

# 4401 N. CHERRY STREET

FOR LEASE | WINSTON-SALEM, 27105

Linville | Team Partners

COMMERCIAL REAL ESTATE



OFFICE/FLEX SPACE

## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office/Flex
AVAILABLE SF ±	3,486 – 3,586
LEASE RATE	\$10.25, Modified Gross

## DESCRIPTION

±3,486 - 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. Nearby tenants include office, call center, light manufacturing, and distribution.



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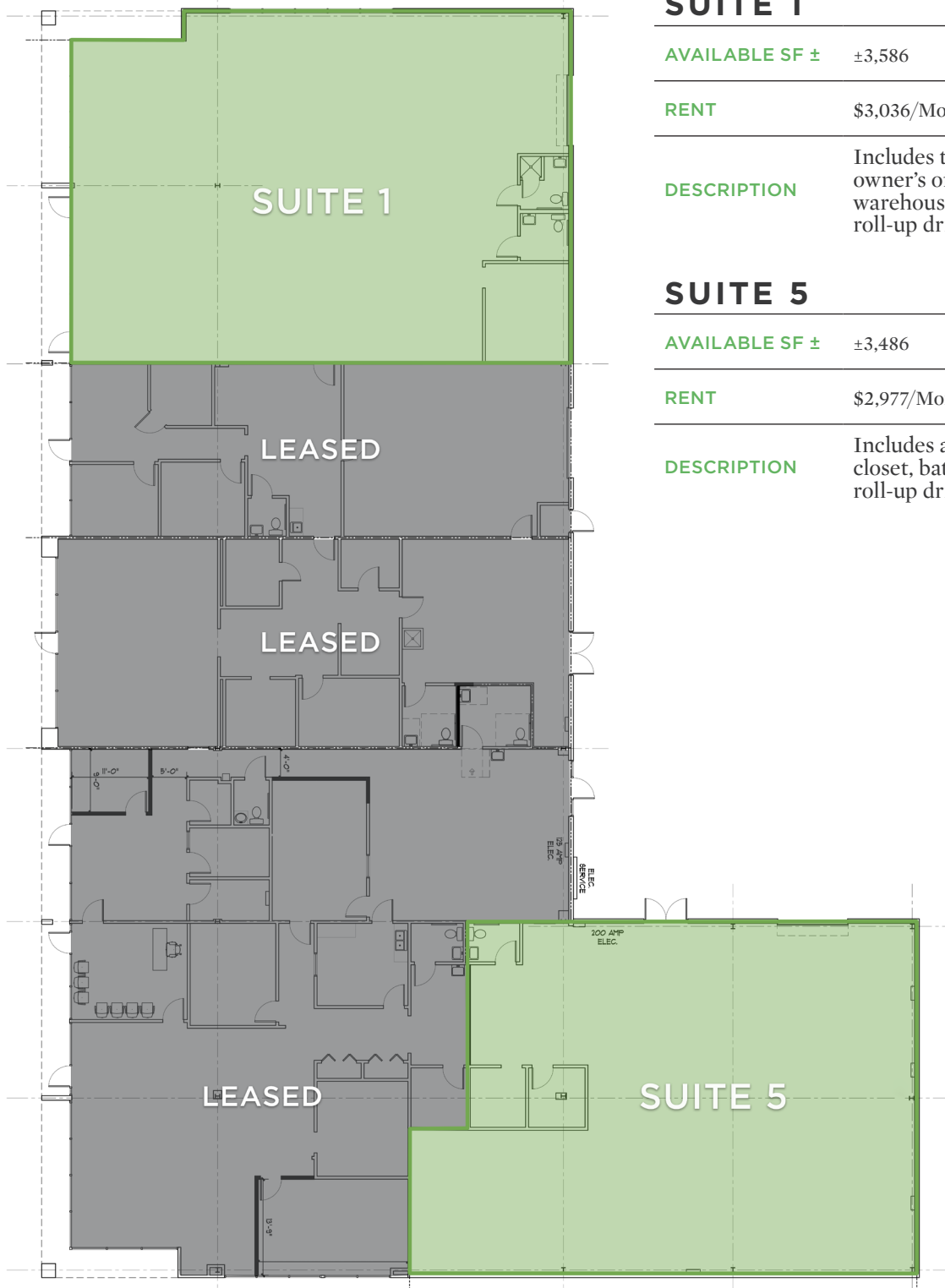
## KEY FEATURES

- 3,486± - 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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## SUITE 1

AVAILABLE SF ± ±3,586

RENT \$3,036/Month

### DESCRIPTION

Includes two (2) bathrooms, an owner's office, showroom, warehouse with windows and a roll-up drive-in door.

