginia

540-982-2444

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2025 ROANOKE OFFICE MARKET REPORT

BUILDING NAME	NET LEASABLE SQUARE FOOTAGE	TOTAL AVAILABLE	PERCENT OCCUPIED	YEAR BUILT	ASKING RENTAL RATE
CENTRAL BUSINESS DISTRICT					
AMERICAN ELECTRIC POWER COMPANY	112,000	0	100%	1949	N/A
ANTHEM BLUE CROSS AND BLUE SHIELD	130,938	0	100%	1980	N/A
AURORA BUILDING	30,000	0	100%	1910	N/A
BLUESTONE ENERGY BUILDING	32,445	4,626	86%	**1986	NA
FIRST BANK BUILDING - 310 FIRST STREET	127,000	17,005	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	85,500	32,080	62%	**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
HANCOCK BUILDING (OFFCE PORTION)	12,500	12,500	0%	**2008	15.00
JEFFERSON CENTER	97,680	1,930	98%	1928	14.00
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	56,182	74%	1993	30.50
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	0	100%	1964	NA
SFCS BUILDING	14,597	0	100%	**1910	NA
SPECTRUM	19,910	3,840	81%	**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	3,653	74%	1915	14.00
THOMAS B. MASON BUILDING	44,541	9,814	78%	**1995	16.75
TRUIST PLAZA	139,547	21,961	84%	1978	24.00
VERIZON	165,756	0	100%	1939	NA
WAREHOUSE ROW (117-119 NORFOLK)	25,461	10,053	61%	1892	16.50
WELLS FARGO TOWER	218,503	66,833	69%	1991	NA
YWCA BUILDING	28,167	0	100%	1930	NA
15 SALEM AVE, SW - JOHN HANCOCK BUILDING	19,395	4,929	75%	1904	16.00
22 KIRK AVE SW	10,477	0	100%	1910	NA
128 CAMPBELL AVE, SE	26,884	0	100%	1912	NA
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
TOTAL SQUARE FOOTAGE (CBD)	2,784,995	365,684	87%		

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	2,100	81%	2009	15.00
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

BUILDING NAME	NET LEASABLE SQUARE FOOTAGE	TOTAL AVAILABLE	PERCENT OCCUPIED	YEAR BUILT	ASKING RENTAL RATE
CARILION PARK VIEW	88,280	0	100%	**2000	NA
CAVE SPRING PROFESSIONAL CENTER	24,354	3,157	87%	1986	15.00
CHIP OF ROANOKE VALLEY - 1201 3RD ST	13,630	0	100%	1967	NA
COLONNADE CORPORATE CENTER	110,000	7,373	93%	1988	17.00
COLONIAL OFFICE CENTER	18,684	1,842	90%	1950	14.95 - 17.95
CONSULTANTS IN CARDIOLOGY	40,000	0	100%	2006	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	196,748	14,208	93%	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	5,380	80%	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	1,205	98%	2001	16.00
METIS PLAZA	165,808	13,665	92%	1969	17.00
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
RIDGEVIEW CORP HEADQUARTERS (3531 Franklin)	16,300	0	100%	2024	NA
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	17,635	66%	1970	13.50
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	5,031	92%	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	6,960	46%	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	12,980	0%	1980	20.00
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	16,504	0	100%	2022	NA
5400 FALLOWATER LANE	46,946	0	100%	1994	NA
5401 FALLOWATER LANE	11,880	0	100%	2000	NA
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	7,000	42%	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	4,300	74%	2006	NA
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
TOTAL SQUARE FOOTAGE (SOUTH)	3,564,362	155,034	96%		



