

A photograph of a single-story commercial building with a green metal roof and beige walls. The building has four entrances, each with a green awning. A sign above the second entrance from the left reads "Grace Child Academy". The building is surrounded by a concrete sidewalk, a grassy area with small shrubs, and a parking lot with white lines. The sky is blue with some clouds.

125 Scattergood Dr NW

Christiansburg, VA

Exclusively Presented By:

CARMEN ELLIOTT

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Elliott Inc.

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17 N Franklin St. Christiansburg, VA 24073



Building Description

Lease Rate	\$8 - \$12
SqFt	4,000 – 8,650
Property Type	Office
Yearly Expense Rate	\$2
Zoning	B3
Lease Type	Net



The upper floor at 125 Scattergood Drive offers 8,650 square feet of professional office and medical space in a well-located commercial building serving the greater New River Valley. Designed for efficiency and accessibility, the property is well suited for medical practices, therapy clinics, professional offices, administrative headquarters, or education-based users seeking a centralized and functional location.

Located in Christiansburg, the property provides convenient access to Blacksburg, Virginia Tech, and the broader Roanoke submarket. The site benefits from strong regional connectivity, ample parking, and proximity to major retail and service amenities, making it attractive to both staff and patients/clients.

The upper floor is accessible via elevator, supporting ADA-friendly circulation and making the space appropriate for medical or mobility-sensitive uses. Flexible floor plate allows for a range of layouts including exam rooms, private offices, treatment areas, conference space, or training rooms.

Highlights

- 8,650 SF upper-floor office / medical space
- Elevator access – ideal for medical and professional users
- Ample on-site parking
- Strong location serving Christiansburg and Blacksburg markets
- Proximity to Route 460 and regional commercial corridors
- Suitable for medical, therapy, counseling, professional services, or administrative offices
- Clean, professional environment with flexible build-out potential

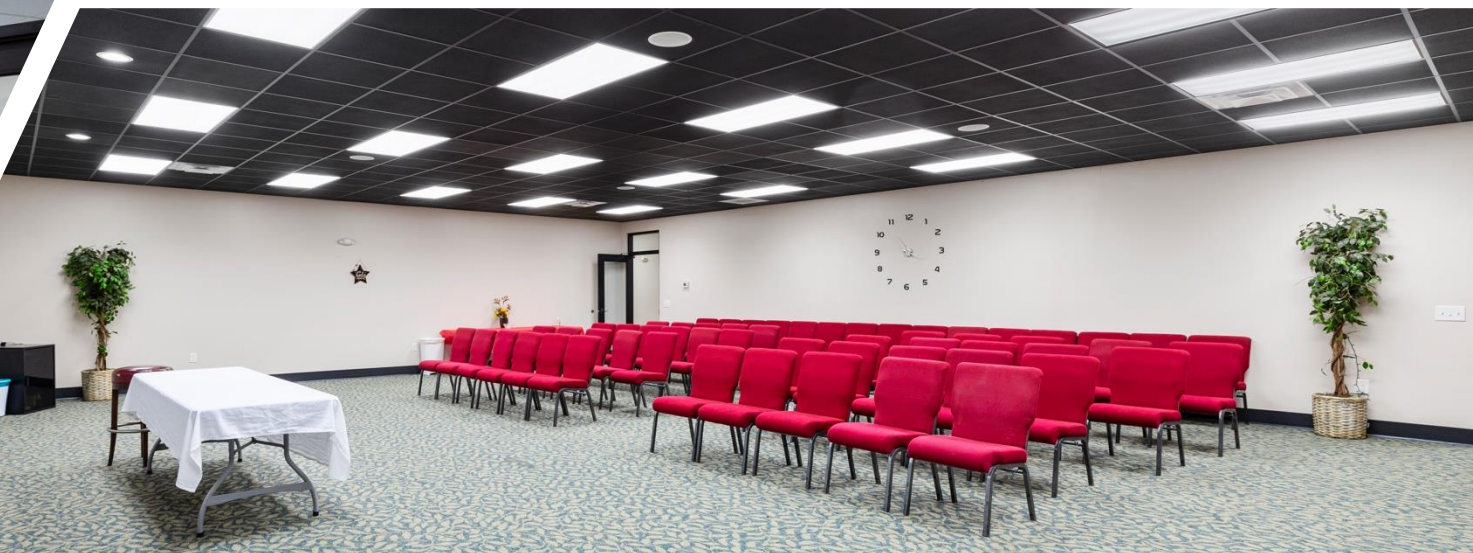




GROSS INTERNAL AREA
 TOTAL: 8,047 sq ft
 MAIN FLOOR: 8,047 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

MAIN FLOOR



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 - Compliance with local, state, and federal regulations
 - The physical condition of the improvements
- The financial condition or business prospects of any tenant
- Any tenant's plans or intentions to continue occupancy

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