

# CITY MARKET BUILDING

In the Heart of Downtown Roanoke



**Restaurants & Retail | 32 Market Square SE | Roanoke, Virginia**

For more information, contact:

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**Hall Associates**  
Commercial Real Estate Solutions



# DOWNTOWN ROANOKE

At the crossroads of Roanoke's Historic Market District, the City Market Building partners with local restaurant and retail businesses to provide a dining and shopping experience unique to our region.

The Market Building sits right in the center of everything Downtown Roanoke has to offer.



Walking Distance to:

**70+ Restaurants & Retail locations**

**The Historic City Market**

**Wells Fargo Tower**

**The Berglund Center**

**Hotel Roanoke**

**Hampton Inn & Suites**

**Mast General Store**

**Liberty Trust Boutique Hotel**

**3,200**

Downtown Residents\*

**16,000**

Daytime Workers\*

**200,000+**

Annual Event Attendees\*

Free Downtown Trolley

Free Downtown WiFi

8,300+ parking spaces  
withing walking distance

\*Latest information from Downtown Roanoke Inc.



# THE BUILDING

Since 1922, The City Market Building has developed a long tradition as a food center and gathering place. Over the course of history, the building served as a wholesale produce center and a meat and fish market.



As the way we live has changed, so has the building's specific role. A 1980s renovation turned the building into a food hall which played a large roll in Downtown Roanoke's revitalization. In 2011, a year long, \$7.9 million renovation was completed which modernized the space and expanded its usage. Today the Market Building stands as a bustling culinary draw and multi-level event space.

The Market Building attracts **locals** and **visitors!**

**1,000**

visitors per day avg.\*



**90+**

Special Events/yr



**22,500**

Event Guests/yr



A short walk from The Hotel Roanoke and Conference Center and Hampton Inn & Suites







**The Market Building Foundation is currently planning for a re-imagined first floor dining area. This will include extensive input from architects and designers for the best use of the space.**

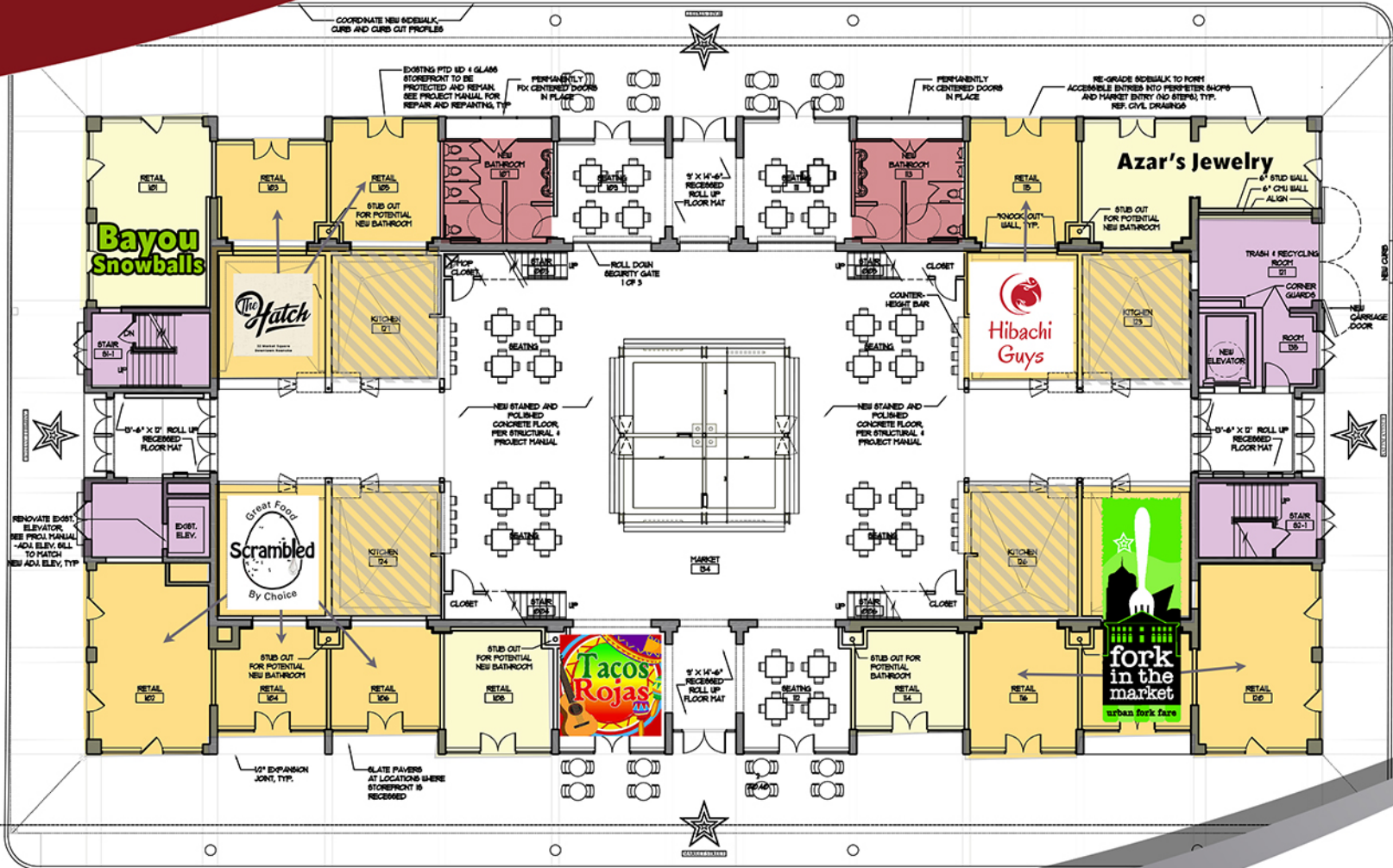
**The new design will provide additional comfortable dining area for your customers.**



