

4401 N. Cherry Street

WINSTON-SALEM, NC 27105

OFFICE/FLEX SPACE

FOR LEASE



±2,132 - 3,586 SF office/flex space available with a very versatile floor plan. This property is a mix of office space with flex, storage and warehouse areas that could be used for storage, light manufacturing, or built out for additional office space. Currently configured for adult day care operations. Nearby tenants include office, call center, light manufacturing, and distribution.

LEARN MORE ABOUT THIS PROPERTY



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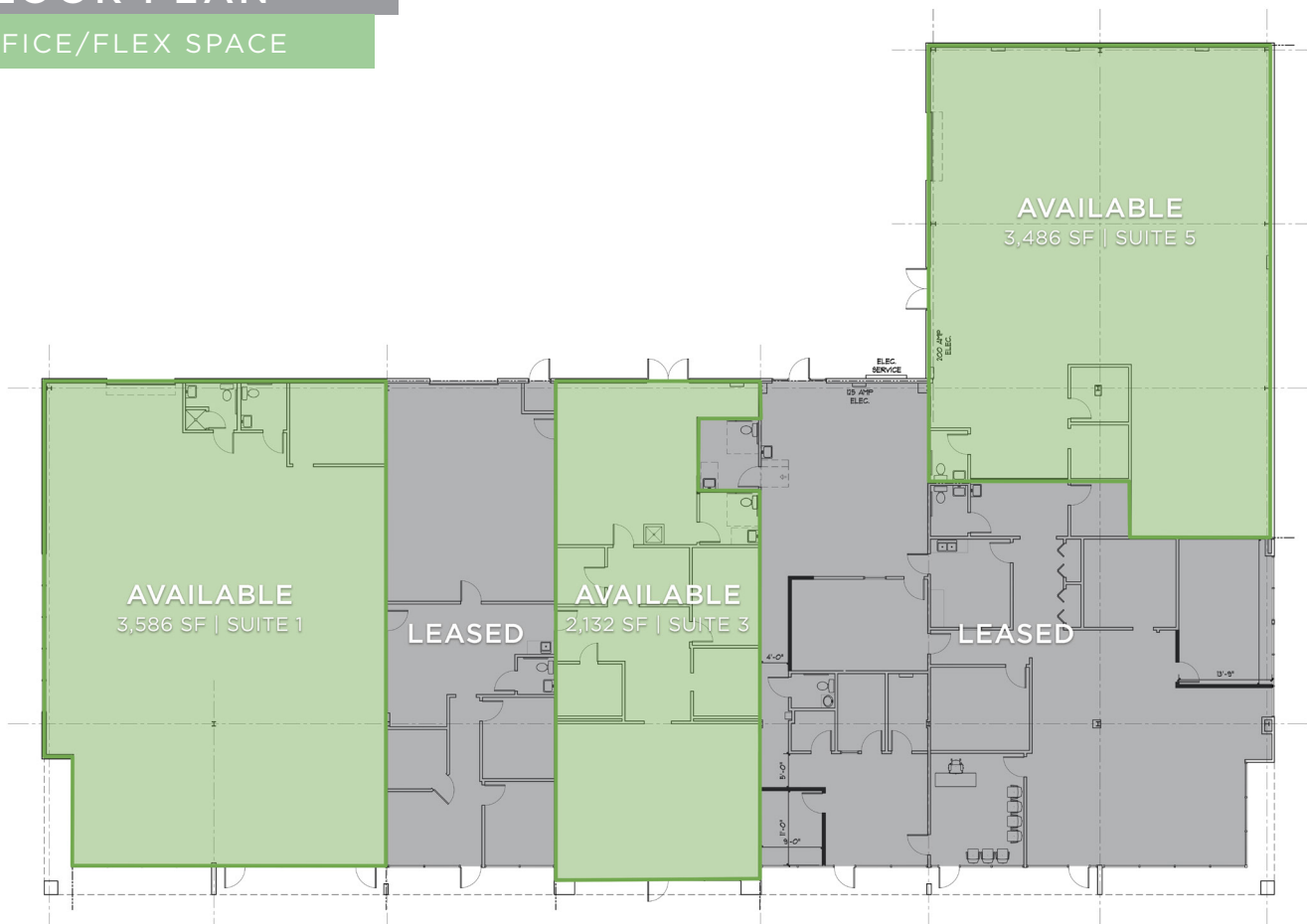
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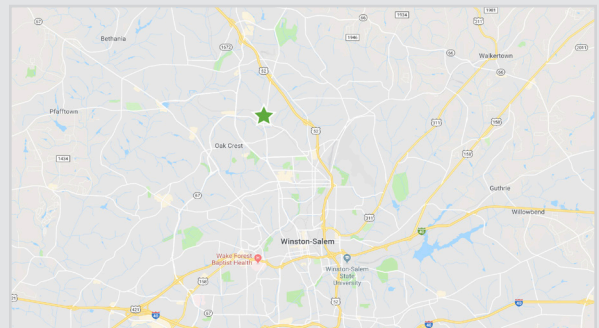
FOR LEASE

