

901 N. TRADE STREET

FOR LEASE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail/Office
AVAILABLE SF ±	3,000-8,170
LEASE RATE	\$15.00, Modified Gross

DESCRIPTION

Be a part of the explosive growth in north Downtown Winston-Salem, Industry Hill. Join Wiseman Brewing, Ramkat, & a soon-to-be announced restaurant. This new development, Winston-Junction, provides ample on-site parking and is within walking distance to all of downtown's bars, restaurants, and shopping. 3,000 - 8,170± sf available for lease to any office or retail user.



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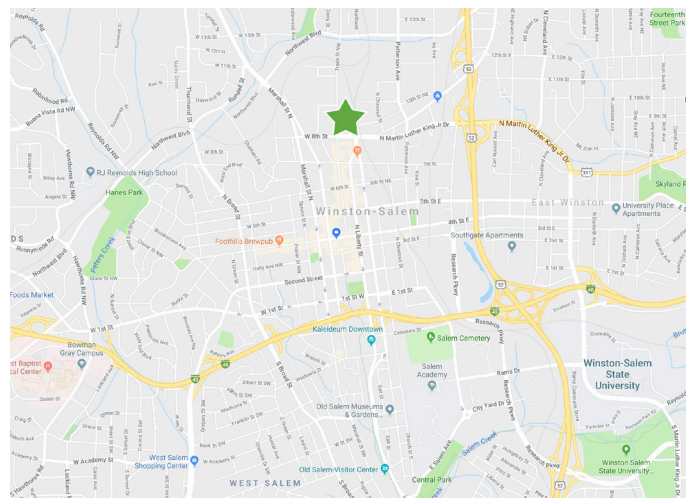
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KEY FEATURES

- 3,000-8,170± sf available
- Ideally located in Industry Hill, within walking distance of all downtown's amenities
- Perfect for any retail or office user
- Ample parking and great tenant mix
- **Rent: \$15.00, Modified Gross**



