

5251 CONCOURSE VALLEYPONTE

5251 CONCOURSE DR ROANOKE, VA 24019



OFFERING SUMMARY

Available SF: 6,150 - 8,255 SF

Lease Rate: \$15.00 SF/yr (NNN)

Building Size: 19,680 SF

PROPERTY OVERVIEW

Presented exclusively for lease by Stephen Pendergrass of Poe & Cronk Real Estate Group - 5251 Concourse Drive offer 6,150 square feet of modern office space. The suite features an open and modern floor plan with two conference rooms and offices at points around the perimeter.

The Park at Valley Pointe – a premier destination for professional office and flex space, strategically located in the heart of Roanoke Valley's thriving commercial district. With immediate access to major corridors I-581 and I-81, as well as proximity to the Roanoke-Blacksburg Regional Airport, this property offers unparalleled convenience and connectivity. Its superior location and accessibility make it an exceptional choice for businesses seeking a prestigious and practical setting.

PROPERTY HIGHLIGHTS

- Versatile layout for customized use
- High-quality finishes and modern amenities
- Ample parking for tenants and guests
- Convenient access to major transportation routes
- Expansive windows offering abundant natural light
- Professional landscaping and exterior maintenance included



STEPHEN PENDERGRASS, SIOR, CCIM

Vice President
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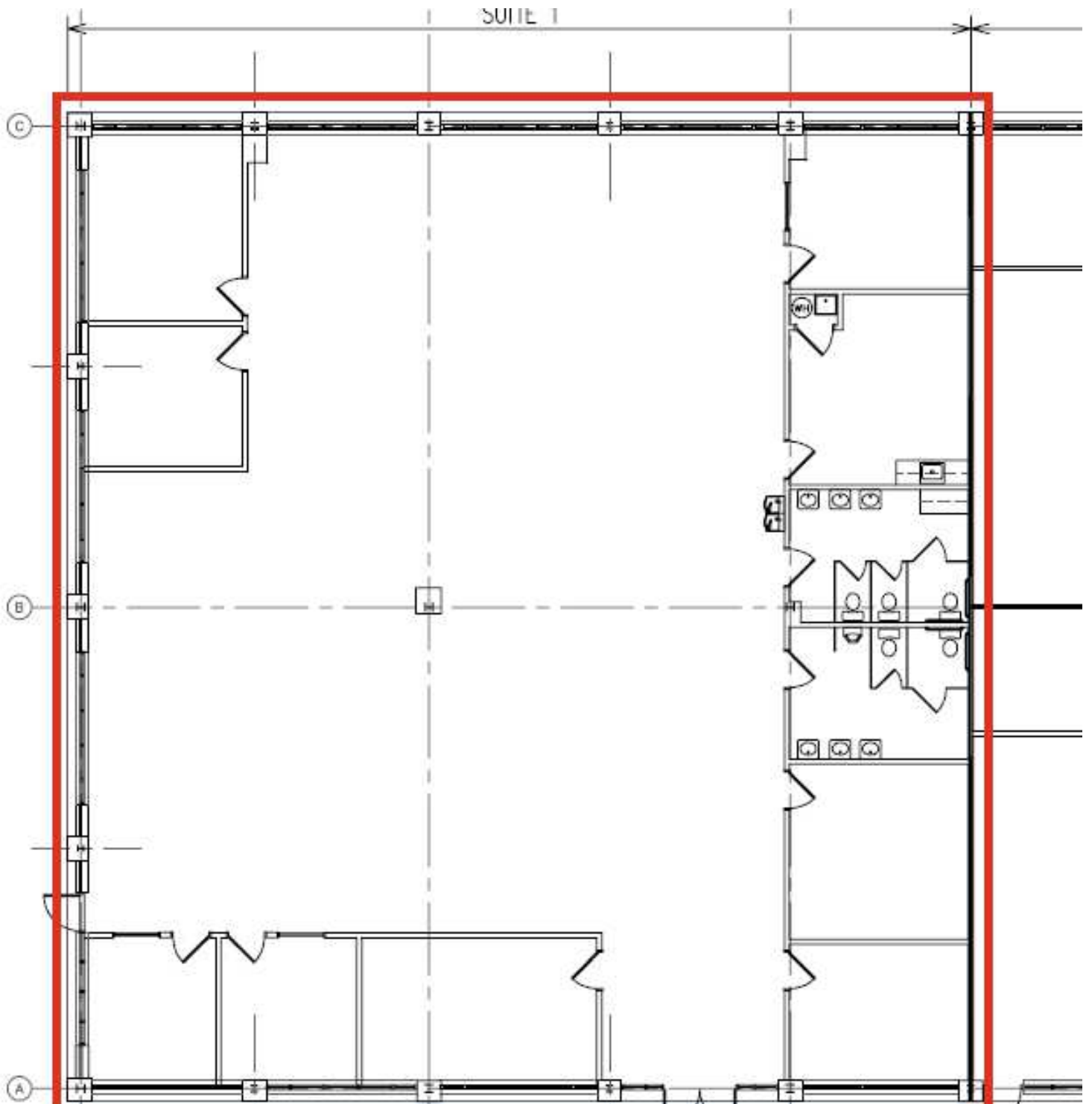
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SUITE 1 - 6,150 SQUARE FEET

