

COMMONWEALTH BUILDING

OFFICE FOR LEASE | ROANOKE, VIRGINIA



**CUSHMAN &
WAKEFIELD**

THALHIMER

For more information, contact:

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SPECIFICATIONS

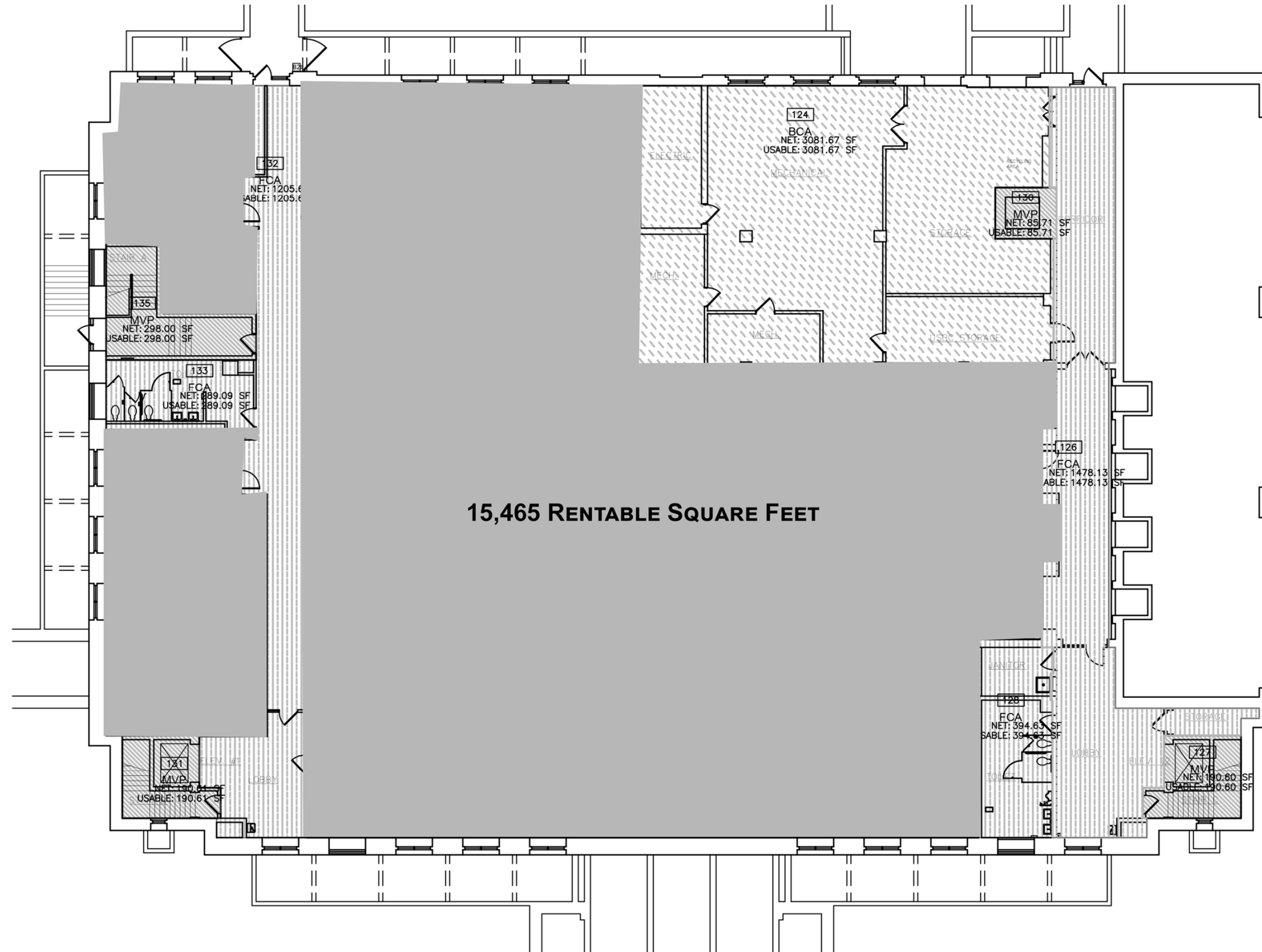
Total Size	73,461 GSF
Available SF	36,317 RSF <ul style="list-style-type: none"> • Ground: 15,465 RSF • 1st Floor: 6,277 RSF • 3rd Floor: 14,575 RSF
Timing	Immediately
Elevators	Two passenger
Typical Floorplate	14,449 RSF
Site Size	1.3 acres
Class (A, B, C)	Class A office building
Year Built/Renovated	1932 / major renovations in 2010, most recent in 2019
Rental Rate	Ground Level: \$10.00 per rentable square foot 1st Floor: \$16.00 per rentable square foot 3rd Floor: \$16.00 per rentable square foot
No. of Floors	4
Exterior	<ul style="list-style-type: none"> • Civic Architecture during the City Beautiful Movement, this Beaux-Arts style building was designed under Acting US Supervising Architect James A. Wetmore and is a 15-bay brick and stone building with flat roof with parapet wall, molded cornice, and wide entablature. Rusticated stone base with arched opening and two upper floors of brick united by Ionic pilasters capped by an entablature and modillioned cornice.
Security	24/7 security monitoring system
Parking	Limited onsite parking. Multiple garages and surface parking lots nearby.
Nearby Amenities	<ul style="list-style-type: none"> • 60 plus restaurants, including Deschutes Brewery Tasting Room across the street • Near municipal government and court houses • Walking distance to Market Building, Farmer's Market, Coop, and downtown retail, museums
Features	<ul style="list-style-type: none"> • Vibrant area of downtown • Park like setting in downtown area • LEED Certified



