

525 VINE STREET

FOR LEASE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



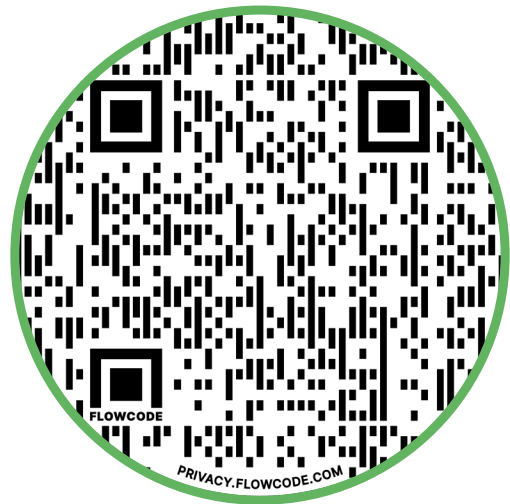
PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office/Retail
AVAILABLE SF ±	10,060
LEASE RATE	\$26.00, Full Service

DESCRIPTION

Opportunity to join one of the fastest-growing urban innovation districts in the United States. This ±10,060 SF of versatile space is suitable for a variety of different users. Currently an open layout, this space features a lobby area, two additional rooms, and a large open area with high ceilings and bathrooms with showers. See below for various test fit layouts.

SCAN OR CLICK BELOW TO VIEW
THE VIRTUAL PROPERTY TOUR



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KEY FEATURES

- Opportunity to join one of the fastest-growing urban innovation districts in the United States
- ±10,060 Sf of versatile space suitable for a variety of different users
- Features a lobby area, two additional rooms, and a large open area with high ceilings and bathrooms with showers
- **Lease Rate: \$26.00, Full Service**



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WHAT IS



Innovation Quarter is one of the fastest-growing urban-based districts for innovation in the United States. Home to more than 90 companies, five leading academic institutions, more than 3,600 workers and over 1,800 students, the Innovation Quarter is a place for research, business and education in biomedical science, information technology, digital media, clinical services and advanced materials. The Innovation Quarter currently comprises 2.1 million square feet of office, laboratory and educational space on its 145 developable acres. In addition, there are 20 miles of connected greenway surrounding the Innovation Quarter and more than 1,000 apartments and lofts within or close by the district.



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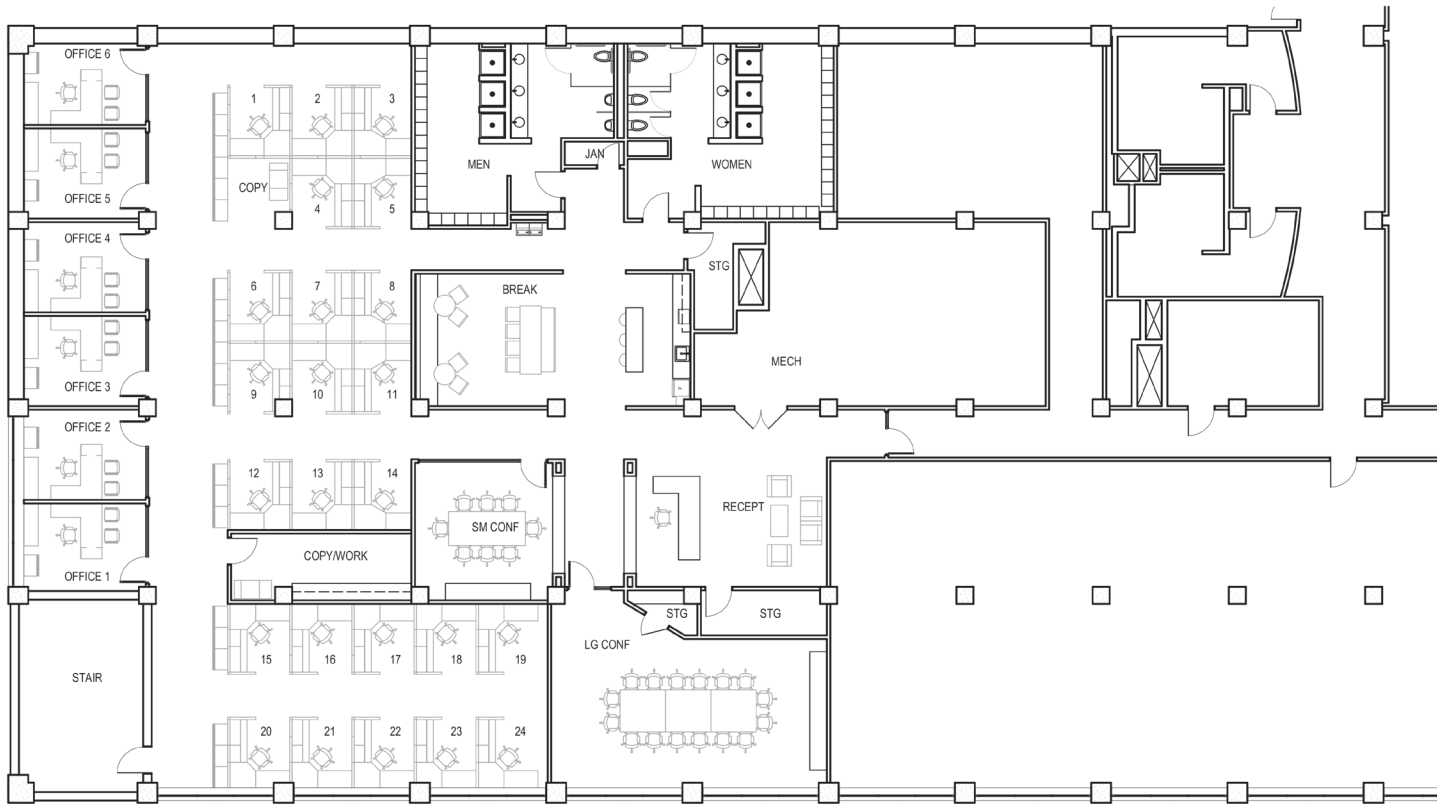
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TEST FIT OPTION 1

- 6 Private Offices
- 24 Work Spaces
- 2 Conference Rooms
- Break Room
- Reception Space



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TEST FIT OPTION 2

- 8 Private Offices
- 22 Work Spaces
- 2 Conference Rooms
- Break Room
- Reception Space



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PROPERTY INFORMATION

PROPERTY TYPE Office/Retail AVAILABLE SF ± 10,060

PARKING Surface Lot Adjacent ACRES -

PRICING & TERMS

LEASE RATE \$26.00 LEASE TYPE Full Service

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