



# Turn-key Call Center / Operations Center Sublease Opportunity

5008 Airport Road NW  
Roanoke, VA 24012

**Up to 250,000 SF available**



## Building overview

SIZE	265,347 SF
AVAILABLE SF	20,000 SF – 250,000 SF
YEAR BUILT	2016 (renovated)
RENTAL RATE	\$5.00/SF NNN
TIMING	Immediate
ZONING	Commercial

## Amenities



Ample on-site parking



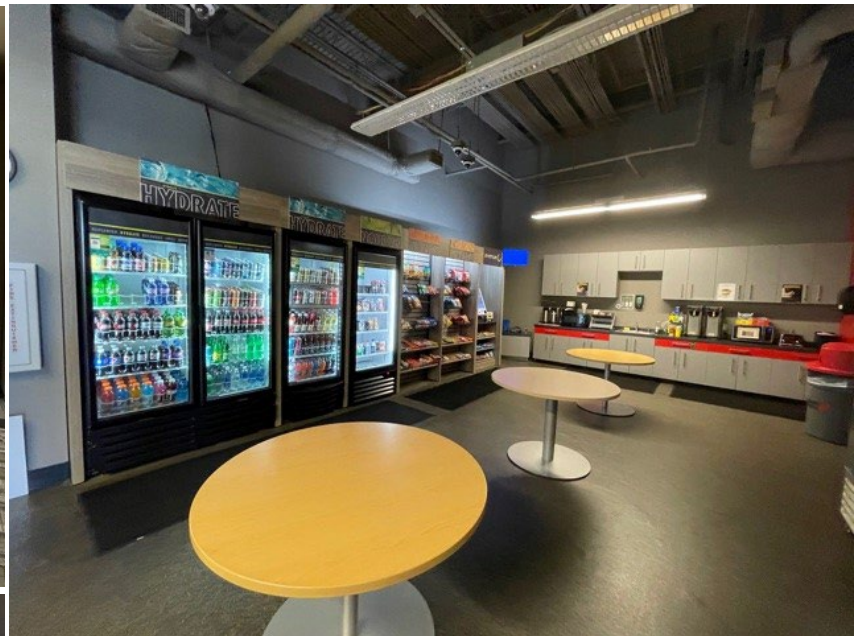
Fully equipped café facility



Training and Conference facilities

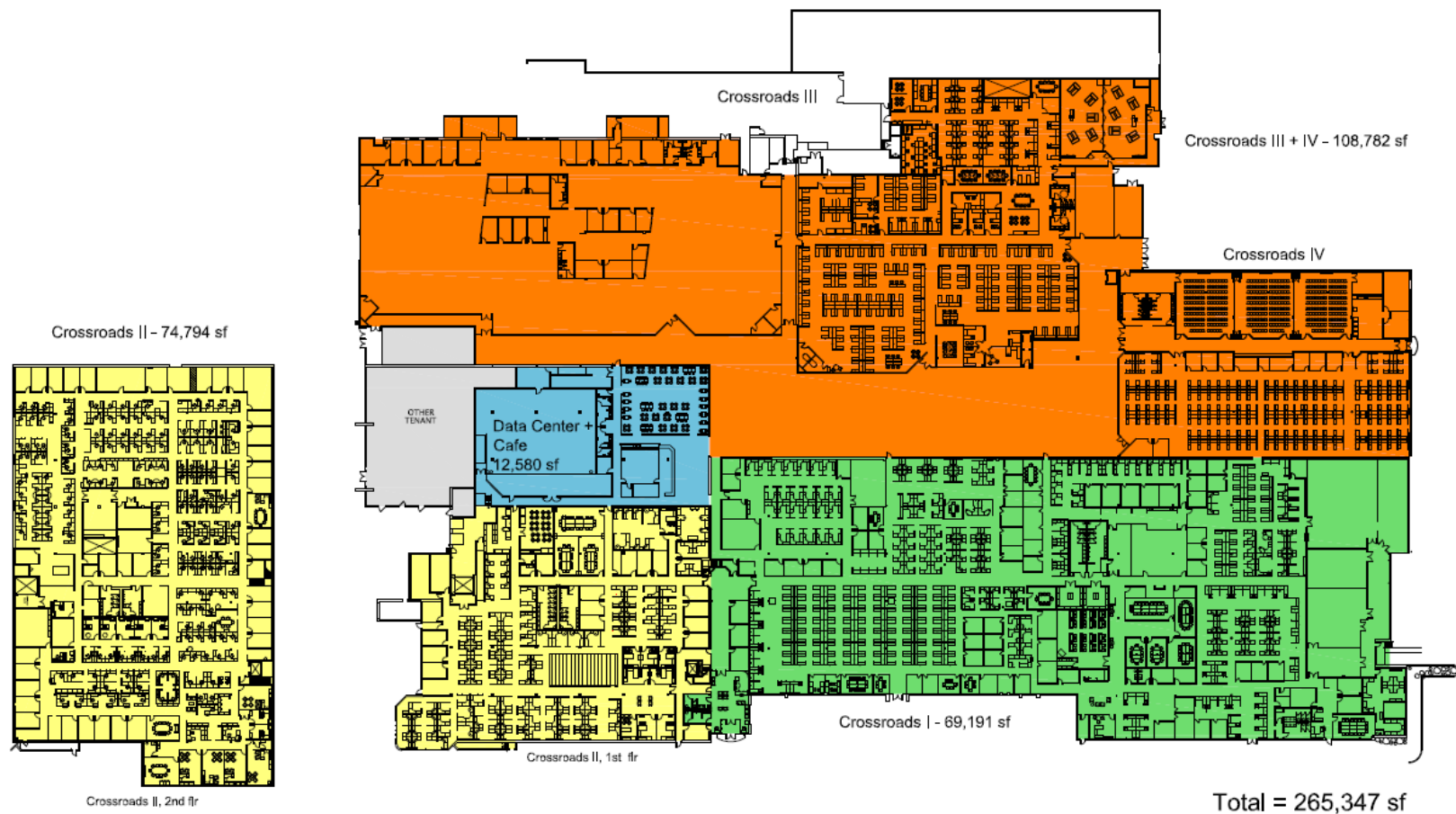








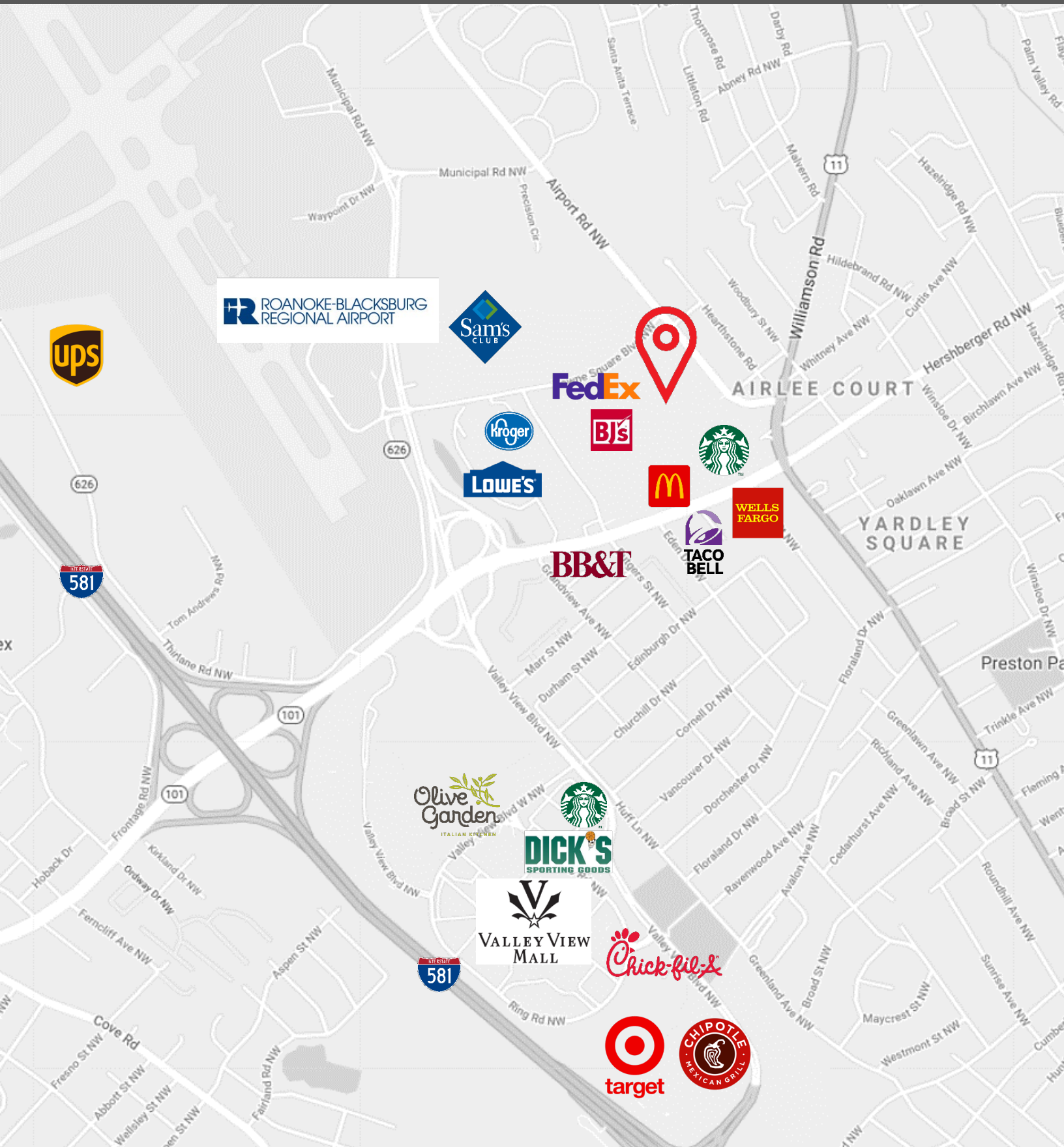
# Building floor plan



## Property overview

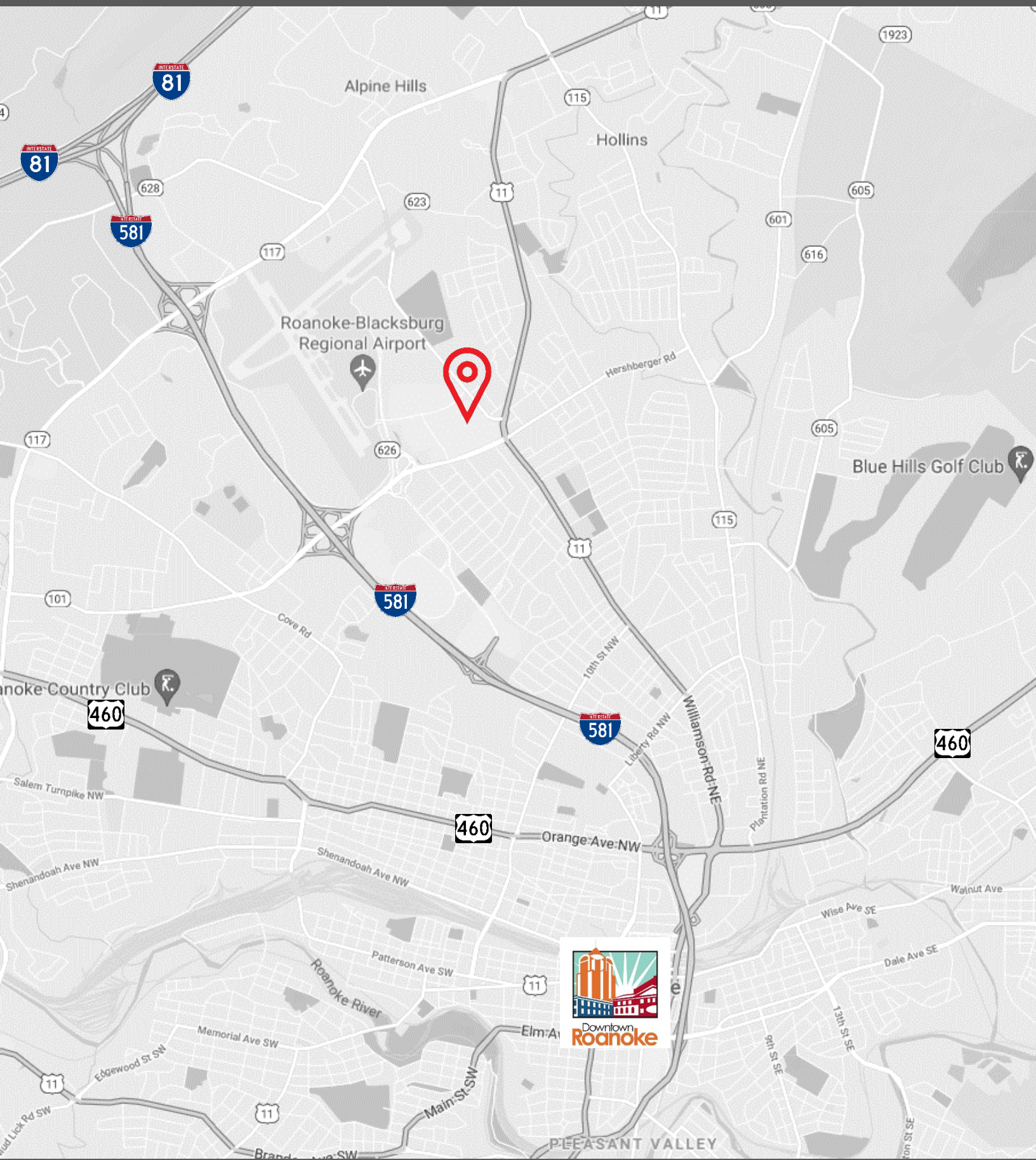
- > Asking rate: \$5.00/SF NNN
- > Central location in the region adjacent to Roanoke Blacksburg Regional Airport
- > Immediate access to I-581 and one exit away from I-81
- > Modern workstations in place (can be removed)
- > State of the art training and conference facilities
- > Possible conversion to retail, medical, light assembly, or distribution use
- > Redundant power (generators) and redundant fiber (multiple providers)
- > Labor supply of over 345,000 within a 60-mile radius
- > Twenty-five colleges and universities within a 60-mile radius
- > Sublease term until 12/31/24

