

# 310 FIRST STREET

OFFICE FOR LEASE | ROANOKE, VIRGINIA



For more information, contact:

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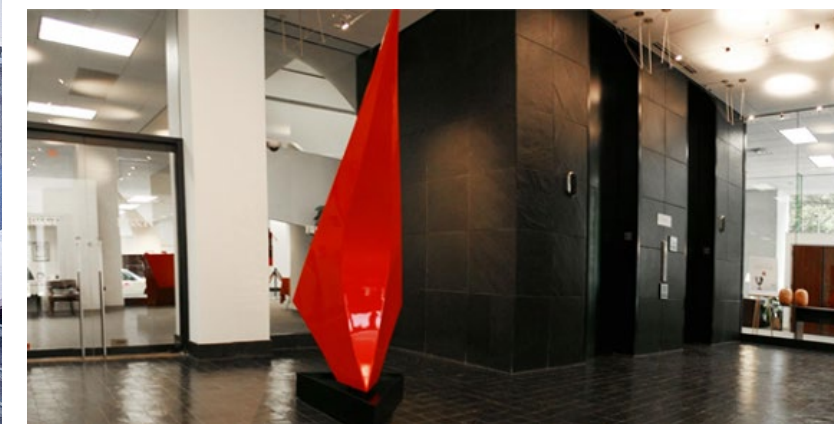
310 1<sup>st</sup> Street SW,  
Suite 300  
Roanoke, VA 24011  
[thalhimer.com](http://thalhimer.com)

