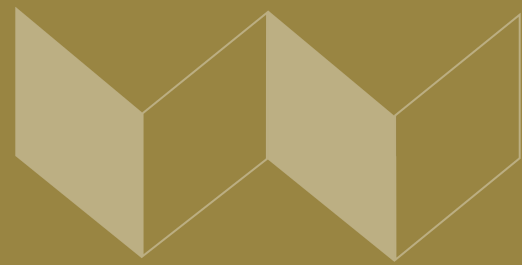


3826 Thirlane Rd NW, Roanoke, VA 24019

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Available November 1, 2026: Two contemporary office spaces in The Oaks, a small and pleasant professional business park well-located in Northwest Roanoke with ample parking. The building is generously endowed with windows, filling these suites with natural light. The two are currently and can again be leased together for a total of 8,614 SF, or separately as 5,076 SF and 3,538 SF. Each suite offers a nicely sized restroom and breakroom and the current buildout offers a practical blend of private and open spaces that will suit either a traditional or creative use. Suite 1 also provides +/-1,225 SF of warehouse space with an overhead bay door.

PROPERTY HIGHLIGHTS

- Convenient to Roanoke-Blacksburg Regional Airport, I-581 and I-81
- Park-like Office Setting
- Abundant Parking
- Well-Maintained, Well-Managed Property

OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Number of Units:	3
Available SF:	3,538 - 8,614 SF
Lot Size:	1.61 Acres
Building Size:	13,230 SF

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Vice President & COO

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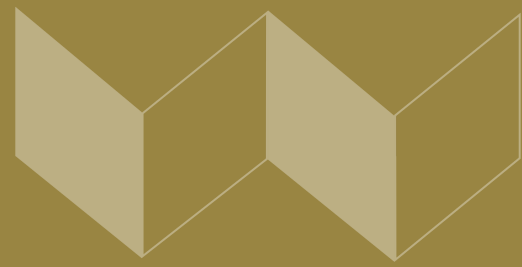
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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	3,538 - 8,614 SF	Lease Rate:	\$15 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)
STEs 1 & 2 Combined	Available	8,614 SF
STE 1	Available	5,076 SF
STE 2	Available	3,538 SF

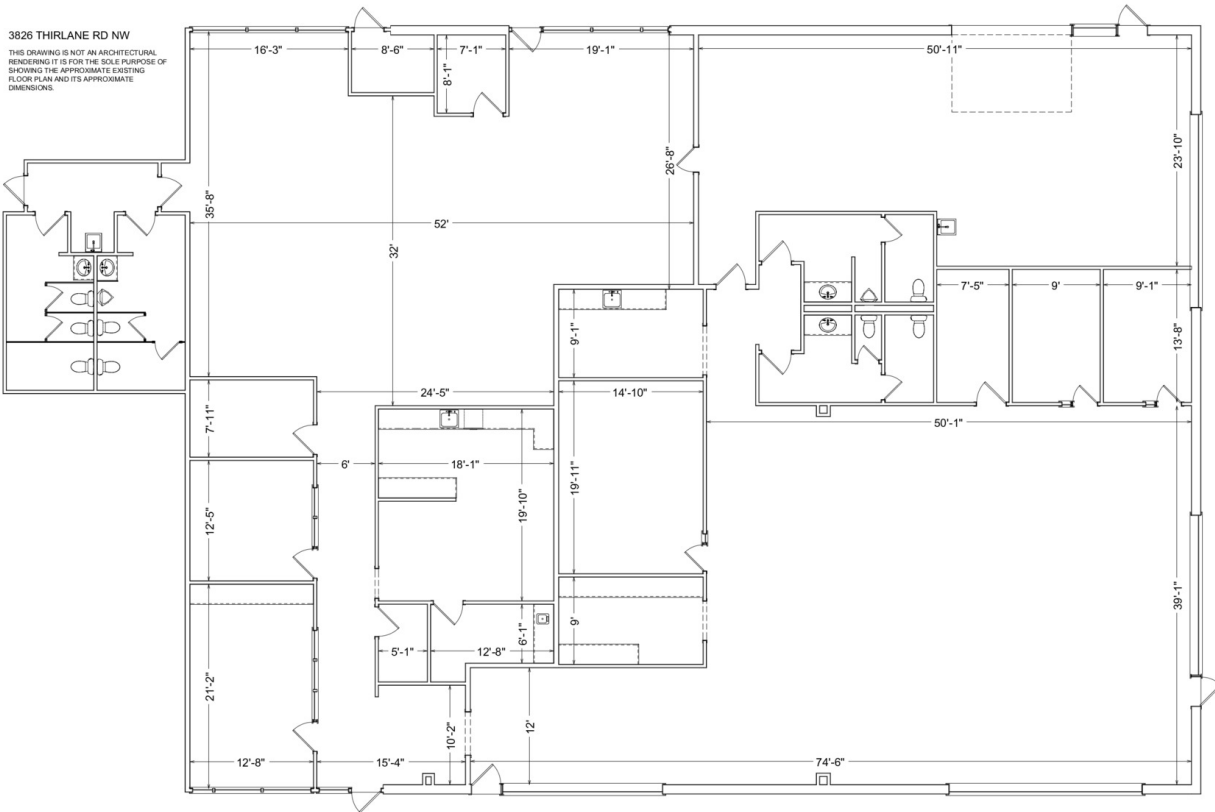
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PLAN: STES 1 & 2



