

## 6620 Shallowford Road

LEWISVILLE, NC 27023

±1,150 SF MOVE-IN READY OFFICE SUITE

FOR LEASE



±1,150 SF of move-in ready office in the heart of downtown Lewisville. Space includes one private office and ample room for a reception area along with multiple work stations or cubicles. Prime street level location. 10,500 VPD on Shallowford Road, 14,000 VPD on Williams Road (turns into Shallowford Road).

TO LEARN MORE ABOUT THIS PROPERTY CONTACT:



Nick Gonzalez

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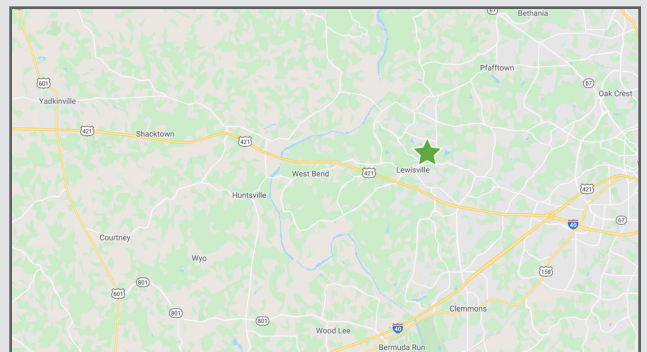
LEWISVILLE, NC 27023

±1,150 SF MOVE-IN READY OFFICE SUITE

FOR LEASE



- ±1,150 SF of move-in ready office space
- Located in the heart of downtown Lewisville
- One private office and ample room for a reception area along with multiple work stations
- Prime street level location
- **Lease Rate: \$17.25, Modified Gross**





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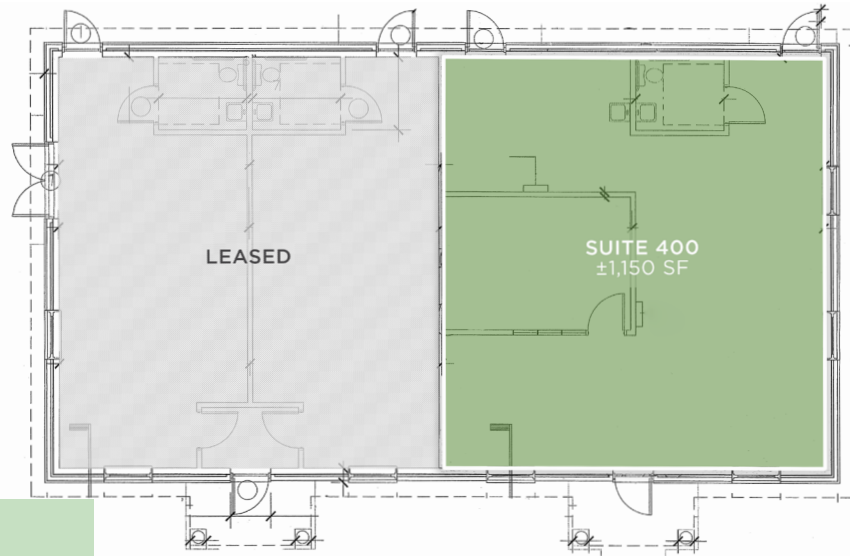
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FLOOR PLAN

### LOCATION

**Address** 6620 Shallowford Road, Lewisville, NC 27023

### PROPERTY DETAILS

<b>Property Type</b>	Office	<b>Roof</b>	Shingle	<b>Acres</b>	0.69	<b>Buildings</b>	1
<b>Building SF ±</b>	2,350	<b>Exterior</b>	Brick	<b>Year Built</b>	2003	<b>Restrooms</b>	1
<b>Available SF ±</b>	1,150	<b>Flooring</b>	Carpet	<b>Parking</b>	Surface	<b>Floors</b>	1

### UTILITIES

<b>Electrical</b>	Duke Energy	<b>Water/Sewer</b>	City	<b>Heat/Air</b>	Central	<b>Gas</b>	PNG
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### TAX INFORMATION

<b>Zoning</b>	LD1-S	<b>Tax PIN</b>	5875-96-4465	<b>Tax Block/Lot</b>	4422/017B	<b>Tax Map</b>	576854
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### PRICING & TERMS

<b>Lease Rate</b>	\$17.25	<b>Lease Type</b>	Modified Gross
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