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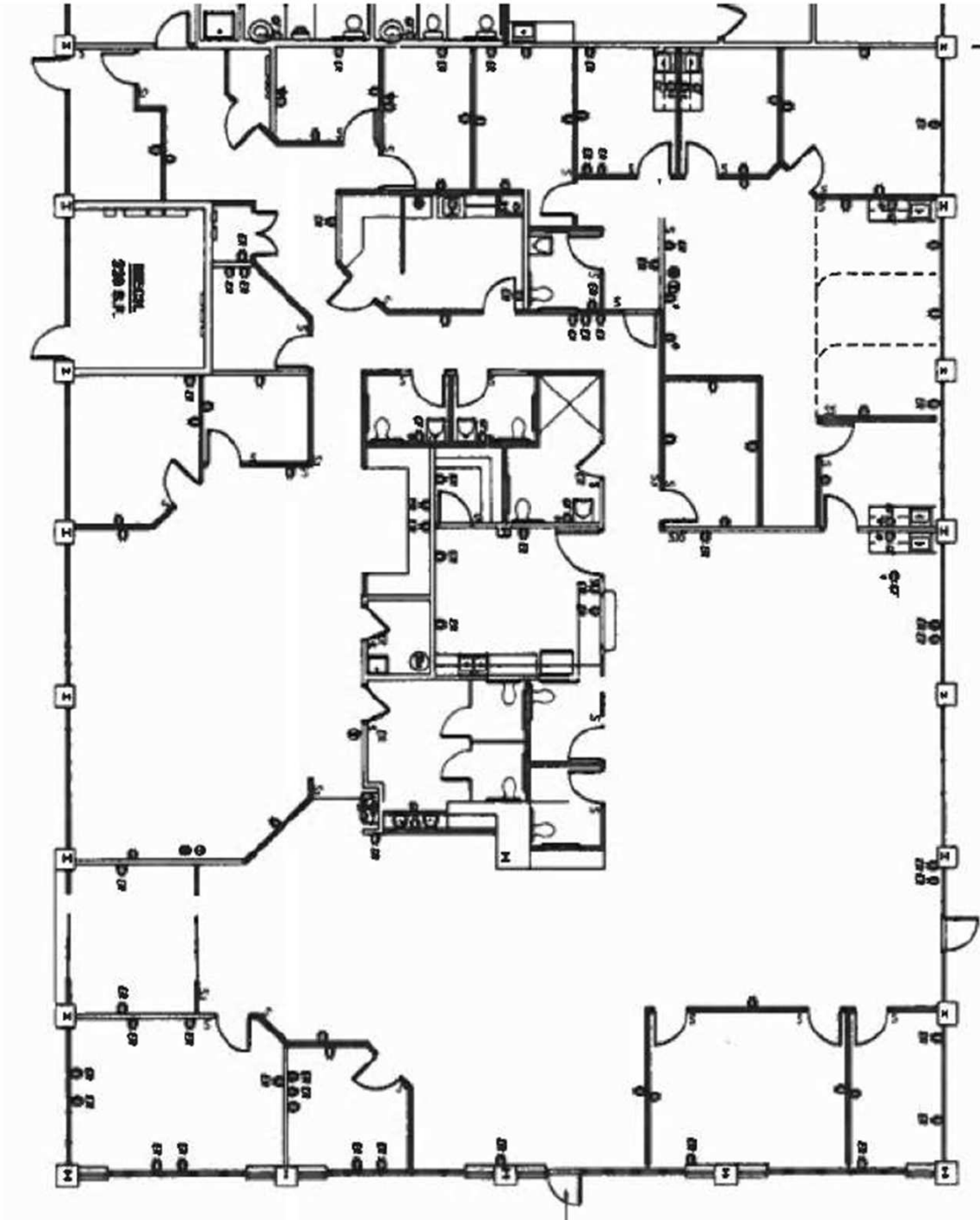
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SUITE 3 - 8,255 SQUARE FEET

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PROFESSIONAL BACKGROUND

Stephen Pendergrass began his career in commercial real estate in 2014 when he joined Poe & Cronk as a Sales Associate. Stephen has established himself as an accomplished commercial real estate broker with a wealth of experience in landlord representation, site selection, and land development. He has built a reputation as one of the top producing brokers in the SWVA CRE industry, known for his ability to consistently close deals and secure favorable terms for his clients.