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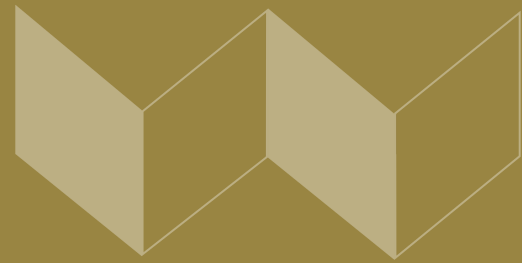
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ACCESSIBILITY

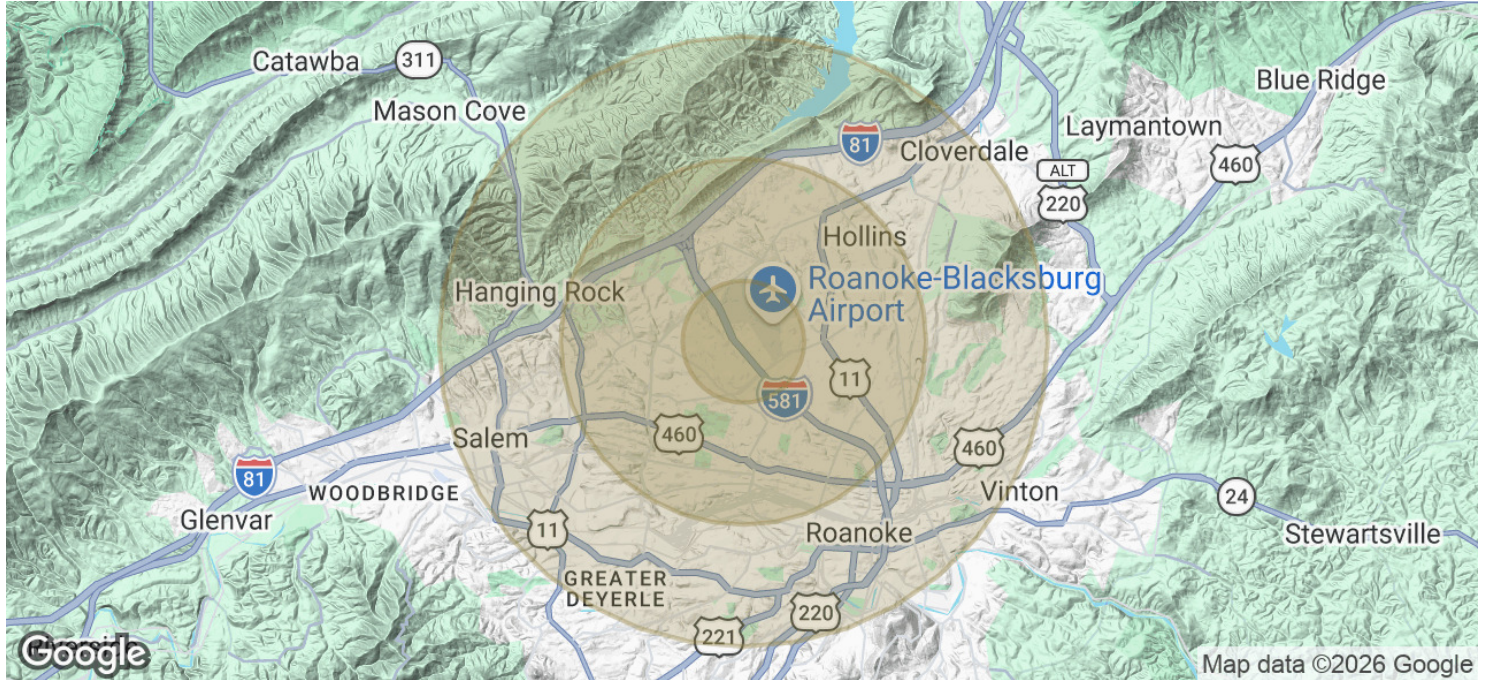
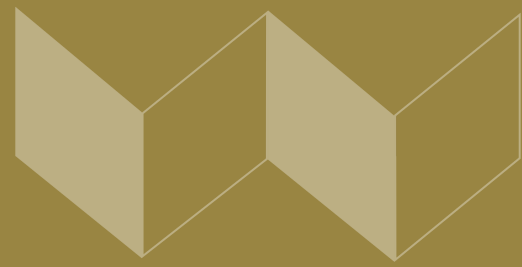


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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,741	62,720	128,074
Average Age	36.2	39.7	39.4
Average Age (Male)	43.0	38.2	37.8
Average Age (Female)	35.0	41.2	41.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,707	25,572	53,963
# of Persons per HH	2.2	2.5	2.4
Average HH Income	\$62,252	\$67,052	\$76,602
Average House Value	\$159,855	\$184,319	\$228,575

2023 American Community Survey (ACS)

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