## SUITE 5

AVAILABLE SF ± ±3,486

RENT \$2,977/Month

### DESCRIPTION

Includes an owner's office, storage closet, bathroom, warehouse with a roll-up drive-in door

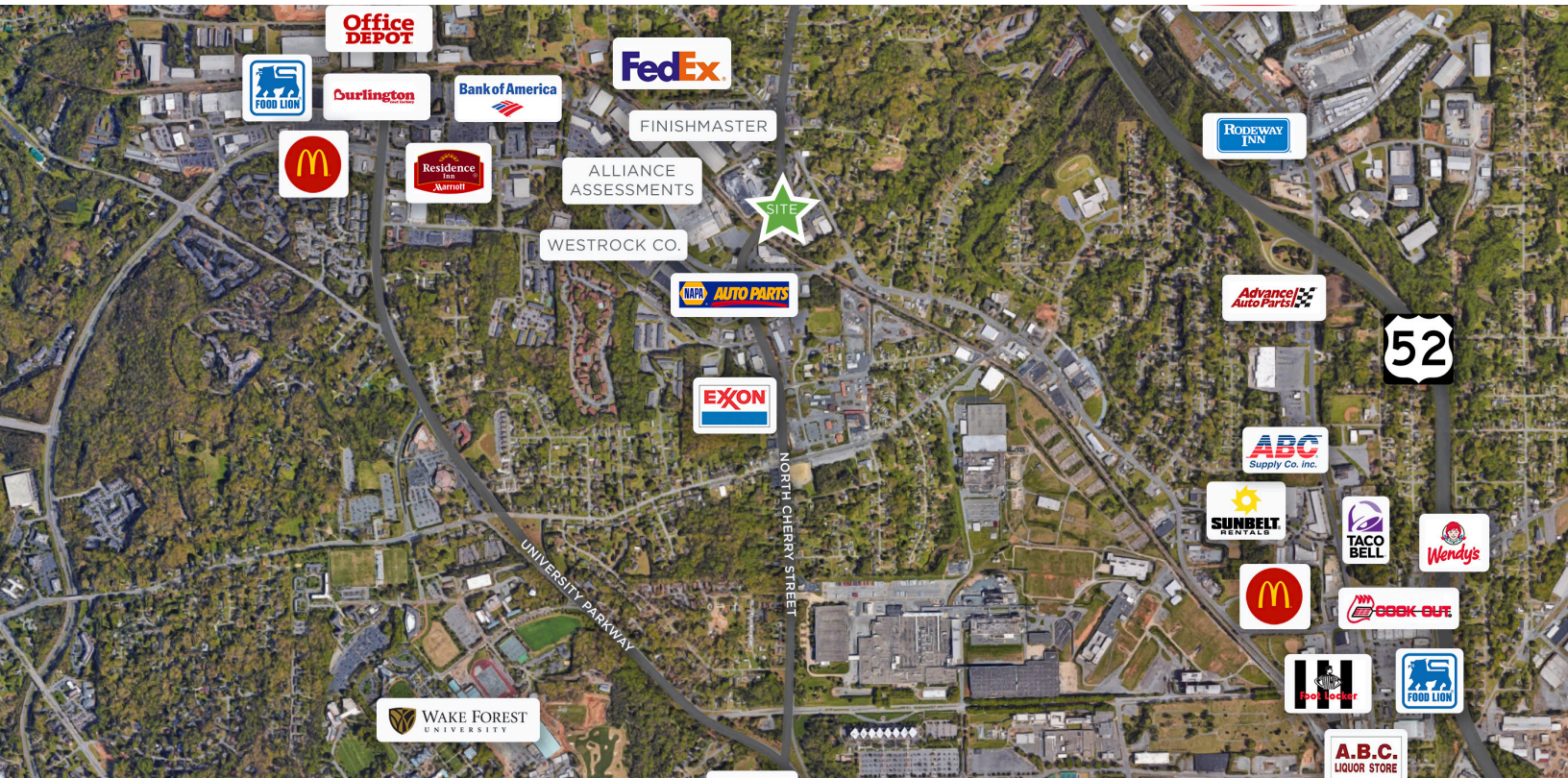


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## PROPERTY INFORMATION

PROPERTY TYPE	Office/Flex	BUILDING SF ±	15,457
AVAILABLE SF ±	±3,486 - 3,586	ACRES	1.20
YEAR BUILT	1985	# FLOORS	1
RESTROOMS	6	PARKING	Surface

## PRICING & TERMS

LEASE RATE	\$10.25	LEASE TYPE	Modified Gross
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