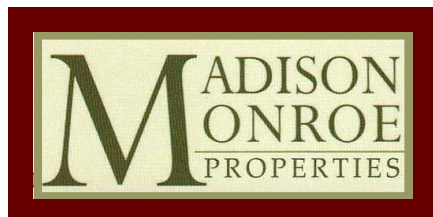


# COMMERCIAL PROPERTY FOR SALE



209 First Street, S. W.  
Roanoke, Virginia

Professional, urban office setting in downtown Roanoke. This building is a mixed use office/ retail building. It is 12,000 square feet of space with four stories serviced by an elevator and is sprinkled. The first floor has been gutted and offers approximately 2300 sq ft of retail space ready for tenant improvement. Floors 2-3, a former law firm and designed as such are approximately 3,000 sq feet apiece with various combinations of existing offices, open space and bathrooms and gathering space with kitchens. Call for quotes on space. Due for a facade renovation in '08.



**Exclusively Marketed By**  
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