

PARKWAY 301

301 1ST STREET SOUTHWEST ROANOKE, VA 24011



OFFERING SUMMARY

Available SF: 5,612 SF

Lease Rate: Negotiable

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

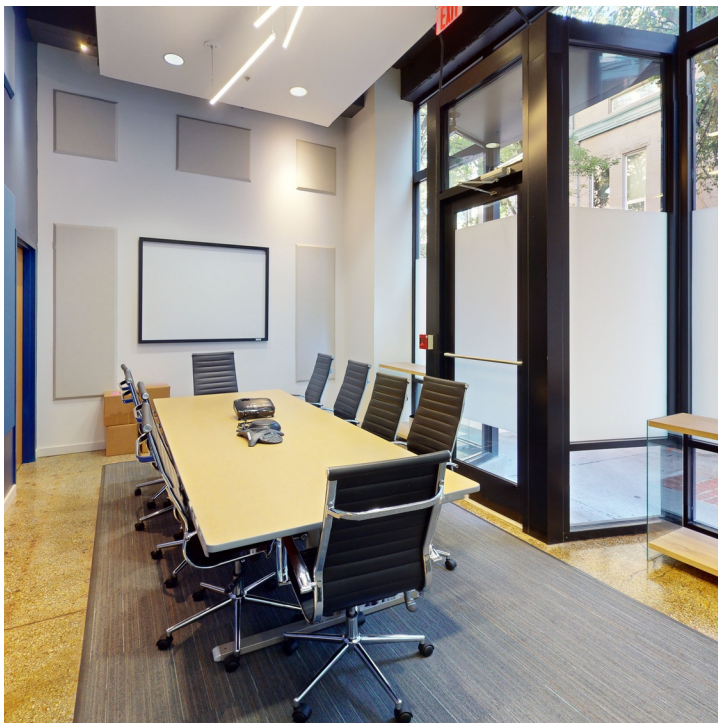
Senior Vice President
540.855.3655
spendergrass@pocronk.com

JACOB QUESINBERRY, SIOR

Senior Vice President
540.353.5344
jquesinberry@pocronk.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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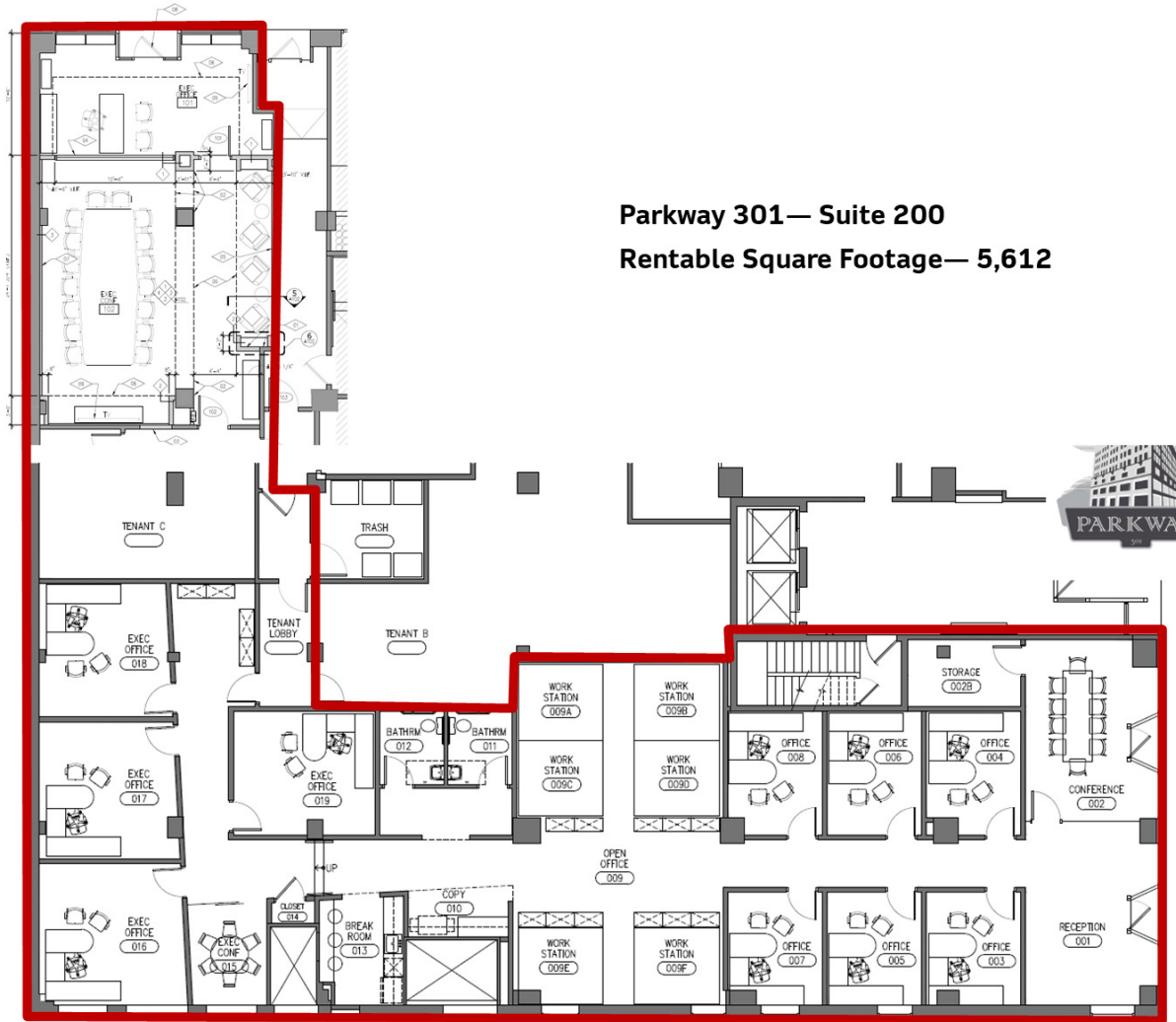
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Parkway 301— Suite 200
Rentable Square Footage— 5,612