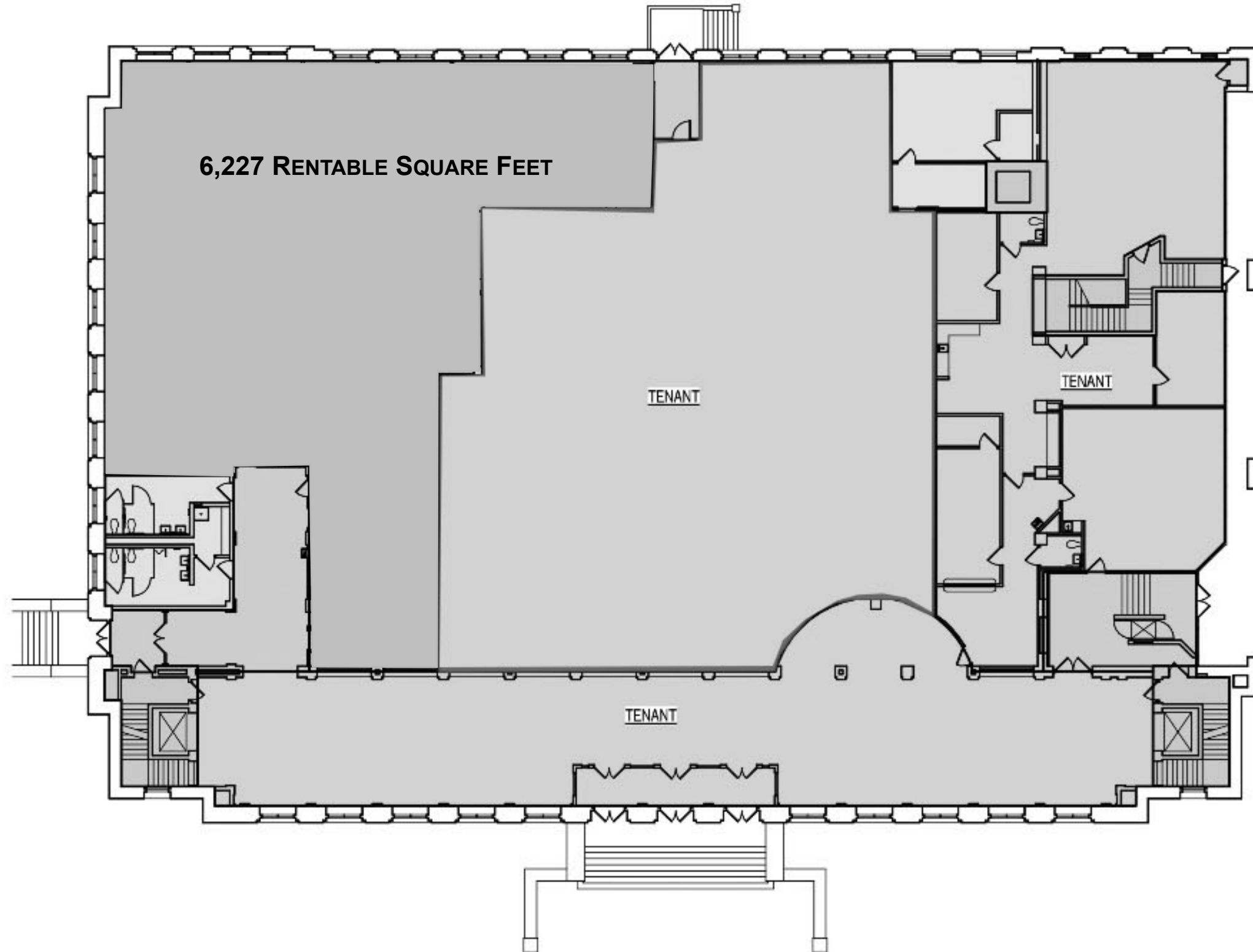
THE COMMONWEALTH BUILDING

- **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
- **LEED BUILDING** | LEED Silver Certified following extensive renovations in 2011 that combine building's historic character with state-of-the-art building systems
- **LOBBY AREA** | Attractive interior lobby that features original terrazzo floors, wood paneling, and decorative marble stairs and elevators that provide accessibility from the east and west sides of the building
- **ATTRACTIVE GROUNDS** | Beautiful landscaping and setting across from a civic war memorial
- **LIVE WORK PLAY** | Located in the heart of downtown within walking distance to restaurants, retail, hotels, apartments, event venues, public spaces, and recreational activities
- **PROFESSIONAL PROPERTY MANAGEMENT** | The building is professionally managed and maintained by a highly qualified team
- **UPGRADED HVAC SYSTEMS AND CONTROLS**
- **PARKING** | Limited onsite parking available Additional parking is served by the Church Avenue Garage and adjacent third-party surface parking lots
- **SIGNAGE OPPORTUNITY** | Monument signage opportunity for Tenants