Throughout his career, Stephen has worked with a diverse range of clients, from small businesses to large corporations. He has a deep understanding of the commercial real estate market and is able to effectively navigate complex landscapes to find properties that meet his client's unique needs.

Stephen builds strong, long-lasting relationships with his clients. He understands the importance of hard work and has a proven track of helping his clients bring their projects to a successful conclusion. Stephen Pendergrass is a valuable asset to any organization looking to expand or invest in commercial property.

Stephen lives in Roanoke, VA with his wife and 4 children.

Poe & Cronk Real Estate Group

10 S. Jefferson Street 1200 Wells Fargo Tower
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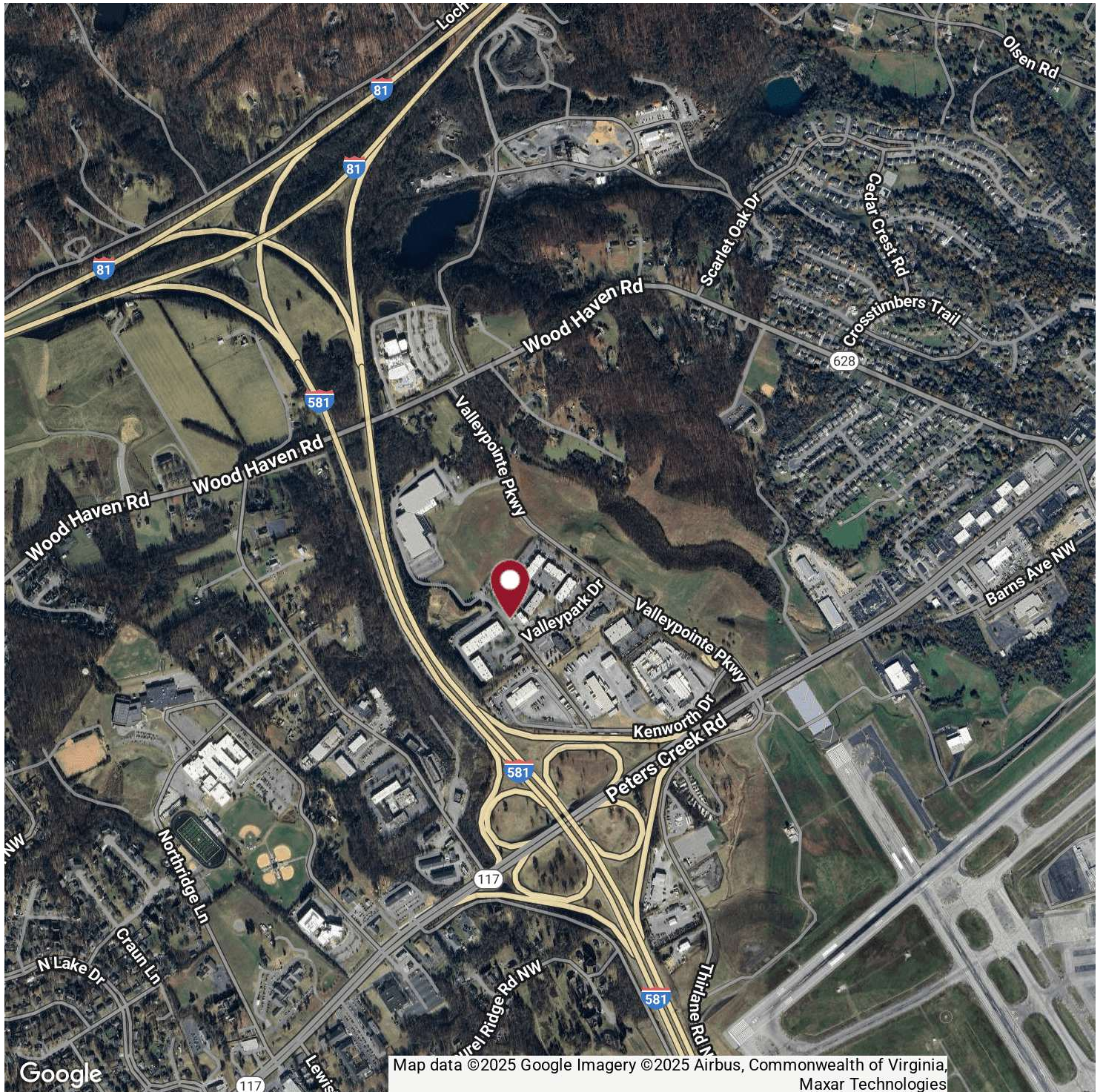
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