

12,500 SF OFFICE SUITE AVAILABLE

# THE HANOCK BUILDING

35 CAMPBELL AVENUE  
ROANOKE, VIRGINIA



# PROPERTY HIGHLIGHTS

First Floor Office Suite: 12,500 SF (space can be demised)

Lease Rate: \$15.00 RSF

Lease Type: Tenant pays utilities and janitorial

## Walkability

Walking Distance to all that Downtown Roanoke has to offer including restaurants and entertainment

## Features

- Unique and well-maintained building located in Downtown Roanoke
- 1930 construction renovated in 2008 featuring luxury apartments on upper floors and modern office space on the first floor preserving the architectural detail of the Hancock Building architecture
- Tall Ceilings and large windows for natural light
- High visibility location with signage opportunity on awnings
- Tenants have full access to gym



# Images



# Location





## Top Employers

## Hotels | Restaurants

## Arts | Entertainment



SCIENCE MUSEUM  
OF WESTERN VIRGINIA



David Stewart Wiley, Music Director



# THE HANOCK BUILDING

## Contact

### Price Gutshall

Vice President

540 767 3011

[price.gutshall@thalhimer.com](mailto:price.gutshall@thalhimer.com)

### Davis Stoneburner

Vice President

540 767 3006

[davis.stoneburner@thalhimer.com](mailto:davis.stoneburner@thalhimer.com)



## THALHIMER

Thalhimer  
310 First Street, Suite 300  
Roanoke, VA 24011  
[thalhimer.com](http://thalhimer.com)

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