**AVAILABILITY**

1 <sup>st</sup> Floor	2,067 SF
Mezzanine	6,000 SF
2 <sup>nd</sup> Floor	8,511 SF

**SPECIFICATIONS**

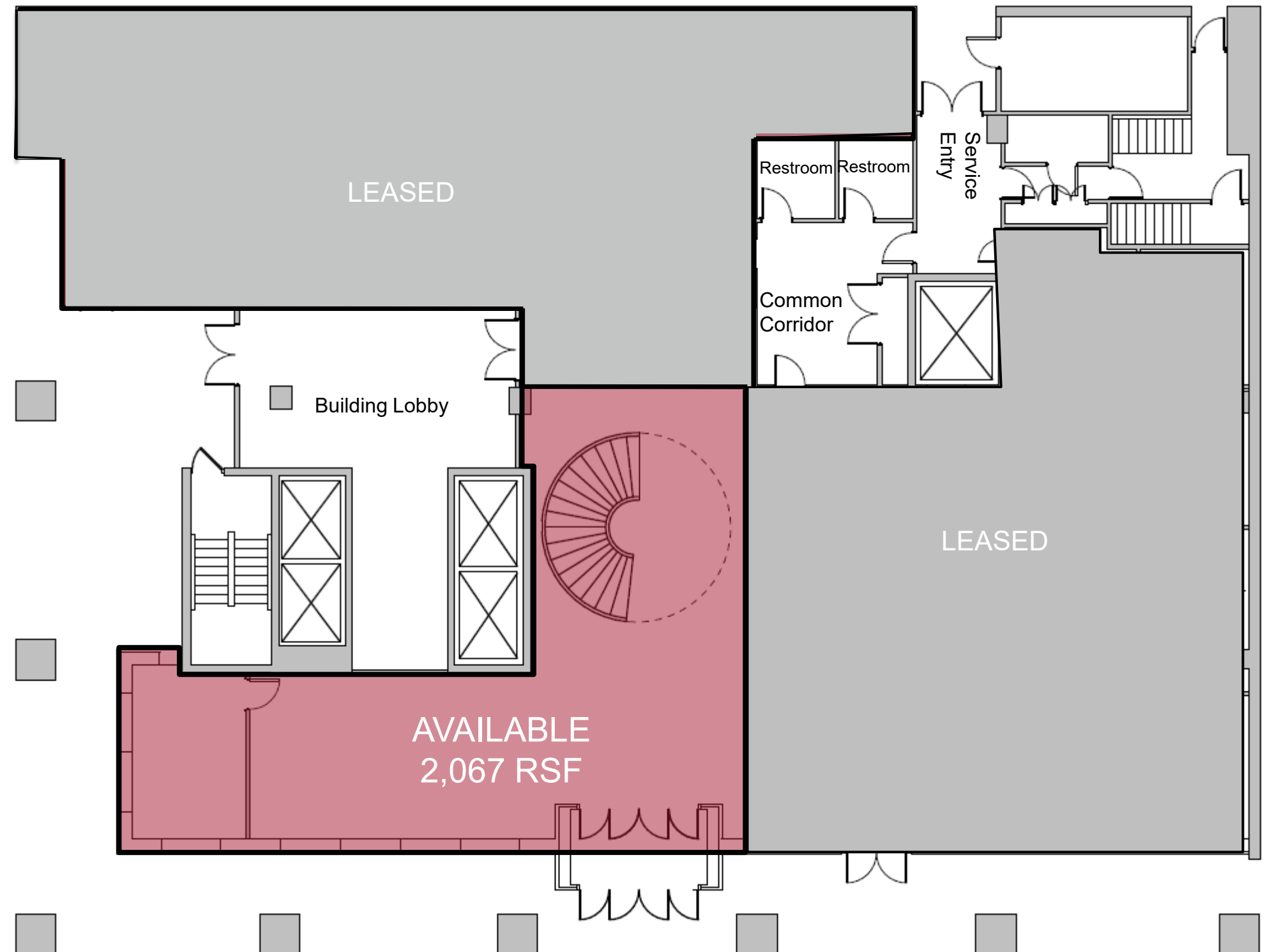
Total Size	124,000 GSF
Available SF	16,578 SF
Building Features	<ul style="list-style-type: none"> <li>• Suites ready for immediate construction</li> <li>• Customizable office configurations</li> <li>• Renovated Common Areas including bathrooms</li> <li>• ADA compliant</li> <li>• Fiber redundancy</li> <li>• Pedestrian Bridge to Church Avenue Garage</li> <li>• Fully Sprinkled</li> </ul>
Elevators	Four passenger, 1 freight
Typical Floorplate	9,359 SF
Site Size	0.27 acres
Class (A, B, C)	Class A
Year Built/Renovated	1973 / multiple renovations/improvements over the last 10 years
Rental Rate	\$24.50
No. of Floors	12 plus Mezzanine
Exterior	<ul style="list-style-type: none"> <li>• International style with façade that uses double insulated dark curtain wall system accented with white precast concrete panels</li> <li>• Designed by Vosbeck, Vosbeck, Kendrick, and Redinger</li> <li>• Recent exterior improvements to enhance street level profile with lighting and entry common area upgrades</li> </ul>
Security	Key fob access and 24/7 security camera monitoring
Parking	Mezzanine access to covered pedestrian bridge connecting to 857-space Church Avenue Garage
Nearby Amenities	60+ restaurants, retail establishments, museums and public places in walking distance
Major Tenants	<ul style="list-style-type: none"> <li>• Goodwill Industries</li> <li>• Wallace 360</li> <li>• Spilman Thomas Battle PLLC</li> <li>• Johnson Ayers PLLC</li> <li>• Whiting-Turner</li> <li>• Cushman &amp; Wakefield   Thalhimer</li> <li>• Federal Government</li> <li>• New Day</li> <li>• RK&amp;K Engineering</li> <li>• Fidelity Title</li> </ul>