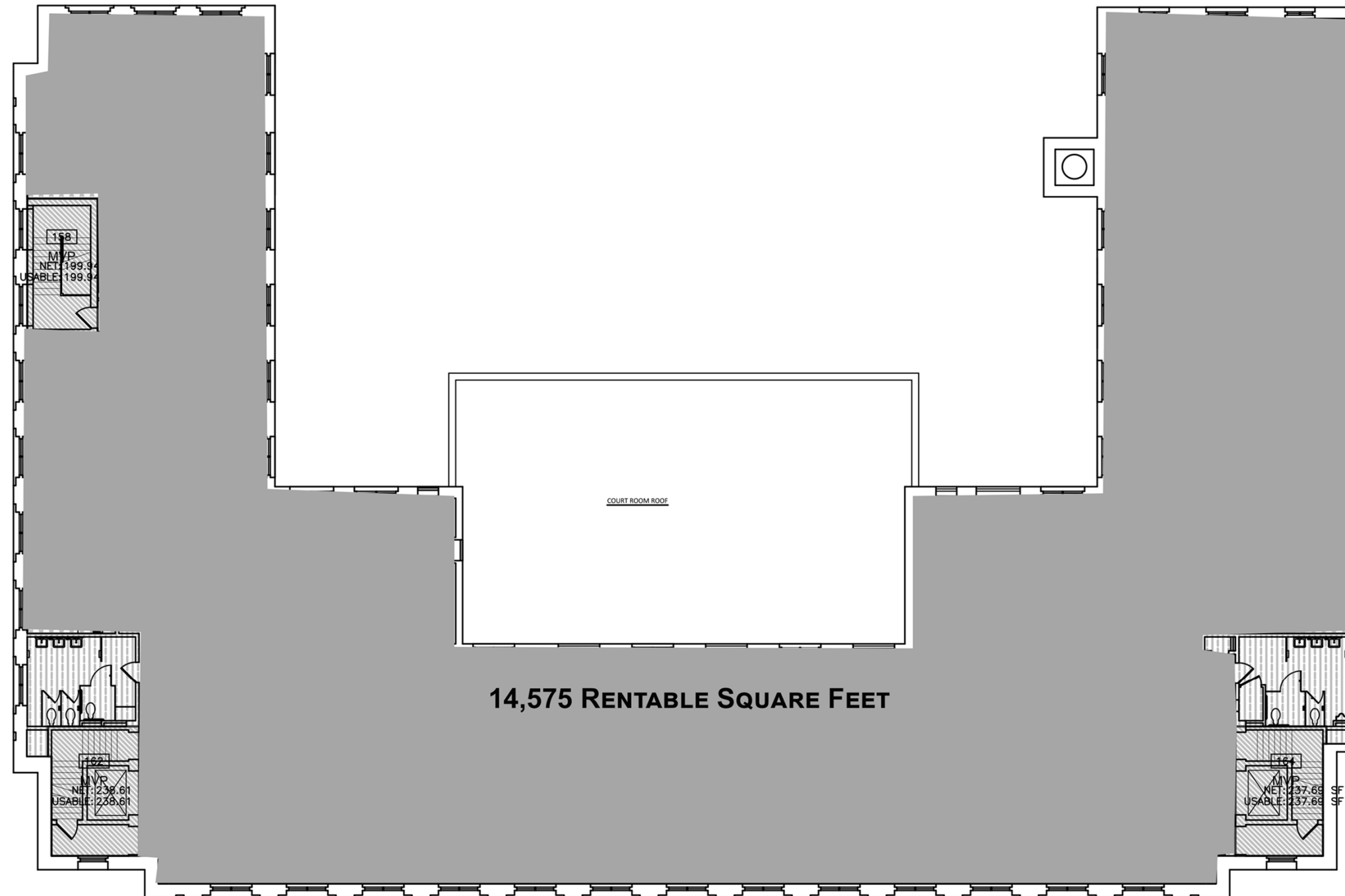
GROUND FLOOR



FIRST
FLOOR



THIRD
FLOOR



MAJOR EMPLOYERS



WELLS FARGO

WOODS ROGERS ATTORNEYS AT LAW

CARILION CLINIC

PowerSchool
Associated Asphalt
BURNS MCDONNELL

encore CAPITAL GROUP



SUNTRUST

Anthem

GENTRY LOCKE Attorneys

THE PATRICK HENRY



HEIRONIMUS BLDG

First Citizens Bank

AEP AMERICAN ELECTRIC POWER



2ND ST SW

US COURTHOUSE & FEDERAL BUILDING

CITY OF ROANOKE MUNICIPAL BUILDING

THE COMMONWEALTH BUILDING

CAMPBELL AVE SW

CHURCH AVE SW

3RD ST SW

LUCK AVE SW

FRANKLIN RD

ROANOKE CITY GENERAL DISTRICT COURT

PROMINENT
LOCATION



HOTEL ROANOKE & CONFERENCE CENTER

WELLS FARGO TOWER

TAUBMAN MUSEUM OF ART

CITY MARKET (FARMER'S MARKET & 40+ RESTAURANTS)

110 FRANKLIN

CITY MARKET BUILDING

CENTER IN THE SQUARE

HAMPTON INN & SUITES

FRANKLIN PLAZA

AMTRAK

SUNTRUST PLAZA

THE PATRICK HENRY

ELM PARK

310 FIRST

HEIRONIMUS BLDG

FIRST CAMPBELL SQUARE

CAMPBELL AVE SW

2ND ST SW

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OFFICE
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