

OFFICE FOR LEASE



FIRST BANK BUILDING

310 FIRST STREET
ROANOKE, VIRGINIA 24011





BUILDING SPECIFICATIONS

ADDRESS:	310 First Street, Roanoke, VA
BUILDING CLASS:	Class A
YEAR BUILT:	1973 with significant renovations to common areas, restrooms, tenant spaces and building systems over the last 10 years
TOTAL BUILDING SF:	118,650 RSF
AVAILABLE SF:	12,872 RSF
RENTAL RATE:	\$27.50 RSF full service gross lease, with 5 day a week janitorial
NO. OF FLOORS:	12 plus mezzanine
SITE SIZE:	0.27 Acres
BUILDING FEATURES:	<ul style="list-style-type: none"> Suites ready for immediate construction Customizable office configurations Renovated Common Areas including bathrooms Pedestrian Bridge to Church Avenue Garage Fully Sprinkled Fiber redundancy Fully ADA compliant
EXTERIOR:	<p>International style with façade that uses double insulated dark curtain wall system accented with white precast concrete panels</p> <p>Designed by Vosbeck, & Vosbeck Kendrick and Redinger Recent exterior improvements to enhance street level profile with lighting and entry common area upgrades</p>
SECURITY:	Key fob access and 24/7 security camera monitoring
PARKING:	Mezzanine access to covered pedestrian bridge connecting to 857-space Church Avenue Garage

PROPERTY FEATURES



12-story Class A International style façade building designed by Vosbeck, Vosbeck, Kendrick, and Redinger and built in 1973-124,000 RSF in Downtown Roanoke



Customizable office configurations - suites ready for immediate construction



Walking distance to 60+ restaurants, retail establishments, museums and public place in downtown Roanoke



Easy access to I-581, the airport, Amtrak passenger station, and municipal, state, and federal offices and courts



Mezzanine access to covered pedestrian bridge connecting to 857-space Church Avenue Garage

AVAILABILITY

Second Floor:

8,511 RSF

Lease Rate

\$27.50

Features

- Up to 8,511 rentable SF available on the second level
- Can be demised and built to suit
- Great city views

Join Tenants

First Bank, New Day, Wallace 360, RRMM, Court of Appeals Virginia, Cushman & Wakefield | Thalhimer, AG Consulting, FTR, LLC, RK&K, US Department of Labor, FBI Roanoke, JAM Law, US Attorney's Office, Goodwill Industries



AVAILABILITY

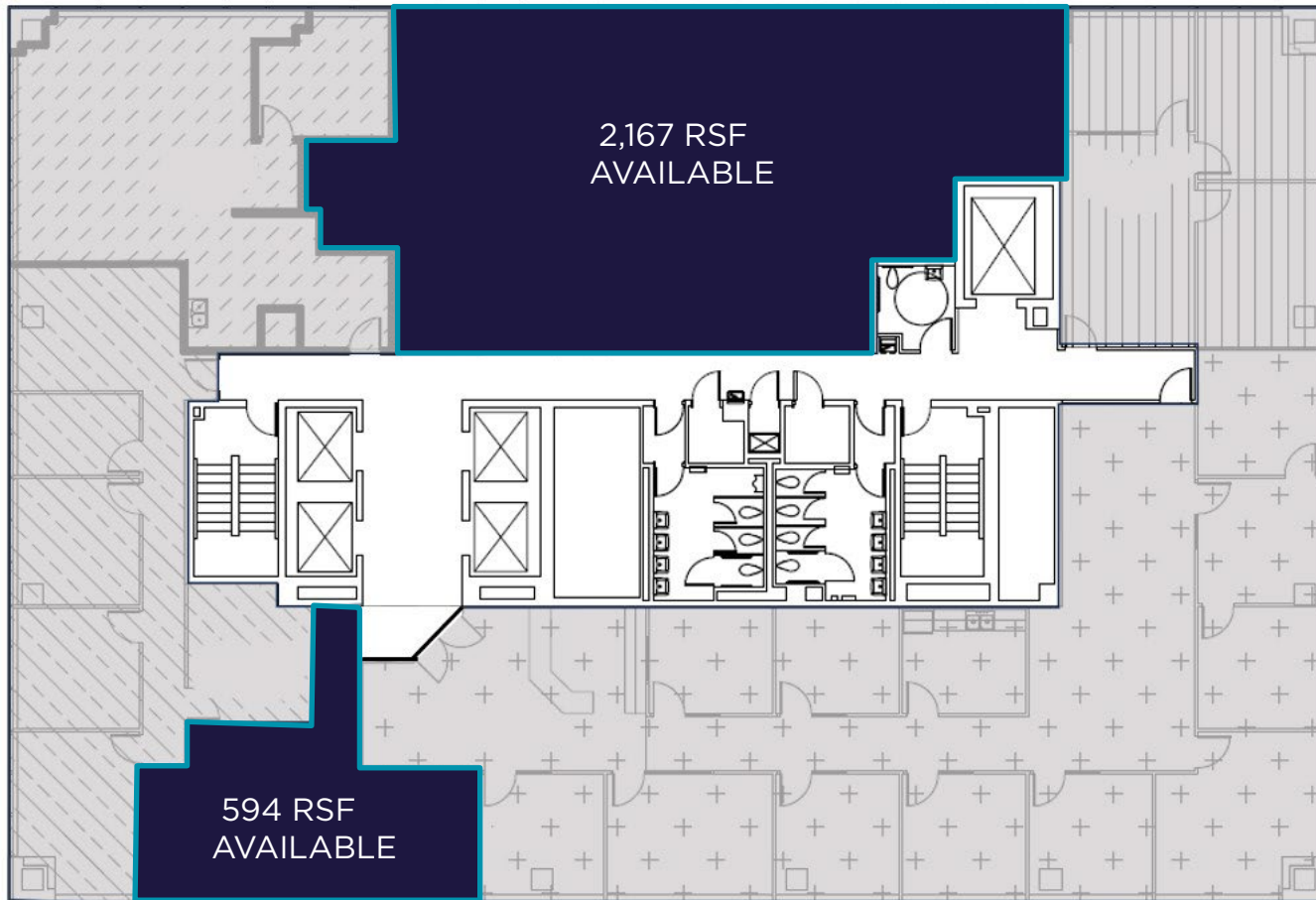
Fourth Floor:	594 RSF	Lease Rate	\$27.50
	2,168 RSF	Lease Rate	\$27.50

