

## 4401 N. Cherry Street

WINSTON-SALEM, NC 27105

OFFICE/FLEX SPACE

FOR LEASE



2,059 - 3,580 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



Nick Gonzalez

E Nick@LTPcommercial.com

M 336.448.2833

P 336.724.1715



Sarah Beth Ruffin

E SarahBeth@LTPcommercial.com

M 336.480.7070

P 336.724.1715

# 4401 N. Cherry Street

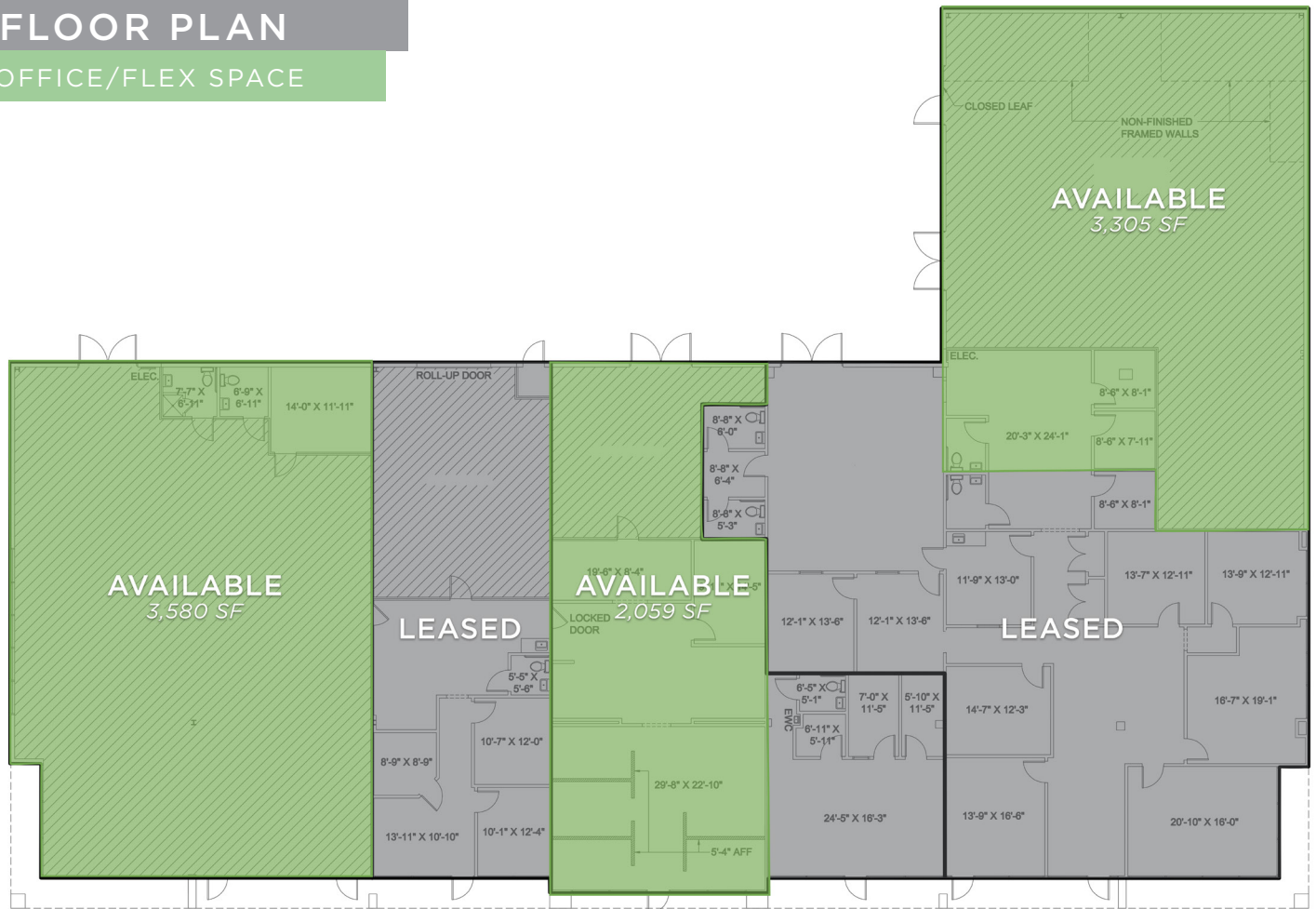
WINSTON-SALEM, NC 27105

OFFICE/FLEX SPACE

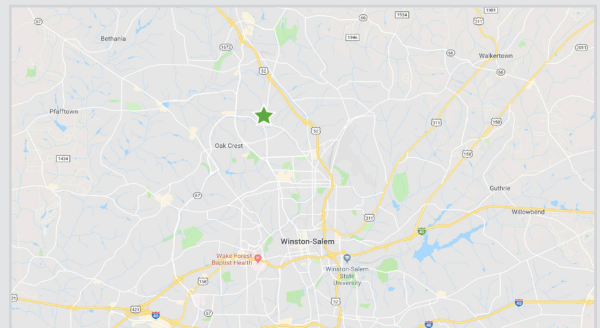
FOR LEASE

## FLOOR PLAN

OFFICE/FLEX SPACE



- 2,059 - 3,580 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

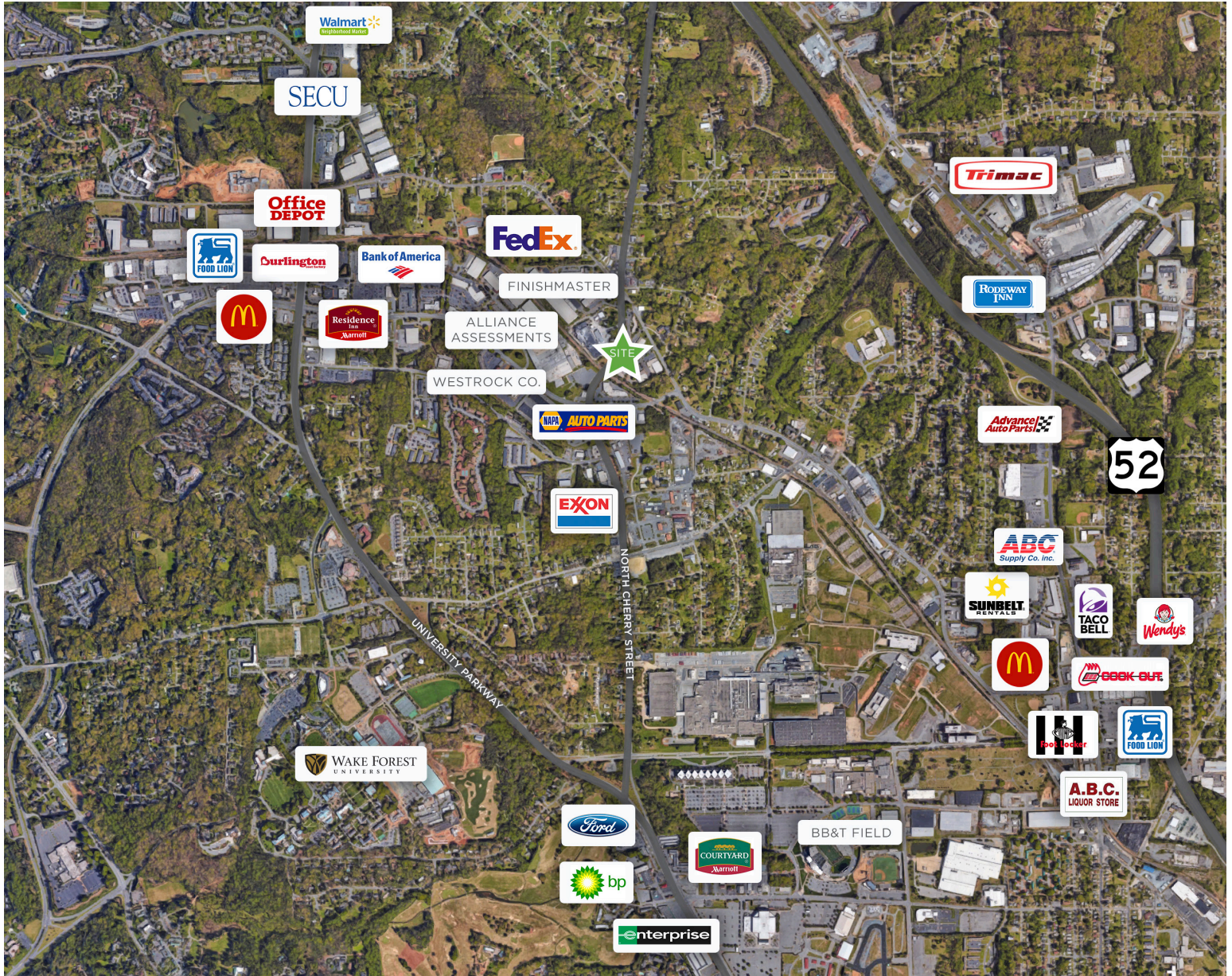


## 4401 N. Cherry Street

WINSTON-SALEM, NC 27105

OFFICE/FLEX SPACE

FOR LEASE



TO LEARN MORE ABOUT THIS PROPERTY, CONTACT:

Nick Gonzalez

Nick@LTPcommercial.com

Sarah Beth Ruffin

SarahBeth@LTPcommercial.com

# 4401 N. Cherry Street

WINSTON-SALEM, NC 27105

OFFICE/FLEX SPACE

FOR LEASE



## LOCATION

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

## PROPERTY DETAILS

|                      |             |                       |               |                   |      |                  |         |
|----------------------|-------------|-----------------------|---------------|-------------------|------|------------------|---------|
