

# PARKWAY 301

301 1ST STREET SOUTHWEST ROANOKE, VA 24011



## OFFERING SUMMARY

**Available SF:** 5,612 SF

**Lease Rate:** \$24.00 SF/yr (MG)

**Building Size:** 72,822 SF

**Zoning:** DT

## PROPERTY OVERVIEW

Presented for lease by Stephen Pendergrass and Jacob Quesinberry of Poe & Cronk Real Estate Group - Parkway 301 Suite 200 - offers an excellent opportunity to lease premium ground level office space in Roanoke's downtown growth corridor. This property combines timeless design with modern amenities.

The ground-level suite provides direct access from both 1st Street and Kirk Avenue. Inside, the Class A space has been carefully designed for professional use, featuring an executive suite, a spacious conference room ideal for board meetings and client presentations, and well appointed interiors.

Suite 200 features eighteen nearby parking spaces included as part of the rent, offering convenience and accessibility you don't normally find in DT Roanoke. The building also features an on-site fitness facility and 900sf storage for the new tenant. Upper-level apartments extend the opportunity for live/work flexibility, creating a secure and integrated downtown environment.

Parkway 301 is designed for firms in law, finance, consulting, and other professional services seeking a prestigious presence in the region's most desirable downtown location.



**STEPHEN PENDERGRASS, SIOR, CCIM**

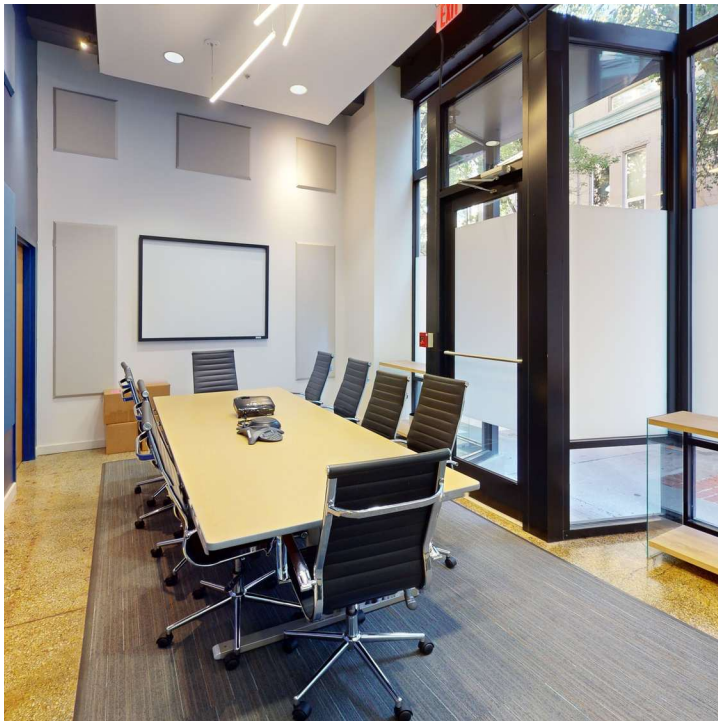
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**JACOB QUESINBERRY**

Vice President  
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jquesinberry@poecronk.com

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## LOCATION INFORMATION

Building Name	Parkway 301
Street Address	301 1st Street Southwest
City, State, Zip	Roanoke, VA 24011
County	Roanoke

## BUILDING INFORMATION

Building Class	A
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## PROPERTY HIGHLIGHTS

- Excellent Location in Downtown Roanoke Growth Area
- Fellow property tenants include Fortunato & Stellina
- 18 parking spaces available as part of rent
- Ground-level with entrances on 1st Street and Kirk Avenue
- Class A quality professional office space
- Upper level apartments offer ability to live/work in safe DT area
- On-site fitness suite
- Nearby amenities include retail, galleries, and restaurants offering lunch and dinner opportunities