BUILDING NAME	NET LEASABLE SQUARE FOOTAGE	TOTAL AVAILABLE	PERCENT OCCUPIED	YEAR BUILT	ASKING RENTAL RATE
ALLSTATE INSURANCE BUILDING	72,000	0	100%	2015	22.00
BOWERS BUILDING	17,963	0	100%	1967	NA
BRAMMER VILLAGE	95,000	23,047	76%	1988	15.00
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	8,444	84%	1987	13.50
CIVIC MALL	182,070	5,500	97%	1956	12.00
5427 PETERS CREEK	14,850	11,880	20%	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	4,700	67%	1975	14.50
EXECUTIVE PARK	54,000	6,870	87%	1978	12.50
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	8,000	75%	1954	20.00
NORTHPARK BUSINESS CENTER	34,318	1,834	95%	1989	13.50
OLDS NEWBERRY BUILDING	30,260	0	100%	1922	NA
ONE BEACON INSURANCE	33,273	0	100%	2005	NA
PETERS CREEK PLAZA	36,476	0	100%	1968	NA
PETERS CREEK VIA DAY SCHOOL	10,125	0	100%	1982	NA
ROCKYDALE QUARRY OFFICE	11,200	0	100%	**1992	NA
SOCIAL SERVICE BUILDING-SALEM	35,108	0	100%		NA
SUMMERSWAY OFFICE PARK	36,000	4,264	88%	2001	11.50
FREEDOM FIRST OFFICE	17,970	0	100%	1991	NA
THE PARK AT VALLEY POINTE	147,526	16,104	89%	1989	14.00
THE OAKS	12,076	5,076	58%	2006	14.00
VALLEY COURT	160,000	23,895	85%	1984	9.00
VALLEY BUSINESS CENTER	23,100	4,960	79%	1998	NA
VALLEY VIEW PROFESSIONAL CENTER	60,055	0	100%	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	900	92%	1977	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	20,000	20,000	0%	1994	20.00
Total Square Footage (North)	2,828,217	240,069	92%		
Grand Total (All Areas)	9,177,574	760,787	92%		

** Rehabilitation Date

All information furnished in this survey was collected prior to or on January 1, 2025. 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.

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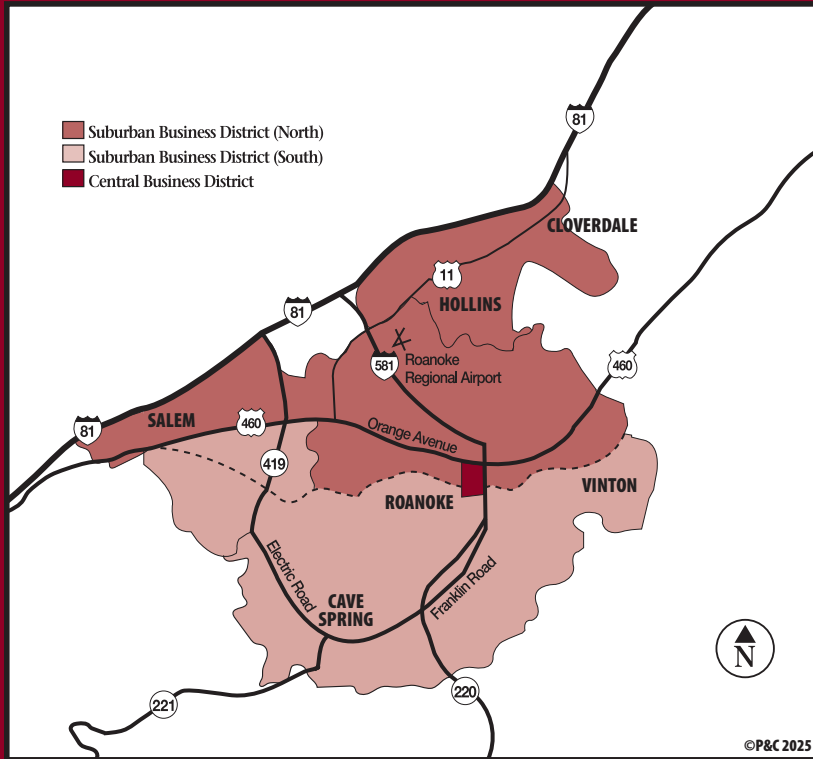


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