| <b>Property Type</b> | Office/Flex | <b>Available sf ±</b> | 2,059 - 3,580 | <b>Year Built</b> | 1985 | <b>Restrooms</b> | 6       |
| <b>Building sf ±</b> | 15,457      | <b># Floors</b>       | 1             | <b>Acres</b>      | 1.20 | <b>Parking</b>   | Surface |

## TAX INFORMATION

|               |    |                |              |                  |       |                |      |
|---------------|----|----------------|--------------|------------------|-------|----------------|------|
| <b>Zoning</b> | HB | <b>Tax PIN</b> | 6827-65-7338 | <b>Tax Block</b> | 3442A | <b>Tax Lot</b> | 000E |
|---------------|----|----------------|--------------|------------------|-------|----------------|------|

## PRICING & TERMS

|                   |         |                   |                |
|-------------------|---------|-------------------|----------------|
| <b>Lease Rate</b> | \$10.25 | <b>Lease Type</b> | Modified Gross |
|-------------------|---------|-------------------|----------------|

**Comments** 2,059 - 3,580 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.

The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.

TO LEARN MORE ABOUT THIS PROPERTY, CONTACT:

**Nick Gonzalez**

Nick@LTPcommercial.com

**Sarah Beth Ruffin**

SarahBeth@LTPcommercial.com