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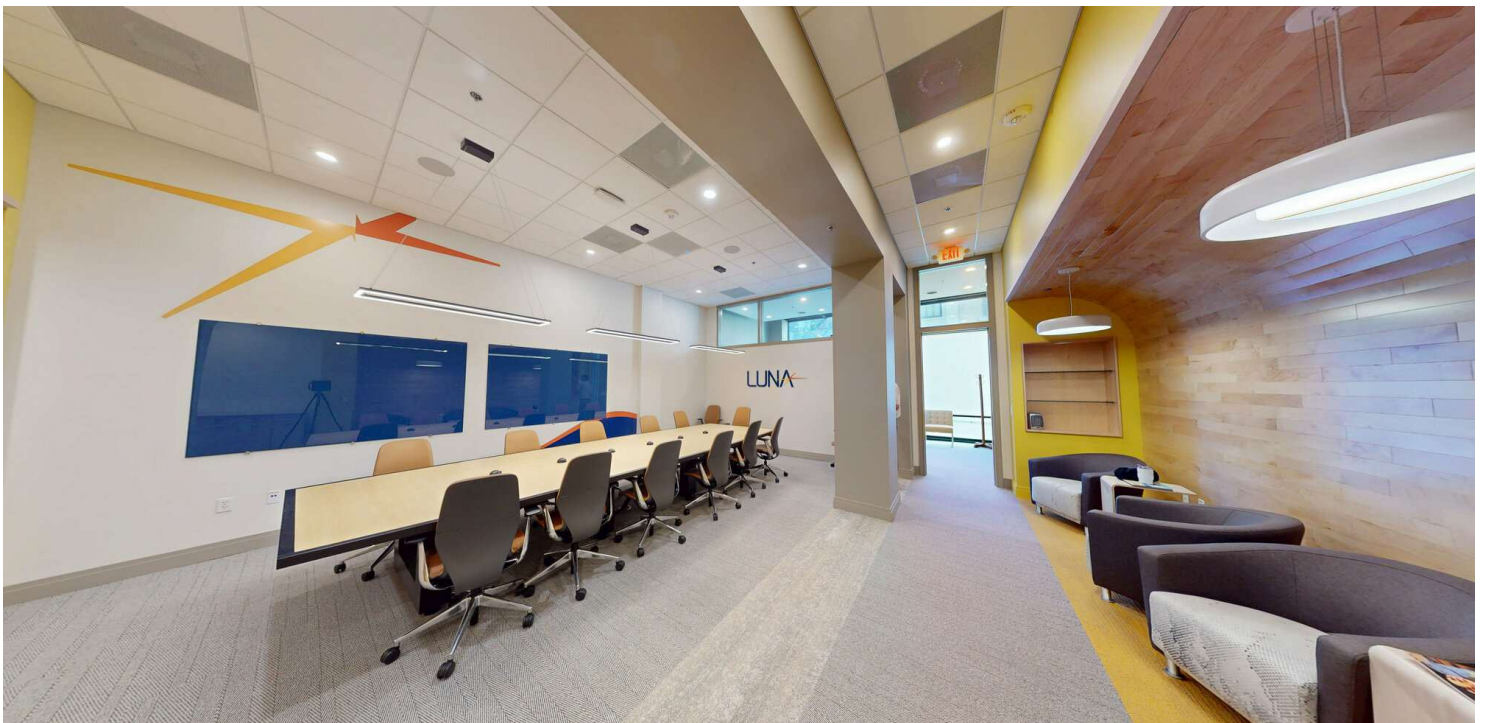
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