Features

- Perfect small office suite with two private offices or use one as a conference room
- Great natural light with city street views

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AVAILABILITY

Twelfth Floor:

1,600 RSF

Lease Rate

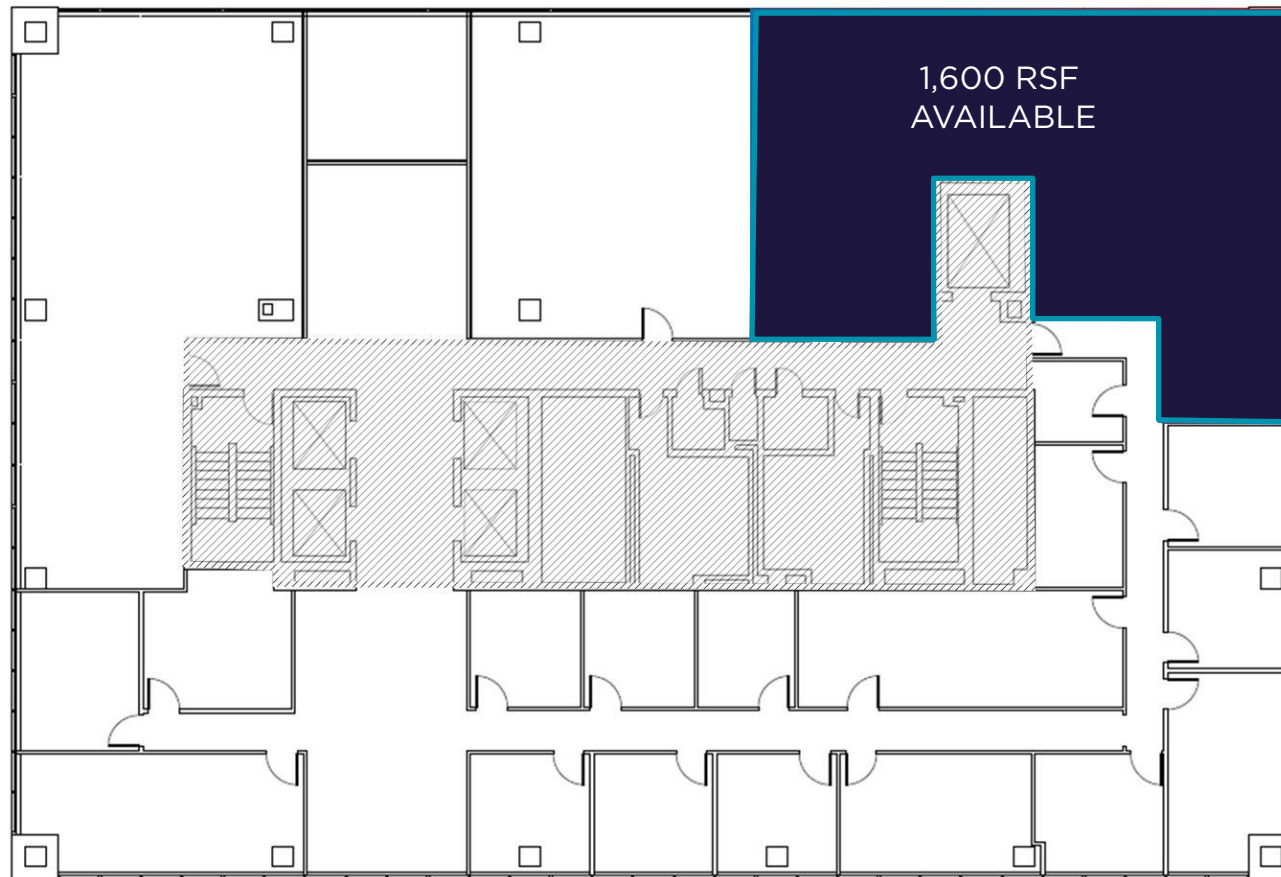
\$27.50

Features

- Great modern top floor office space
- City and mountain views

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AMENITIES

LOBBY AREA

Attractive lobby areas to greet tenants and guests that also includes interactive digital tenant directory

AVAILABILITY

All tenants have 24/7 access to the building and their suites via fobs provided by building management

ART

Common Areas feature sculptures by Paul Ostaseski that represent geometry in motion

TENANT MIX

First Bank Building has a variety of corporate tenants including law firms, real estate, construction, baking, finance, insurance, consulting and more

PARKING

Parking is provided in the Church Avenue Garage which is connected to the building via a mezzanine walkway

HVAC

Upgraded HVAC Systems and Controls

SECURITY

24/7 Security monitoring

LOADING DOCK

Building features a loading dock and service elevator for tenant use

LIVE WORK PLAY

Located in the heart of downtown within walking distance to restaurants, retail, hotels, apartments, event venues, public spaces and recreation

PROPERTY MANAGEMENT

Professionally managed and maintained by a highly qualified team

STRIKING VIEWS

Perimeter windows provide panoramic views of Downtown Roanoke and the mountains

DATA

Fiber Redundancy

LOCATION



ROANOKE MSA



Virginia Named #2
Top State for Business
- CNBC, 2023