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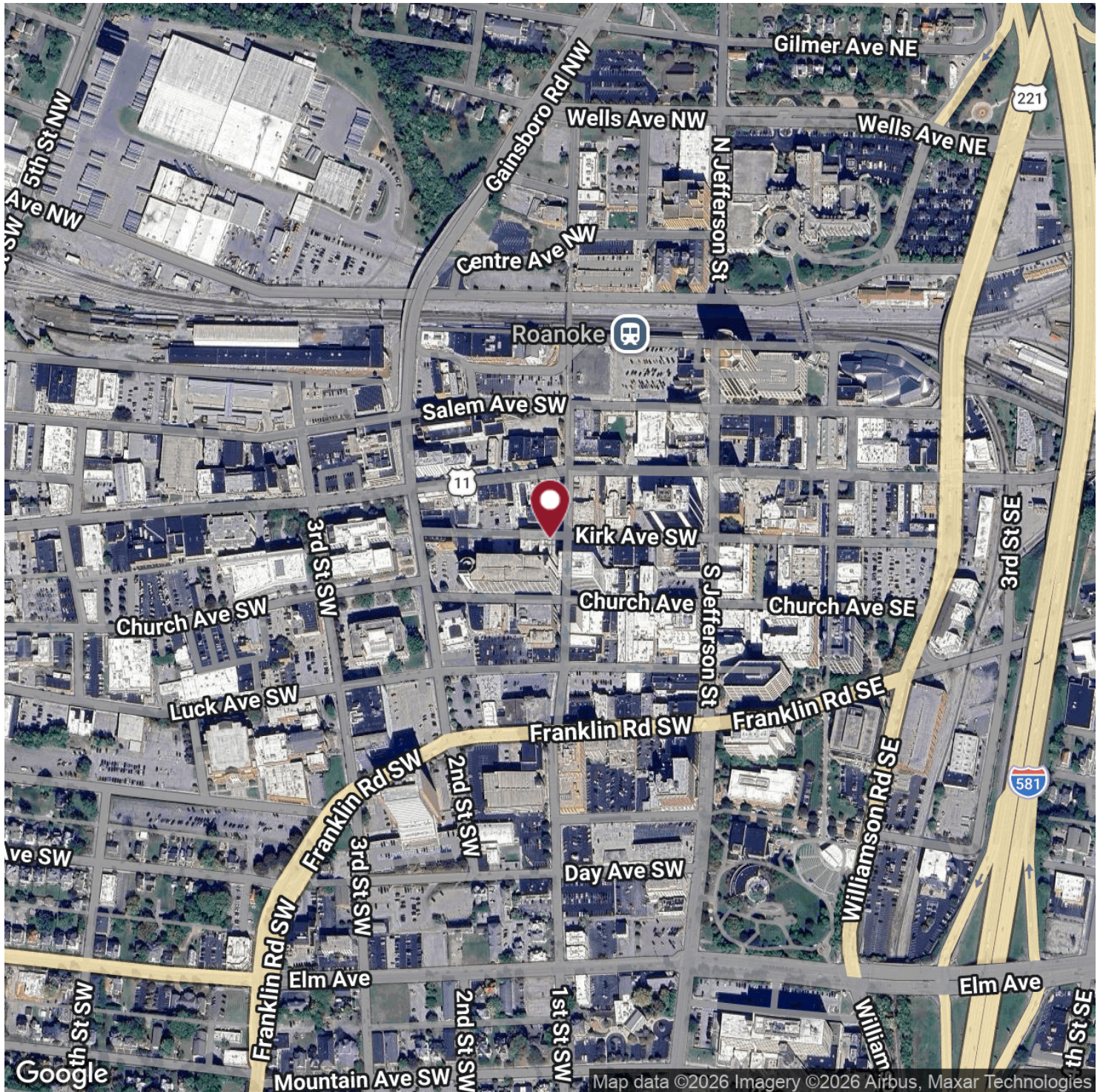
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PROFESSIONAL BACKGROUND

Stephen Pendergrass is a commercial real estate advisor with more than a decade of proven success. Recognized for his ability to structure and close complex transactions, he consistently secures strategic, advantageous outcomes for his clients. Stephen has earned a reputation as a trusted advisor and top producer within the Southwest Virginia commercial real estate market.

Stephen holds the SIOR (Society of Industrial and Office Realtors®) and CCIM (Certified Commercial Investment Member) designations, two of the most rigorous and globally respected credentials in commercial real estate. These distinctions reflect advanced market expertise, a strong record of transactional performance, and a demonstrated commitment to the highest professional and ethical standards in the industry.

In 2025, Stephen became an equity partner at Poe & Cronk Real Estate Group. He resides in Roanoke, Virginia with his wife and their four children.

Poe & Cronk Real Estate Group

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



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