

**FOR LEASE**

**Prime Commercial Retail/Office  
Building in Heart of Roanoke**

**PROPERTY**  
**Storefront Retail/Office Roanoke**

**LOCATION**  
**409 N Oak St., Roanoke, TX 76262**



*Class "A" Roanoke Retail/Office Building For Lease*

## PROPERTY HIGHLIGHTS

- Class “A” High-Quality Retail/Office Building
- Centrally Located Retail/Office Building in Heart of Roanoke
- For Lease Suite 100: 3,059 SF; Suite 110: 3,059 SF; Suite 200: 2,356 SF; Suite 210: 1,407 SF
- Move in Ready! Available Now.
- Great Mix of Retail, Medical and Professional Tenants in the Heart of Roanoke
- Building Signage Available
- Highly Desirable Location with Excellent Residential Demographics
- Minutes from Restaurants, Retail and Roanoke Old Town and City Hall
- Strategically positioned, easy access to major highways Hwy 377, Hwy 170, Hwy 114, and I-35, as well as a short commute to DFW.



| PROPERTY HIGHLIGHTS           |   |
|-------------------------------|---|
| <b>Address</b>                | 409 N Oak St Roanoke, TX 76262  |
| <b>Year Built</b>             | 2016  |
| <b>Stories</b>                | Two   |
| <b>Building Class</b>         | "A" Retail/Office Building  |
| <b>Building Rentable SF</b>   | 13,987.SF   |
| <b>Rent Rate</b>              | \$26.00/SF (Office) + NNN<br>\$30.00/SF (Retail) + NNN  |
| <b>Suites For Lease</b>       | For Lease Suite 100: 3,059 SF; Suite 110: 3,059 SF; Suite 200: 2,356 SF; Suite 210: 1,407 SF  |
| <b>Zoning</b>                 | Retail/Medical/Office Zoning  |
| <b>Excellent Demographics</b> | Primed to serve Roanoke's affluent, rapidly growing community with households within two miles boasting an average income of \$146,080/year |
| <b>Parking</b>                | Two Private Parking Lots providing 54 Spaces (3.86 Spaces per 1,000 SF Leased)  |
| <b>Great Location</b>         | The hard corner Retail/Office building has superb visibility and location on Oak Street with 169 feet of frontage on Oak Street             |

# PROPERTY OVERVIEW



409 N Oak St,  
Roanoke, TX 76262

- Within 30 Minutes
- Babe's Chicken Dinner House
  - Classic Café
  - Los Molcajetes
  - Bayou Jack's Cajun Grill
  - Highway 377
  - Interstate 35W
  - DFW International Airport
  - Fort Worth Alliance Airport
  - Fort Worth

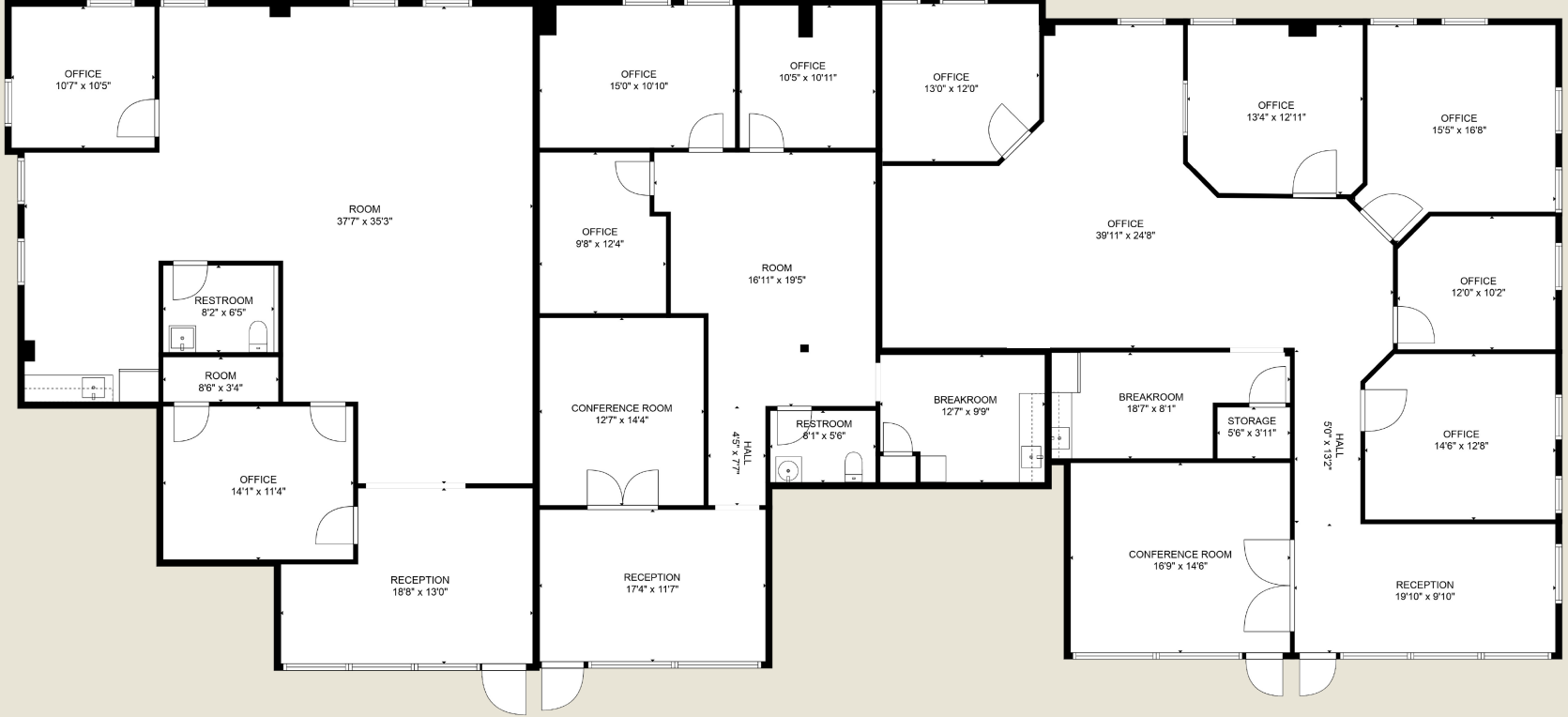


SPACE  
PLANS



**FOR LEASE SUITE 100**

**FOR LEASE SUITE 110**



**LEASED  
SUITE 220**

**SUITE 210  
FOR LEASE**

**SUITE 210  
FOR LEASE**



CONTACT INFORMATION

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