



**OFFICE FOR LEASE**

**2206 S. MAIN STREET  
BLACKSBURG, VA**



**CUSHMAN &  
WAKEFIELD**

**THALHIMER**

# 2206 S. MAIN STREET

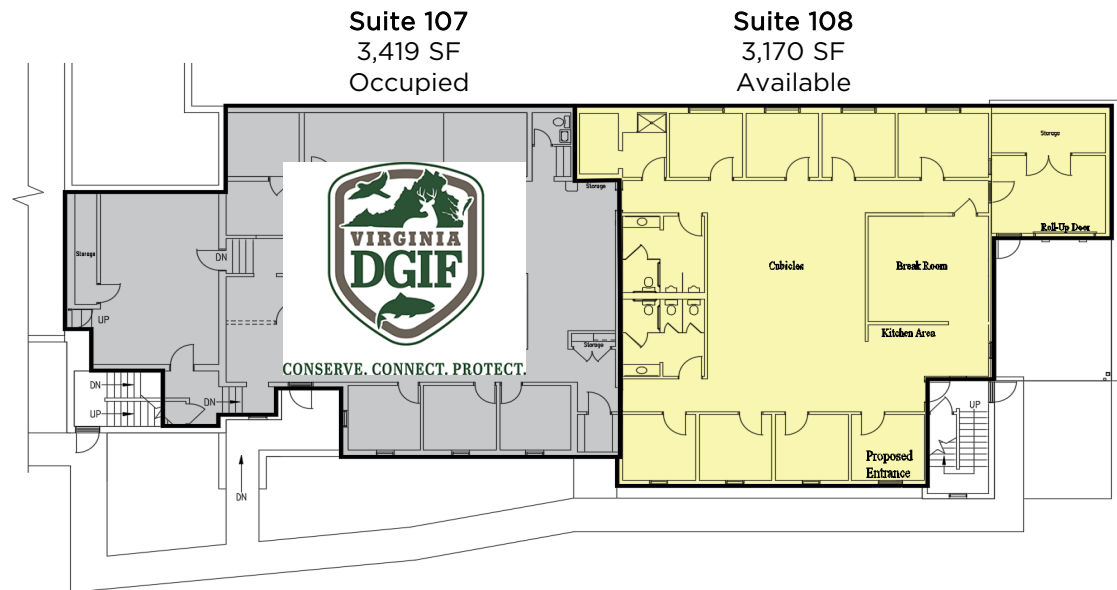
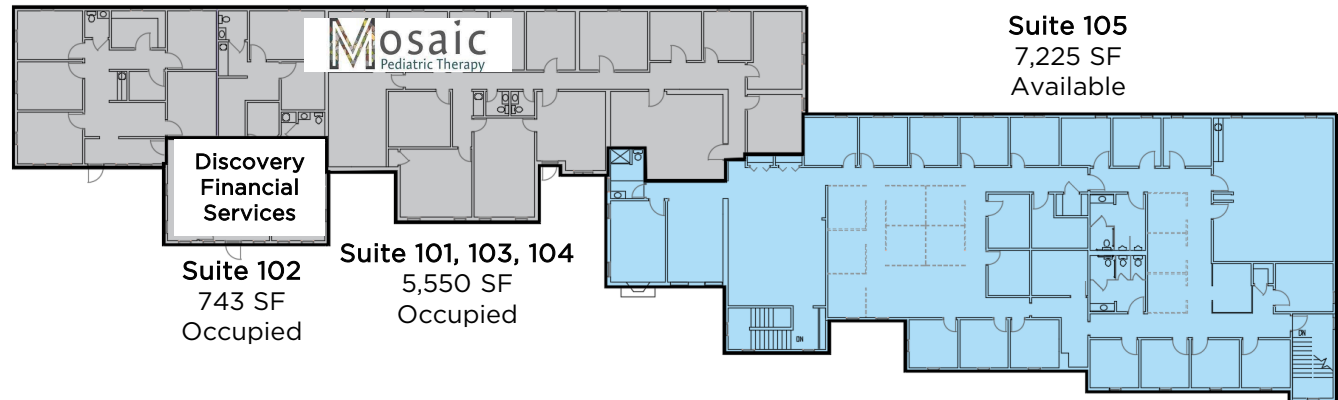
## Blacksburg, VA

### Property Features

- Prime South Main Street office location
- Park like setting
- 98 parking spaces
- Fiber-optic installed
- Airport within 5 minutes
- Immediately off Route 460 and near the Virginia Tech Corporate Research Center
- Property being renovated with new modern office space, plaza and landscaping
- South Main Street signage opportunity

### REDUCED LEASE RATES

- Suite 101 - LEASED
- Suite 102 - LEASED
- Suite 103 - LEASED
- Suite 104 - LEASED
- Suite 105 - \$15.00 SF/YR
- Suite 107 - LEASED
- Suite 108 - \$15.00 SF/YR