CAMPBELL AVENUE

SALEM AVENUE

- BATHROOMS
- COOKING VENDORS
- NON-COOKING VENDORS
- STAIRS, TRASH & ELEVATOR
- AVAILABLE



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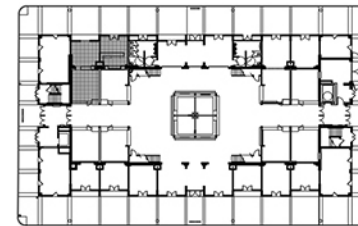
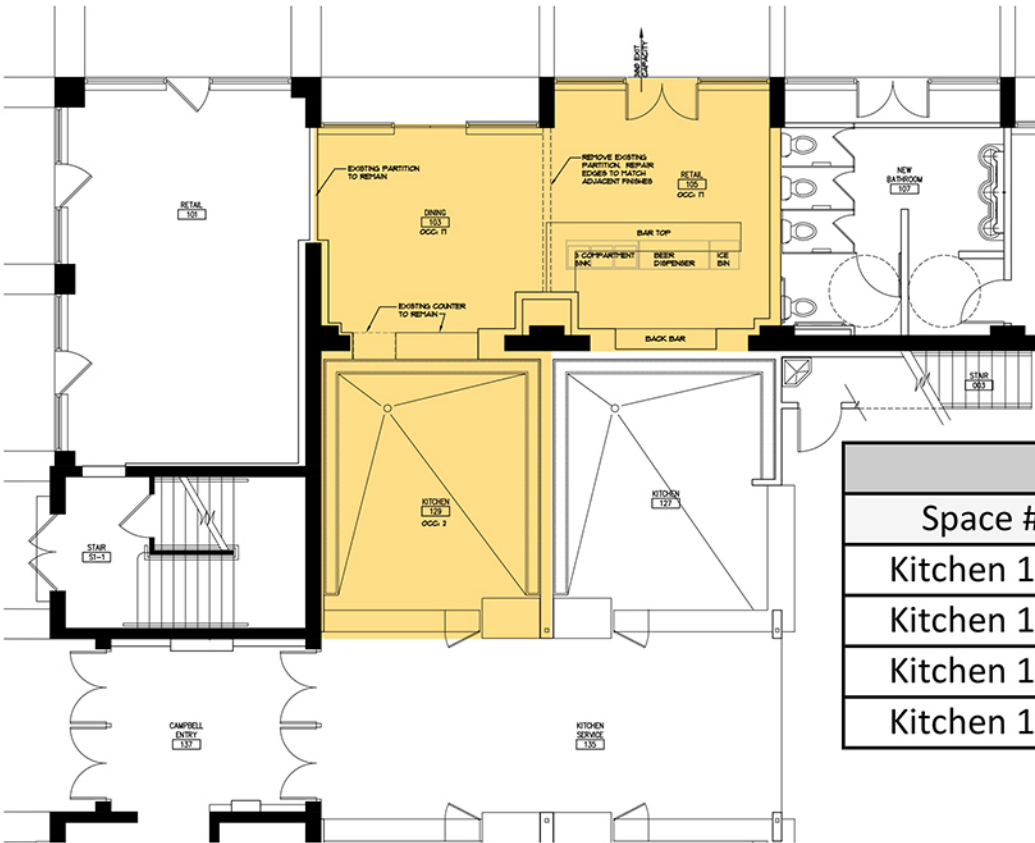


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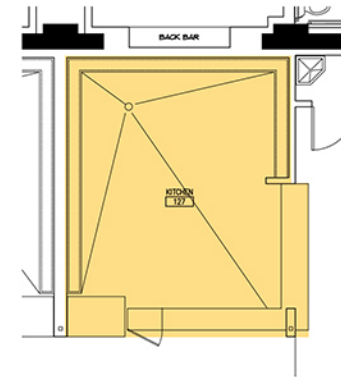
The Market Building features 10 restaurant spaces of various sizes ranging from 300 SF kitchen spaces serving to the common area to 1,500 sf restaurant spaces with indoor and outdoor dining.

900 SF RESTAURANT

314 SF KITCHEN



KEY PLAN  
SCALE: NTS



PARTIAL MAIN FLOOR FLOOR PLAN  
SCALE: 1/4" = 1'-0"

Currently Available		
Space #	SF	Base Rent
Kitchen 121	314	\$1,099
Kitchen 123	314	\$1,099
Kitchen 124	314	\$1,099
Kitchen 126	314	\$1,099

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# LEASING INFO

The Market Building houses 10 restaurant spaces and one retail space.

**Smallest Space: 314 SF**  
(Kitchen serving to common area)

**Available Space: 1,256 SF**

All utilities are individually metered and charged to the tenant.



## TENANT AMENITIES

- Competitive rents in the Downtown Market District
- Hood, three compartment sink, hand washing sink, grease disposal included with every space
- New business guidance and consulting with on-site building director
- In-house marketing program at no additional cost  
Opportunity for marketing co-op participation
- No common area maintenance fees
- Outdoor patio seating for your customers
- Free rental of our second floor event mezzanines
- 30% off rental of our 3rd floor event space, Charter Hall
- Trash disposal at no additional cost

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