# FIRST FLOOR

## FEATURES

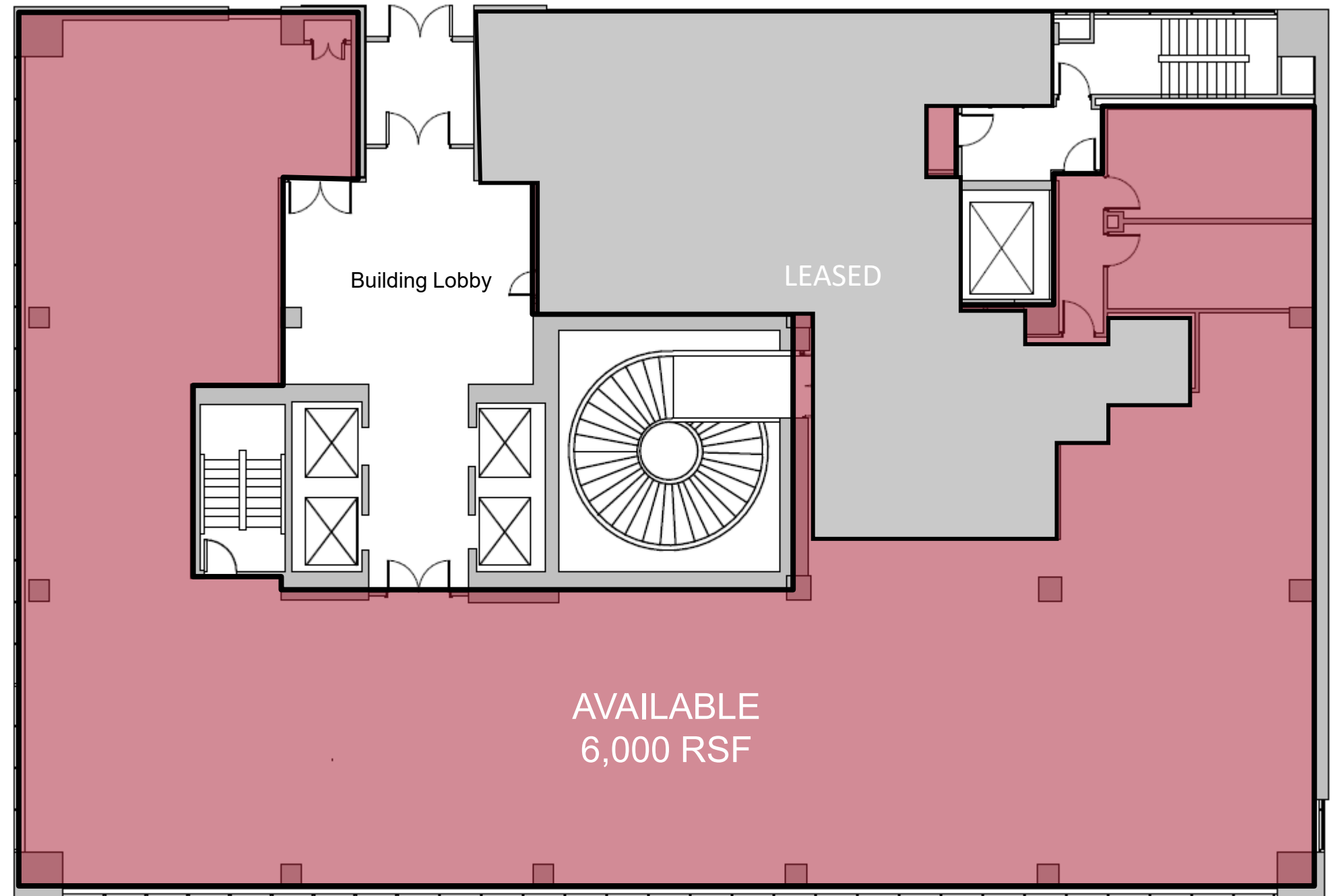
- 2,067 rentable square feet space available that can be demised
- Excellent street level visibility
- Floor-to-ceiling windows and high ceilings
- Great opportunity for creative office



