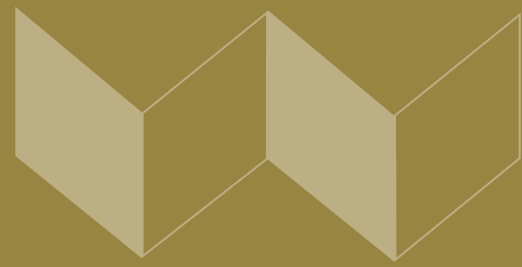


3807 Brandon Avenue SW, Roanoke, VA 24018  
BRANDON POINT OFFICE BUILDING



**PROPERTY DESCRIPTION**

Brandon Point Office Building is a well-maintained, well-located multi-tenant office building in the southwest Roanoke office market. Nicely finished common areas, plenty of parking, and grade level access to the lower level and upper level of the building. Spaces from 1,500 SF to 6,200 SF.

**PROPERTY HIGHLIGHTS**

- Great location close to Lewis-Gale, Electric Road/Rt. 419 and Peters Creek Road
- In an area of new medical office development
- Abundant parking
- Grade level access for either floor of the building

**OFFERING SUMMARY**

Lease Rate:	\$13.50 SF/yr (Full Service)
Available SF:	1,495 - 6,200 SF
Lot Size:	4.15 Acres
Building Size:	57,361 SF

**DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
Total Households	2,156	28,921	60,603
Total Population	4,507	65,201	139,637
Average HH Income	\$92,217	\$84,504	\$91,530

KRISTA VANNOY, CCIM, SIOR  
Vice President & COO

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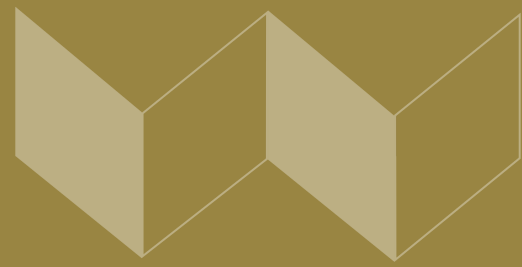
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# AVAILABLE SPACES



## LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	60 months
Total Space:	1,495 - 6,200 SF	Lease Rate:	\$13.50 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
First Fl, Ste C1	Available	1,500 SF	Full Service	\$13.50 SF/yr	Primarily open concept space. Suite will be delivered with new paint and carpet.
First Fl, Ste A1	Available	6,200 SF	Full Service	\$13.50 SF/yr	Suite will be delivered to tenant fully demised and finished 50% office build out and 50% open concept, with newly painted drywall and new carpet, ceiling tiles, and lighting.
1st Fl, Ste 117	Available	1,495 SF	Full Service	\$13.50 SF/yr	Suite consists of two large but separated open spaces and two private offices. Windows in both offices and one of the two open spaces.

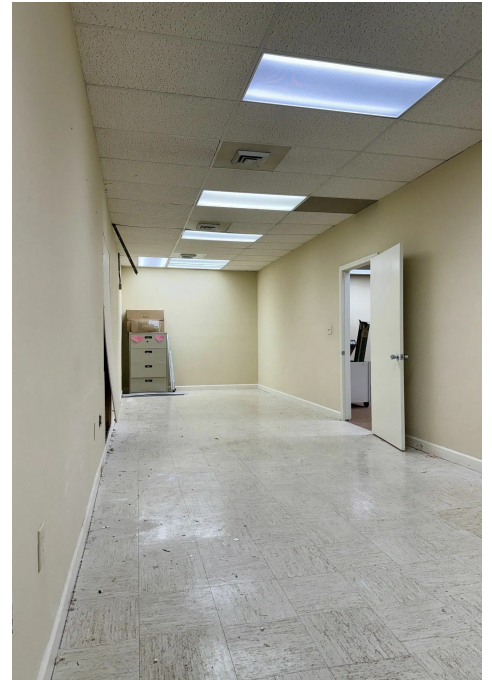
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# STE 117



