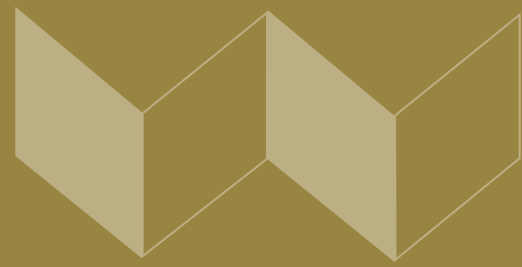


3826 Thirlane Rd NW, Roanoke, VA 24019

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Available November 1, 2026: Two contemporary office spaces in The Oaks, a small, professional business park well-located in the North Roanoke Office Market with ample parking and generous windows. Suites 1 and 2 may be leased separately or together for a combined 8,614 SF. Suite 1 is 5,076 SF and includes five private spaces, a large, central co-working space, and +/-1,225 SF of warehouse space with an overhead door. Suite 2 is 3,538 SF and includes 6 private spaces and a large co-working space. Each suite offers abundant natural light, a restroom, a breakroom and a practical blend of private and open spaces that will suit either a traditional or creative use.

PROPERTY HIGHLIGHTS

- Convenient to Roanoke-Blacksburg Regional Airport, I-581 and I-81
- Well-maintained, well-managed property in the North Roanoke Office Market
- Park-like office setting with ample parking
- Two suites that may be leased separately or together

OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Number of Units:	3
Available SF:	3,538 - 8,614 SF
Lot Size:	1.61 Acres
Building Size:	13,230 SF

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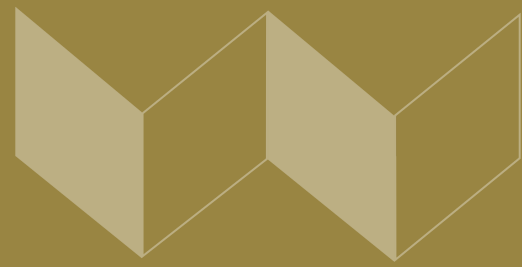
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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	3,538 - 8,614 SF	Lease Rate:	\$15 SF/yr

AVAILABLE SPACES

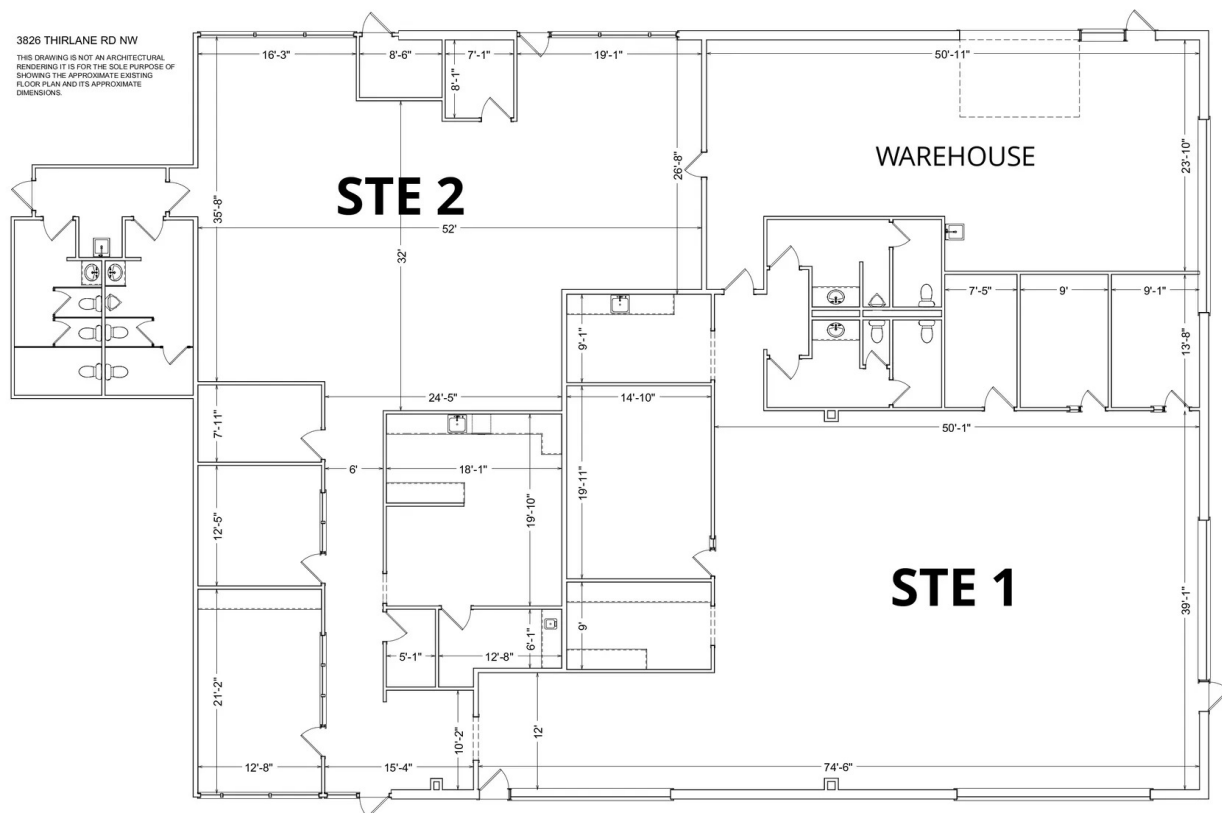
SUITE	TENANT	SIZE (SF)
STEs 1 & 2 Combined	Available	8,614 SF
STE 1	Available	5,076 SF
STE 2	Available	3,538 SF

