

717 N. Trade Street

WINSTON-SALEM, N.C. 27101

DOWNTOWN STREET LEVEL OFFICE/RETAIL SPACE

FOR LEASE



Storefront retail or office space in the heart of Downtown's art district. This newly built, modern ground level space has excellent visibility and abundant natural light. Landlord will provide upfit allowance for a custom tenant build out. Ample surface parking in one of downtown Winston-Salem's best locations!

LEARN MORE ABOUT THIS PROPERTY



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- Storefront retail or office space in the heart of downtown's art district
- Newly built, modern ground-level space
- Offers excellent visibility and abundant natural light
- Landlord will provide upfit allowance for a custom tenant build-out
- Lease Rate: \$18.00psf, Modified Gross

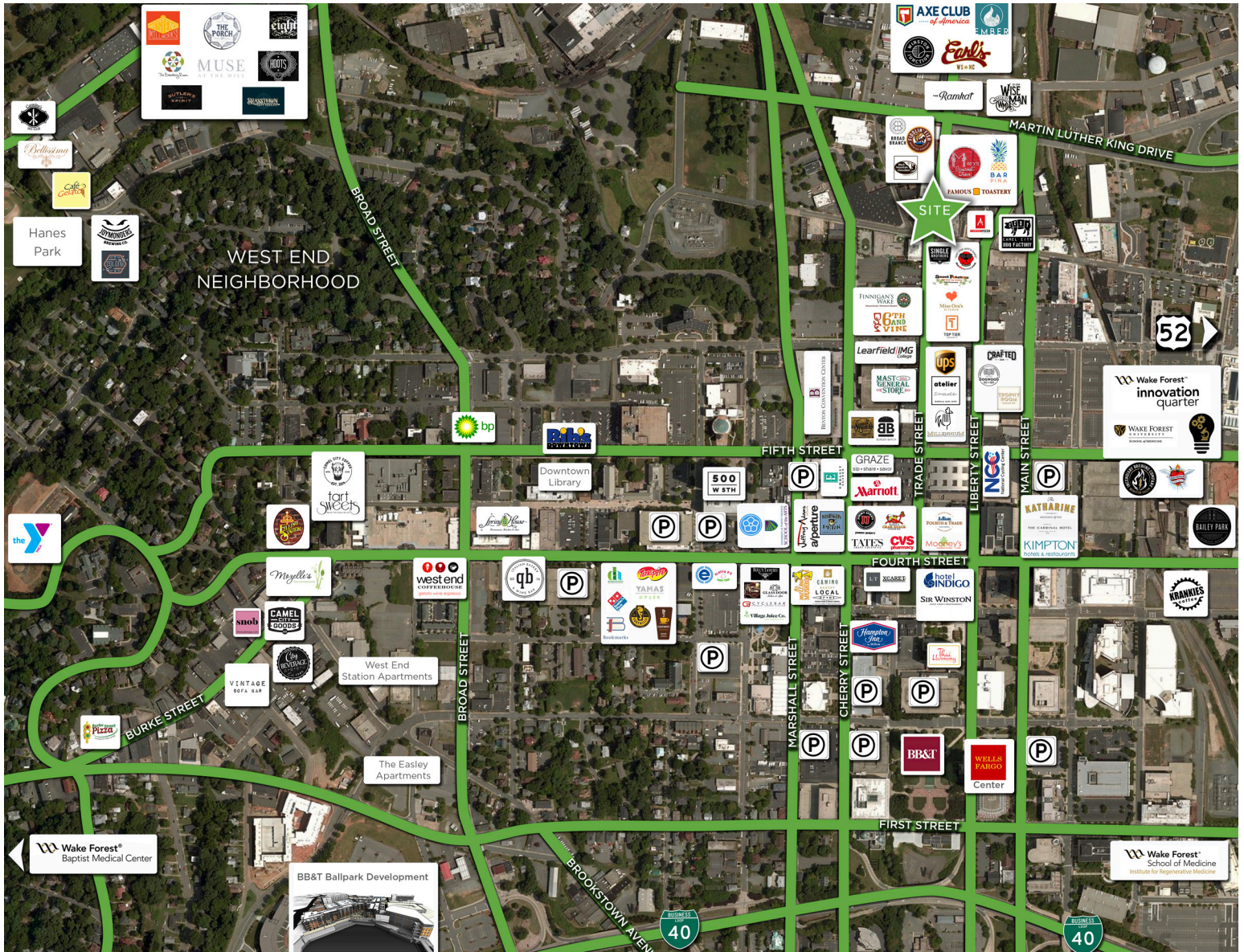


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LOCATION

Address 717 N. Trade Street, Winston-Salem, NC 27101

PROPERTY DETAILS

| | | | | | | | |
|-----------------------|--------|--------------------------|---------------------|-------------------|------|------------------|--------|
| Property Type | Retail | Property Sub Type | Urban/Street Retail | Year Built | 2016 | Restrooms | 1 |
| Available SF ± | 1,950 | Building SF ± | 5,000 | # Floors | 3 | Flooring | Slab |
| Acres | | Parking | | Elevator | Yes | Roofing | Rubber |

UTILITIES

| | | | | | | | |
|-------------------|-----|--------------------|-----|-----------------|-----|------------|-----|
| Electrical | Yes | Water/Sewer | Yes | Heat/Air | Yes | Gas | Yes |
|-------------------|-----|--------------------|-----|-----------------|-----|------------|-----|

TAX INFORMATION

| | | | | | |
|---------------|----|----------------------|-----------|----------------|--------------|
| Zoning | CB | Tax Block/Lot | 0157/104A | Tax PIN | 6835-18-8881 |
|---------------|----|----------------------|-----------|----------------|--------------|

PRICING & TERMS

| | | | |
|-------------------|---------|-------------------|----------------|
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|-------------------|---------|-------------------|----------------|

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