



Investors
REAL ESTATE PARTNERS

FOR LEASE

2129 Electric Road | Roanoke, VA

INVESTORS REAL ESTATE PARTNERS | INVESTORSREP.COM



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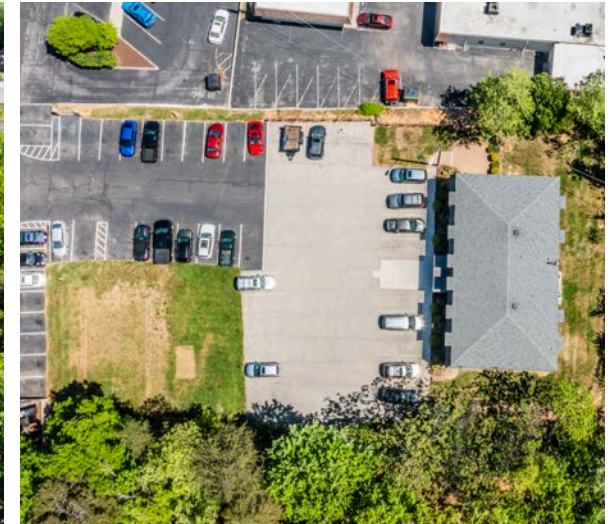
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2129 ELECTRIC RD | ROANOKE VA, 24018

Total Parcel Area: ±0.78 Acres
Building Area: 4,980 SF
Zoning: C1
Market: Cave Spring
Lease Rate: \$16 – \$24.5
Space Available: 205 – 3,000 SF

AVAILABLE SPACES

- **Suite 100 – 1st Floor – Full Service**
 - 3,000 SF / \$4,000 per month
- **Suite 203 – 2nd Floor – Full Service**
 - 205 SF / \$400 per month
- **Suite 205 – 2nd Floor – Full Service**
 - 544 SF / \$800 per month



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LOCATION | 2129 ELECTRIC RD | ROANOKE VA, 24018



2129 ELECTRIC RD | ROANOKE VA, 24018

Located in the heart of Roanoke, VA, this professional office building offers approximately 4,980 total square feet of versatile workspace split across two floors. The property features a classic brick exterior with prominent signage visibility and ample on-site parking for both employees and clients. Situated near major retail hubs like Oak Grove Plaza and Southwest Plaza, the location provides excellent access to local amenities including Food Lion, UPS Store, and various dining options.

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GROUND FLOOR SUITE | 3,000 SF / \$4,000 PER MONTH

Suite 100 is a versatile, large-scale office solution perfect for professional services or corporate headquarters. The layout prioritizes client engagement with a spacious, inviting reception area and a substantial conference room for board meetings and presentations.

- **Expansive Layout:** Features five private offices, a break room, and multiple en-suite bathrooms.
- **Ready for Occupancy:** Neutral finishes and professional carpeting throughout.
- **Operational Efficiency:** Includes dedicated storage and technical rooms within the suite.



PROFESSIONAL EXECUTIVE OFFICE | 205 SF / \$400 PER MONTH

Perfect for a boutique firm or individual practitioner, Suite 203 offers a quiet, elevated workspace on the second floor. The suite provides a focused environment with proximity to shared amenities and easy access from the main stairwell.

- **Functional Footprint:** Includes a primary executive office measuring approximately 205 SF
- **Convenient Access:** Located on the second floor with convenient access to building-wide facilities.



EFFICIENT TEAM WORKSPACE | 544 SF / \$800 PER MONTH

Perfect for a boutique firm or individual practitioner, Suite 203 offers a quiet, elevated workspace on the second floor. The suite provides a focused environment with proximity to shared amenities and easy access from the main stairwell.

- **Collaborative Design:** Large open office area supplemented by a private office.
- **Ample Storage:** Dedicated in-suite storage closet to keep the workspace organized.
- **In-Suite Kitchen:** Features a dedicated kitchen area, providing convenient on-site break facilities for staff.



FLOOR PLAN - FIRST FLOOR



GROSS INTERNAL AREA

1st Floor: 2481 SF, 2nd Floor: 2499 SF

EXCLUDED AREAS: STORAGE: 431 SF, ELECTRICAL ROOM: 135 SF

TOTAL: 4980 SF

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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FLOOR PLAN – SECOND FLOOR



GROSS INTERNAL AREA

1st Floor: 2481 SF, 2nd Floor: 2499 SF
EXCLUDED AREAS: STORAGE: 431 SF, ELECTRICAL ROOM: 135 SF
TOTAL: 4980 SF
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.