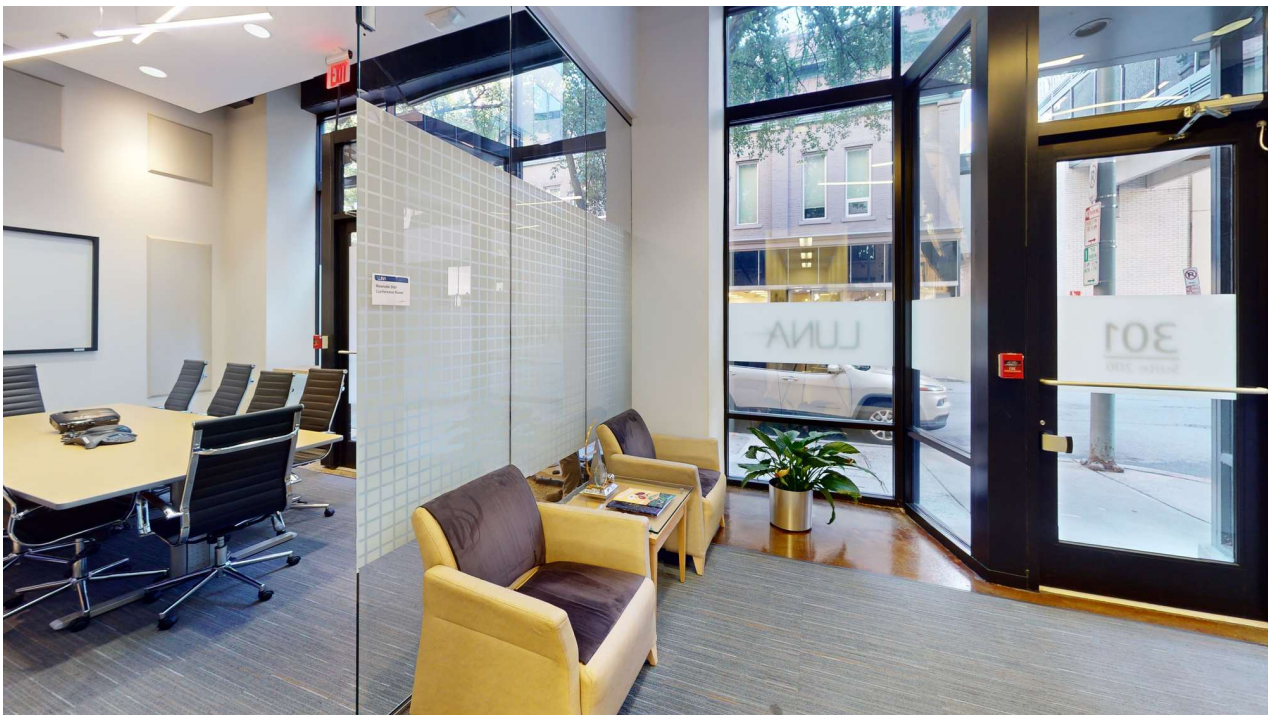
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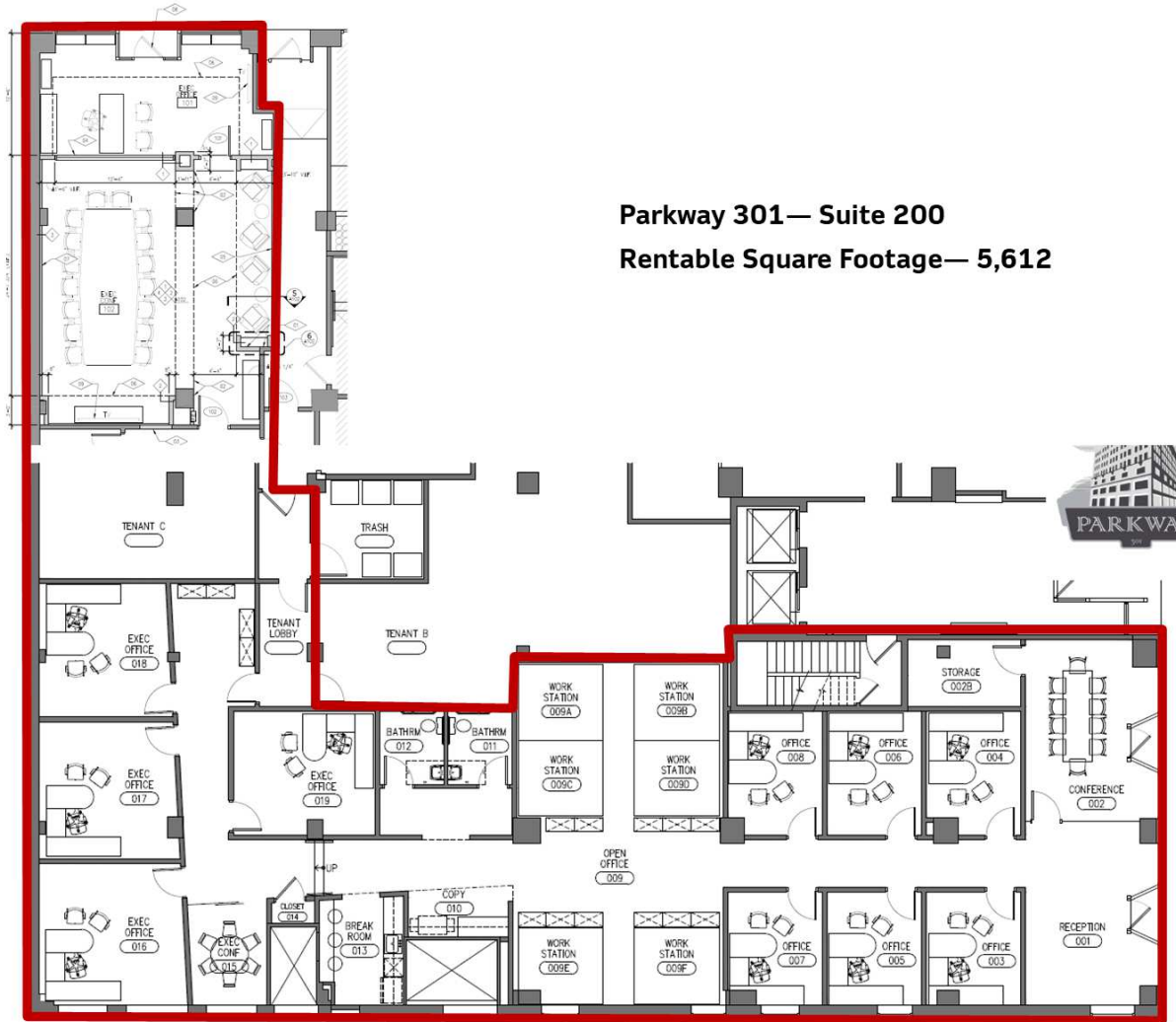
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**Parkway 301— Suite 200**  
**Rentable Square Footage— 5,612**