LEASING OPPORTUNITY

# 2206 S. MAIN STREET

## Blacksburg, VA

### Perspective Sketches



MAIN ENTRANCE - VIEW #2



SECONDARY NEW ENTRANCE - VIEW #1

2206 S MAIN ST ADDITIONS & ALTERATIONS



DWR NEW ENTRANCE - VIEW #1

2206 S MAIN ST ADDITIONS & ALTERATIONS



SECONDARY NEW ENTRANCE - VIEW #2

2206 S MAIN ST ADDITIONS & ALTERATIONS



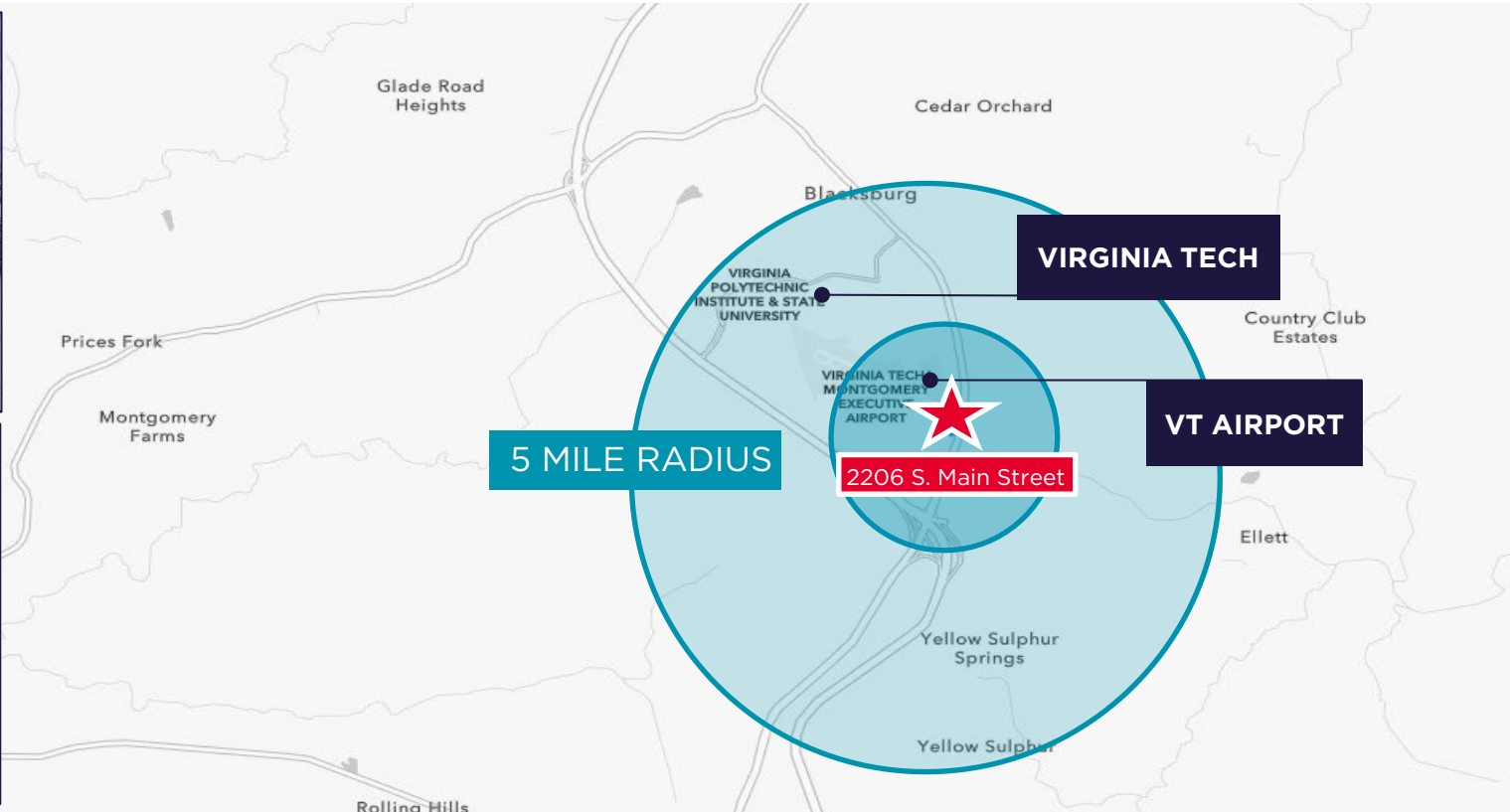
DWR NEW ENTRANCE - VIEW #2

# 2206 S. Main Street Blacksburg, VA



# 2206 S. Main Street

## Blacksburg, VA



### DEMOGRAPHICS

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
1 Mile	4,315	\$80,023	6,393
3 Miles	36,322	\$93,559	51,956
5 Miles	69,239	\$93,846	82,015



**FOR MORE INFORMATION, CONTACT:**

**PRICE GUTSHALL**

Vice President  
540 767 3011  
[price.gutshall@thalhimer.com](mailto:price.gutshall@thalhimer.com)

**KENT ROBERTS**

Senior Associate  
540 767 3012  
[kent.roberts@thalhimer.com](mailto:kent.roberts@thalhimer.com)

Thalhimer  
310 First Street, Suite 300  
Roanoke, VA 24011  
[thalhimer.com](http://thalhimer.com)

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

Cushman & Wakefield | Thalhimer © 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