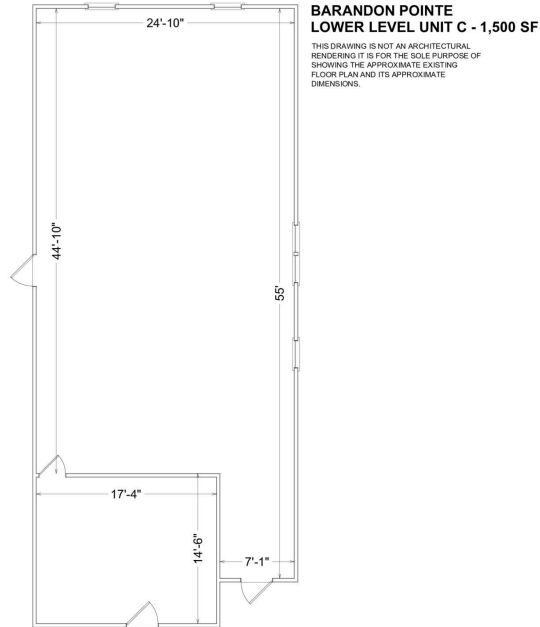
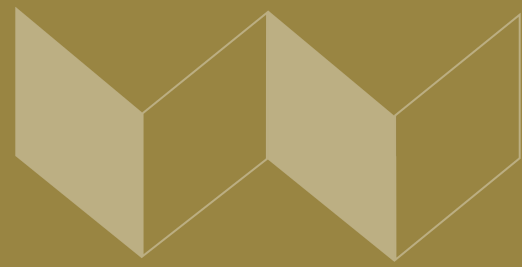
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# FLOORPLANS: STES C1 & A1



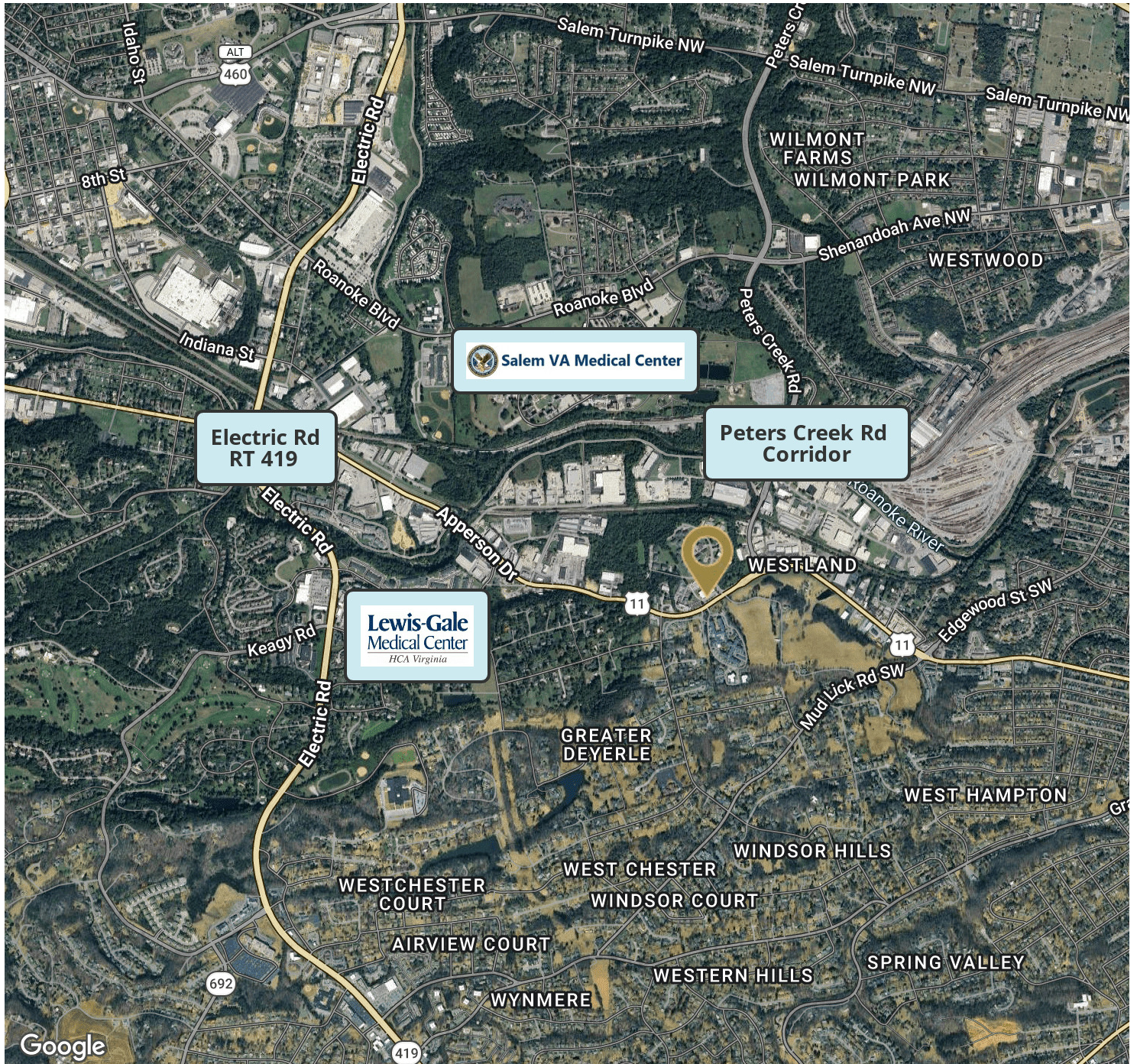
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# LOCATION HIGHLIGHTS