# Amenity map





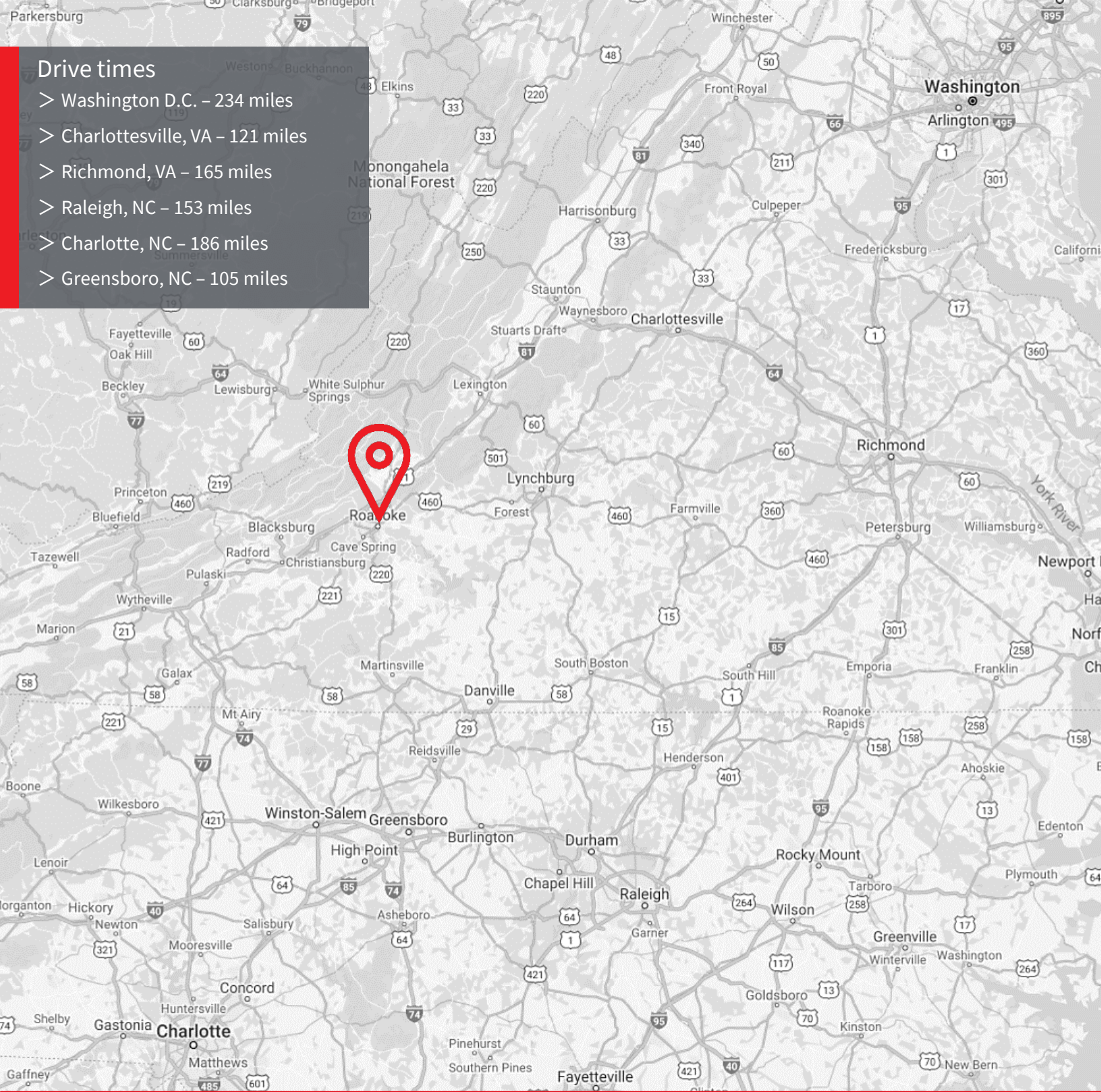
# Roanoke aerial map





## Drive times

- > Washington D.C. – 234 miles
- > Charlottesville, VA – 121 miles
- > Richmond, VA – 165 miles
- > Raleigh, NC – 153 miles
- > Charlotte, NC – 186 miles
- > Greensboro, NC – 105 miles



**Stephen Pendergrass**  
Poe & Cronk

+ 540 855 3655

[spendergrass@poechronk.com](mailto:spendergrass@poechronk.com)

**Bryan Musselwhite**  
Poe & Cronk

+ 540 855 3654

[bmusselwhite@poechronk.com](mailto:bmusselwhite@poechronk.com)

**Adam Lawson**  
JLL

+1 804 200 6384

[adam.lawson@am.jll.com](mailto:adam.lawson@am.jll.com)

**Kaylin Phillips**  
JLL

+ 804 802 6125

[Kaylin.phillips@am.jll.com](mailto:Kaylin.phillips@am.jll.com)



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2020. Jones Lang LaSalle IP, Inc. All rights reserved.