FLOOR PLAN

OFFICE/FLEX SPACE



- 2,132 - 3,586 SF office/flex space
- Features a versatile floor plan that can be used for storage, light manufacturing, or built out for additional office space
- Nearby tenants include office, call center, light manufacturing, and distribution
- **Lease Rate: \$10.25 PSF, Modified Gross**

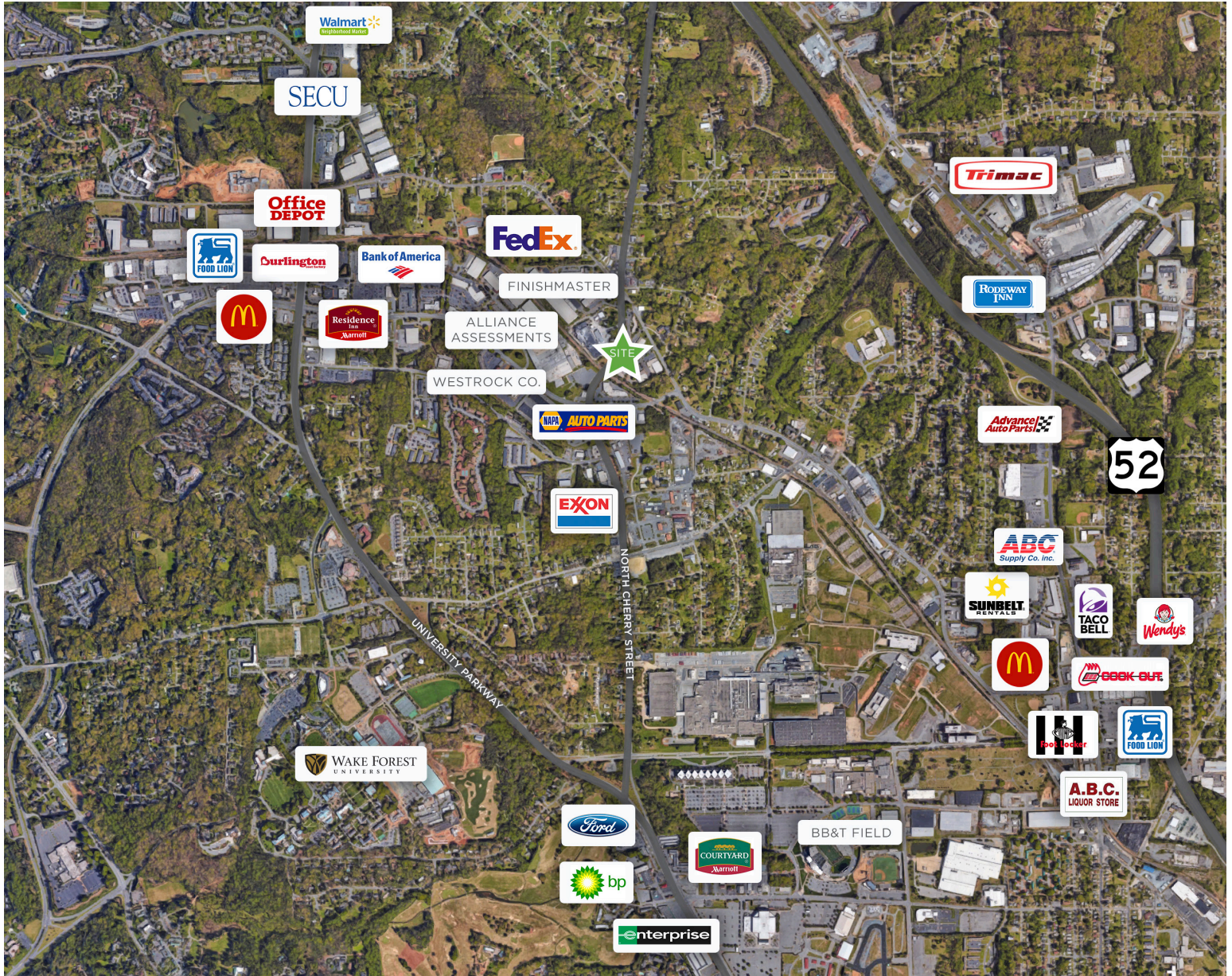


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LOCATION

Address 4401 N. Cherry Street, Winston-Salem, NC 27105

PROPERTY DETAILS

Property Type	Office/Flex	Available sf ±	2,132 - 3,586	Year Built	1985	Restrooms	6
Building sf ±	15,457	# Floors	1	Acres	1.20	Parking	Surface

TAX INFORMATION

Zoning	HB	Tax PIN	6827-65-7338	Tax Block	3442A	Tax Lot	000E
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PRICING & TERMS

Lease Rate	\$10.25	Lease Type	Modified Gross
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Comments 2,132 - 3,586 SF office/flex space available with a very versatile floor plan. This property is a mix of office space with flex, storage and warehouse areas that could be used for storage, light manufacturing, or built out for additional office space. Currently configured for adult day care operations. Nearby tenants include office, call center, light manufacturing, and distribution.

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