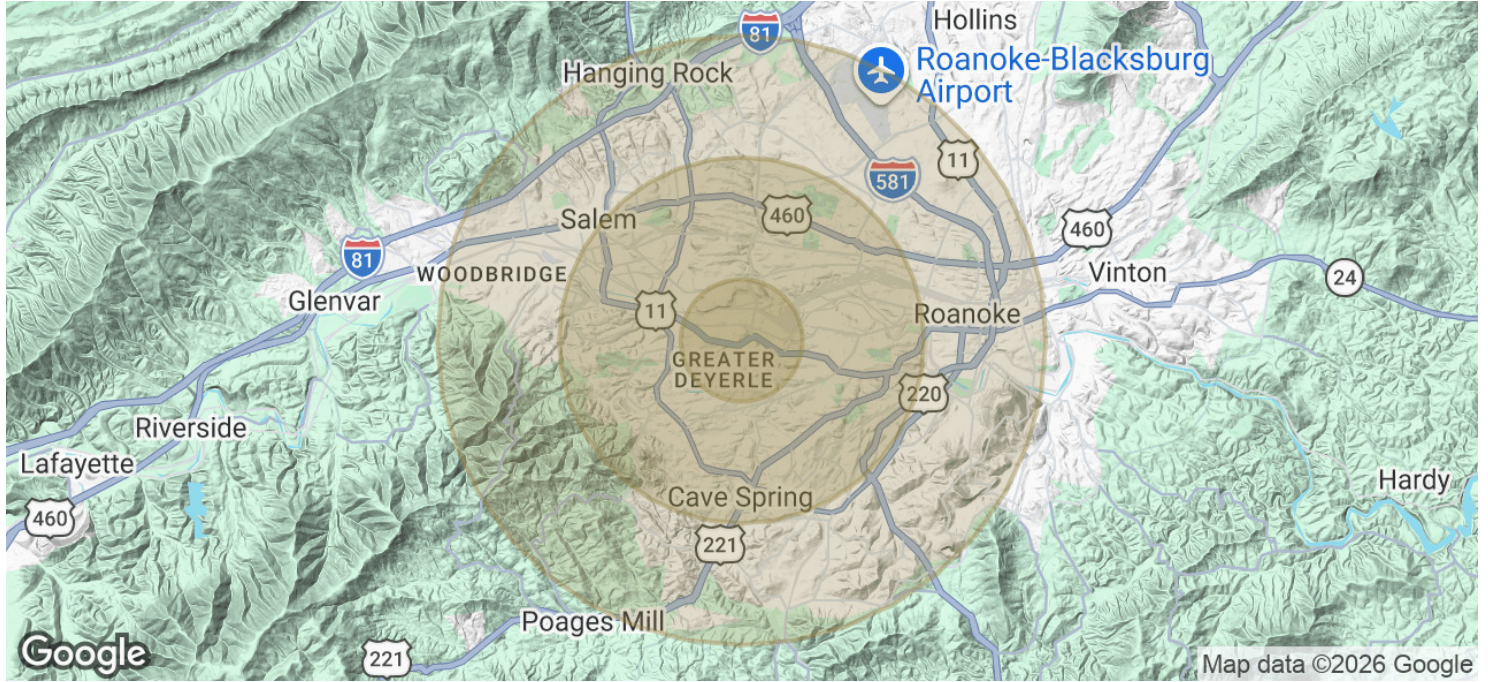
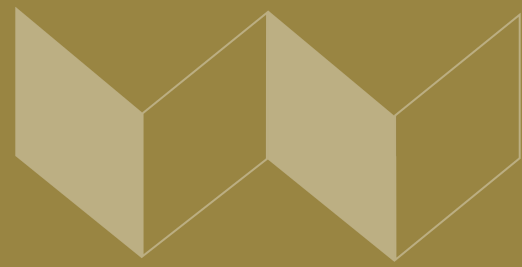


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# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,507	65,201	139,637
Average Age	49	43	42
Average Age (Male)	47	41	41
Average Age (Female)	50	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,156	28,921	60,603
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$92,217	\$84,504	\$91,530
Average House Value	\$290,201	\$274,706	\$310,774

2020 American Community Survey (ACS)

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