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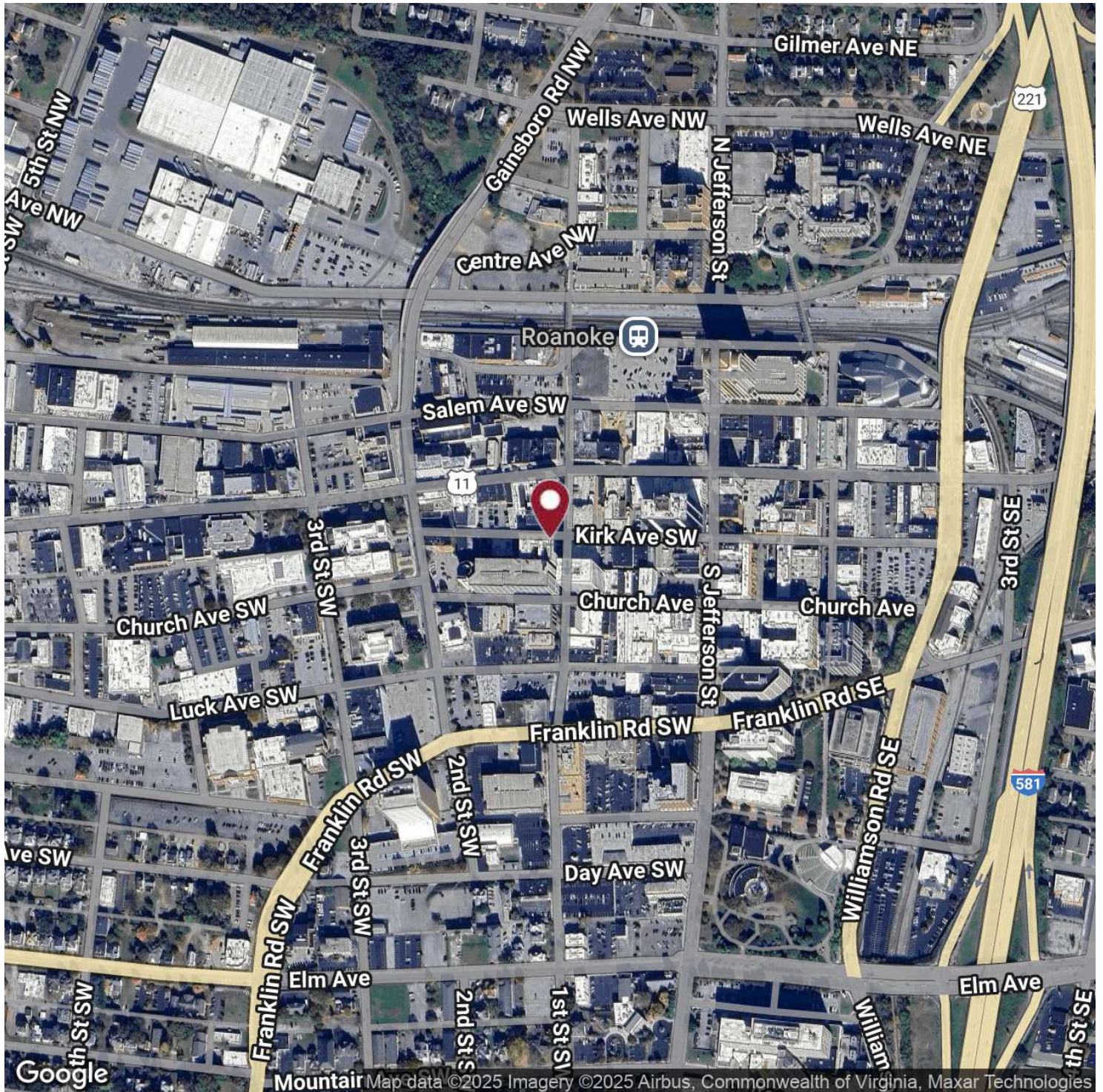
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### PROFESSIONAL BACKGROUND

Stephen Pendergrass began his career in commercial real estate in 2014 when he joined Poe & Cronk as a Sales Associate. Stephen has established himself as an accomplished commercial real estate broker with a wealth of experience in landlord representation, site selection, and land development. He has built a reputation as one of the top producing brokers in the SWVA CRE industry, known for his ability to consistently close deals and secure favorable terms for his clients.

Throughout his career, Stephen has worked with a diverse range of clients, from small businesses to large corporations. He has a deep understanding of the commercial real estate market and is able to effectively navigate complex landscapes to find properties that meet his client's unique needs.

Stephen builds strong, long-lasting relationships with his clients. He understands the importance of hard work and has a proven track of helping his clients bring their projects to a successful conclusion. Stephen Pendergrass is a valuable asset to any organization looking to expand or invest in commercial property.

Stephen lives in Roanoke, VA with his wife and 4 children.

#### Poe & Cronk Real Estate Group

10 S. Jefferson Street 1200 Wells Fargo Tower  
Roanoke, VA 24011  
540.982.2444



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