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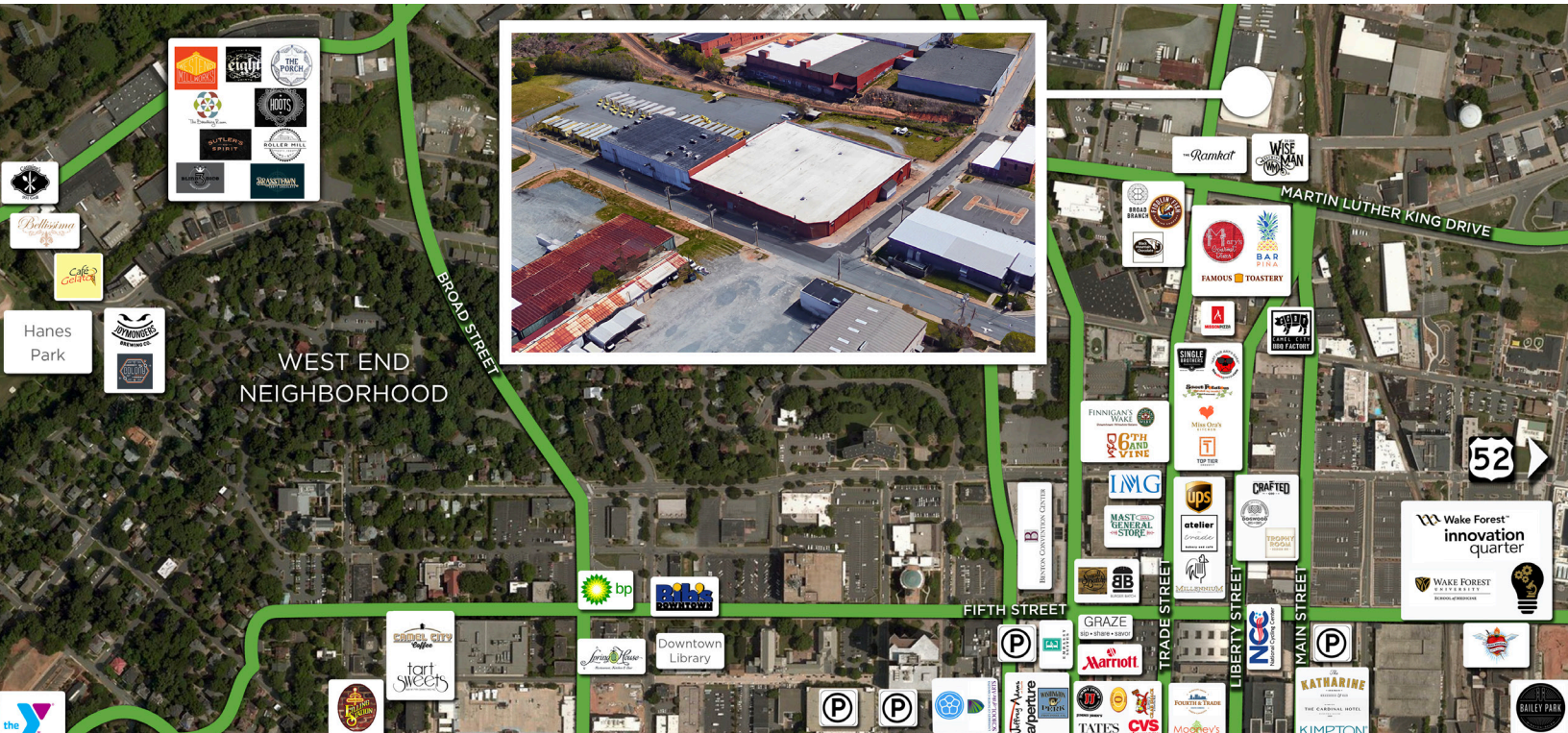
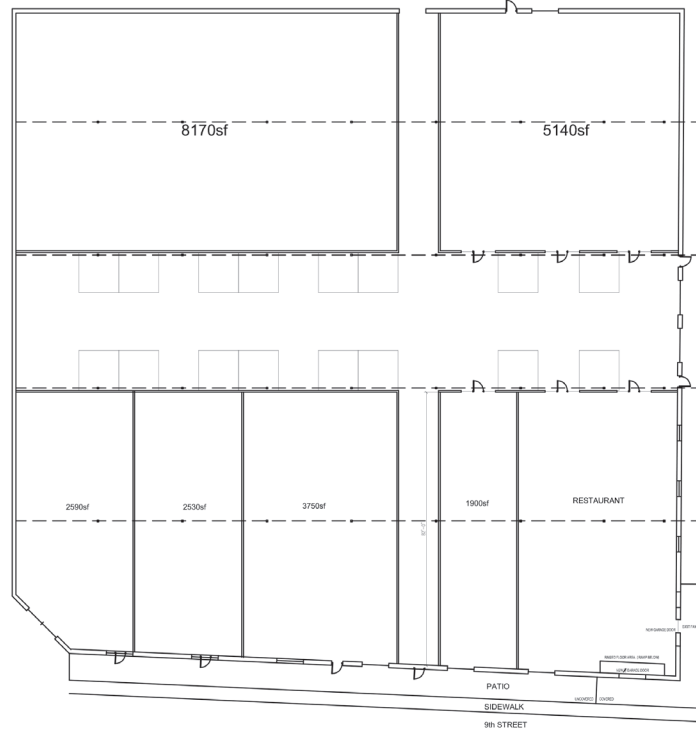
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PROPERTY INFORMATION

PROPERTY TYPE	Retail/Office	PROPERTY CLASS	B
AVAILABLE SF ±	3,000-8,170	YEAR RENOVATED	2018
BUILDING SF ±	40,000	ELEVATOR	No
ACRES	3.71	ROOF	Rubber
SPRINKLERED	Yes	FLOORING	Varies
ELECTRICAL	Duke Energy	WATER/SEWER	City of Winston-Salem
HEAT/AIR	Central	ZONING	E-L
TAX PIN	6835-29-0843	TAX VALUE	\$1,186,300

PRICING & TERMS

LEASE RATE	\$15.00	LEASE TYPE	Modified Gross
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