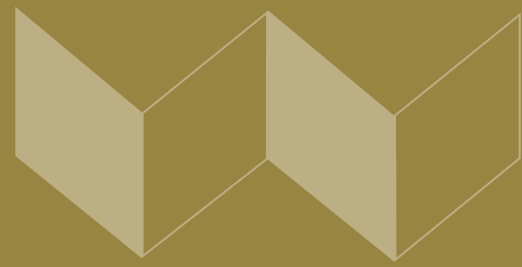


4311 Appleton Ave NW, Roanoke, VA 24017

ADAPTABLE ROANOKE CITY OFFICE



PROPERTY DESCRIPTION

With four points of exterior entry, a full bathroom in the upper suite, three additional individual restrooms in the central office area, a generous break area, and a kitchen complete with stove and dishwasher, this adaptable 3917 SF office space could accommodate an array of business models. With opportunity for dual lobby areas, multiple conference areas, two large front offices and six traditional offices, 4311 Appleton Avenue holds great potential. New flooring and paint to be installed in early 2026. Updated interior photos to follow.

LOCATION DESCRIPTION

Conveniently located immediately off Peters Creek Rd. Only 10 mins from Salem, Downtown Roanoke and Valley View Mall, this property is easily accessible from I-581 and I-81. Surrounded by both major retailers and densely populated residential areas, an estimated 17,000 vehicles pass by Appleton Avenue on Peters Creek Rd every day (VDOT AADT 2024 Roanoke County).

PROPERTY HIGHLIGHTS

- Conveniently close to Salem, Downtown Roanoke, Valley View Mall, I-581 and I-81
- Unique and adaptable space, with a full kitchen, multiple restrooms and one full bathroom
- Will be delivered with new flooring and paint

OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (MG)
Available SF:	3,917 SF
Lot Size:	0.355 Acres
Building Size:	6,095 SF

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Vice President & COO

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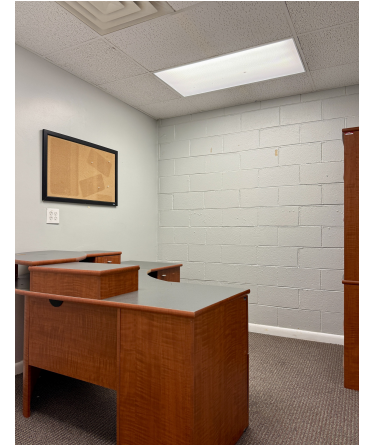
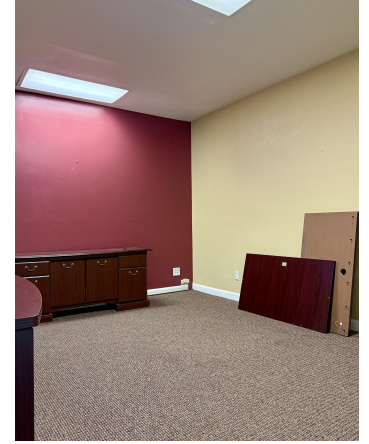
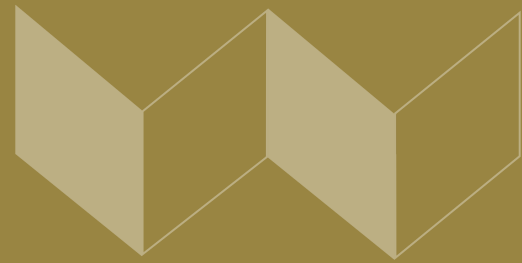
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PHOTOS



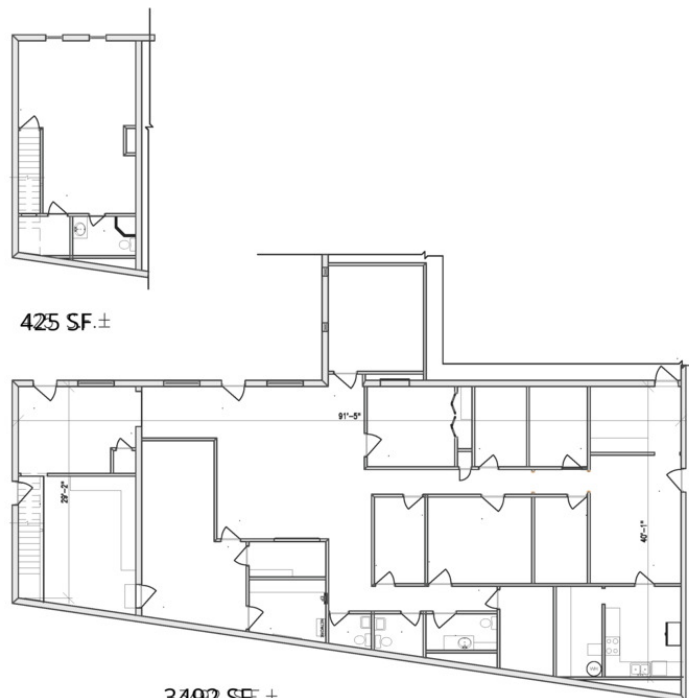
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PLANS



425 SF.±

3492 SF.±

LEASE SPACE - 4311 APPLETON AVE.

SCALE: 1/8" = 1'-0"

NOTES:

1. DO NOT SCALE FLOOR PLAN. FLOOR PLAN IS FOR REFERENCE ONLY.

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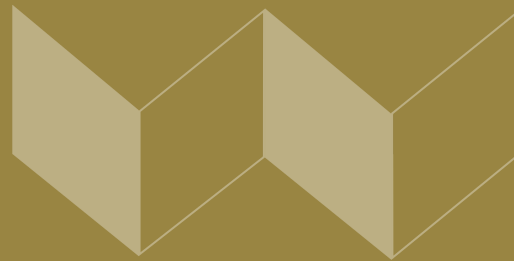
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PROXIMITY



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