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PLAN: STES 1 & 2



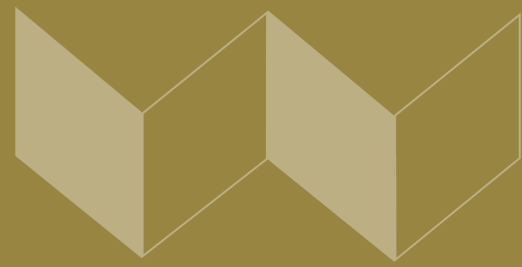
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ACCESSIBILITY



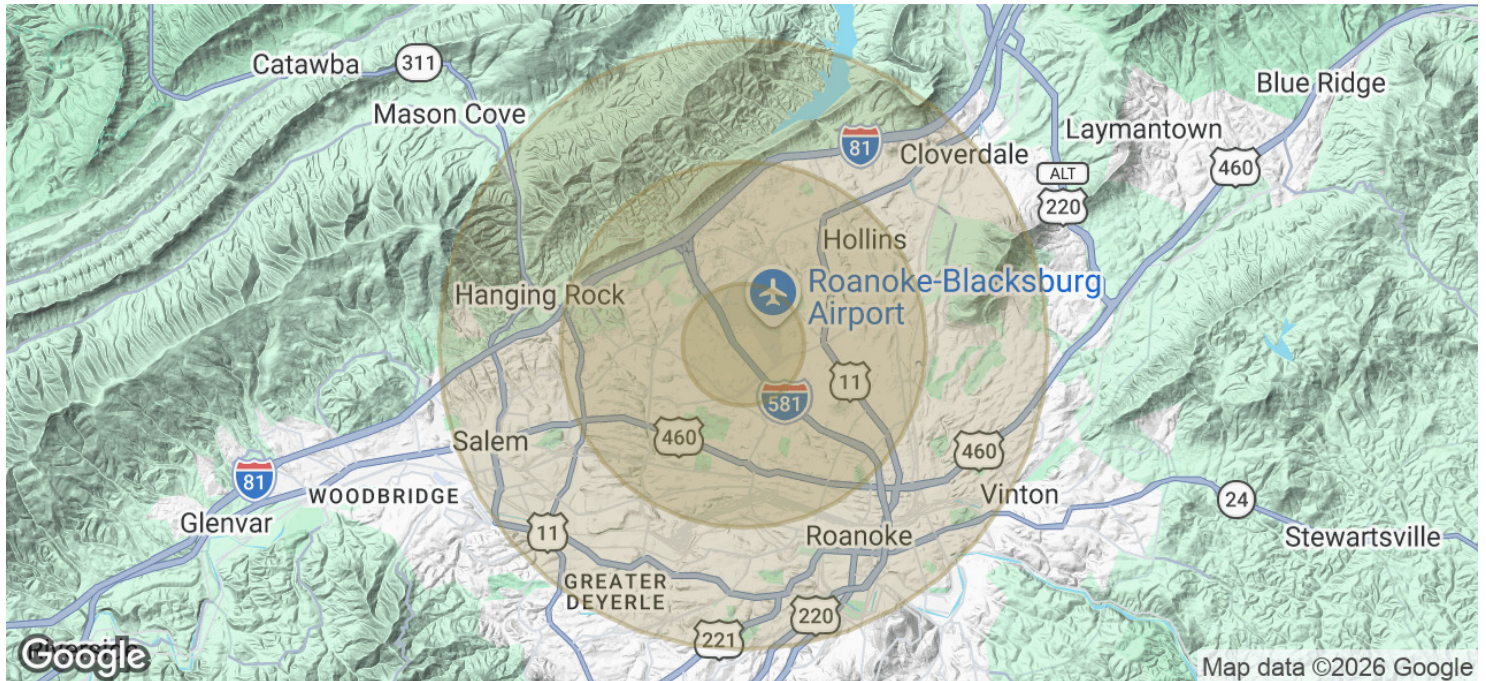
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,741	62,720	128,074
Average Age	36.2	39.7	39.4
Average Age (Male)	43.0	38.2	37.8
Average Age (Female)	35.0	41.2	41.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,707	25,572	53,963
# of Persons per HH	2.2	2.5	2.4
Average HH Income	\$62,252	\$67,052	\$76,602
Average House Value	\$159,855	\$184,319	\$228,575

2023 American Community Survey (ACS)

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