## MEZZANINE

### FEATURES

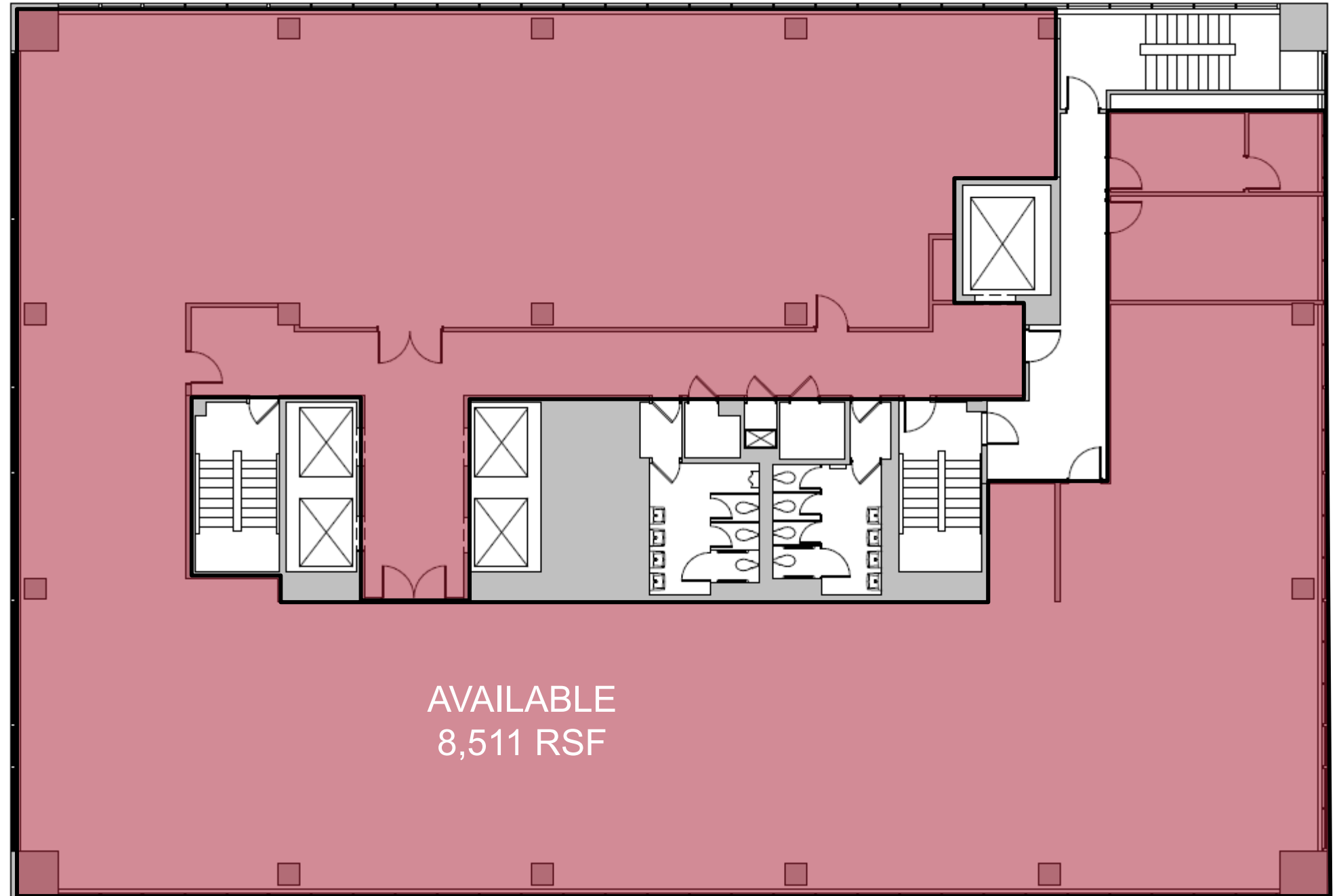
- Up to 6,000 rentable square available on mezzanine level
- Access from mezzanine lobby
- City views and floor-to-ceiling windows
- Can be built to suit



## SECOND FLOOR

### FEATURES

- Up to 8,511 rentable square feet available on 2<sup>nd</sup> level
- Can be demised and built to suit
- Great city views



## 310 FIRST AMENITIES

- **24/7 AVAILABILITY** | All tenants have 24/7 access to the building and their suites via fobs provided by building management to tenant employees
- **24/7 SECURITY** | Security monitoring
- **ART** | Common Areas feature sculptures by Paul Ostaseski that represent geometry in motion
- **LOBBY AREA** | Attractive lobby areas to greet tenants and guests that also includes an interactive digital tenant directory
- **LIVE WORK PLAY** | Located in the heart of downtown within walking distance to restaurants, retail, hotels, apartments, event venues, public spaces, and recreational activities
- **LOADING DOCK** | Building features a loading dock and service elevator for tenant use
- **PROFESSIONAL PROPERTY MANAGEMENT** | The building is professionally managed and maintained by a highly qualified team
- **STRIKING VIEWS** | *310First* has perimeter windows providing panoramic views of Downtown Roanoke and the mountains
- **TENANT MIX** | *310First* has a variety of corporate tenants including law firms, real estate, construction, banking, finance, insurance, consulting, and more
- **UPGRADED HVAC SYSTEMS AND CONTROLS**
- **PARKING** | Parking is provided in the Church Avenue Garage which is connected to the building via a mezzanine walkway



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**CUSHMAN &  
WAKEFIELD**

**THALHIMER**

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