The Roanoke Region is economically diverse, providing excellent market access and the infrastructure and resources to attract a range of industries, coupled with a low cost of living and doing business as well as unparalleled outdoor amenities. The City of Roanoke is a hub for financial, health care, logistics, legal, and manufacturing for all of western Virginia. The region's diversified economy includes major operations in banking, insurance, advanced manufacturing, and automotive suppliers. Roanoke is home to one of Virginia's largest healthcare systems, Carilion Clinic, and the Fralin Biomedical Research Institute.



331,319
POPULATION



162,400
LABOR
FORCE



\$57,362
MEDIAN HH
INCOME



138,706
TOTAL HOUSING UNITS



38.8%
ASSOCIATE
DEGREE OR
HIGHER

MAJOR ATTRACTIONS

- Foot Levelers Blue Ridge Marathon (America's toughest Road Marathon)
- Down by Downtown Music Festival
- Banff Mountain Film Festival & Expo
- Taubman Museum of Art
- Smith Mountain Lake & State Park
- Science Museum of Western Virginia
- Blue Ridge Mountain & Appalachian Trail access
- Natural Bridge State Park

MAJOR EMPLOYERS

- **10,000+ EMPLOYEES**
 - Carilion Clinic
- **1,000 – 3,000 EMPLOYEES**
 - Wells Fargo Bank
 - HCA Health Systems
 - Kroger
 - Walmart
 - Advance Auto
 - Ply Gem Windows
 - WestRock
 - UPS
 - Altec Industries

COLLEGES & UNIVERSITIES

- Hollins College
 - 713 undergrad
- Roanoke College
 - 1,883 undergrad
- Virginia Western Community College
 - 1,633 undergrad

HOSPITALS

- Carilion Roanoke Memorial Hospital & Carilion Franklin Memorial Hospital
- HCA Virginia Health System
 - LewisGale Medical Center
 - LewisGale Hospital Alleghany





**FIRST BANK
BUILDING**

310 First Street, Roanoke, VA

CONTACT

Barry Ward

First Vice President
540 767 3015
barry.ward@thalhimer.com

Price Gutshall

Vice President
540 767 3011
price.gutshall@thalhimer.com

Thalhimer
310 First Street
Roanoke, VA 24011
thalhimer.com



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