

533 N. SPRING STREET

FOR LEASE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



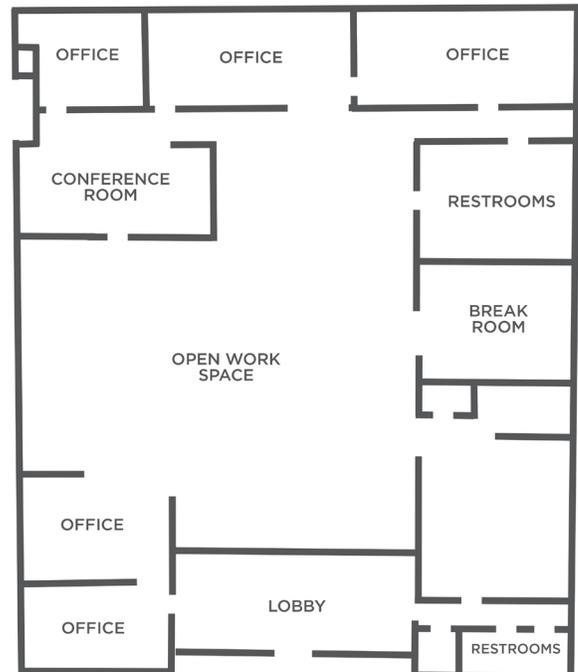
±8,512 SF STAND-ALONE BUILDING

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office/Retail
AVAILABLE SF ±	8,512
LEASE RATE	\$12.00 psf, NNN

DESCRIPTION

±8,512 SF stand-alone building well located near downtown Winston Salem and the West End neighborhood. Zoned pedestrian business with ample surface parking, well suited for a variety of uses. Open floor plan and good visibility with good proximity to restaurants, retail and multi-family. Immediately adjacent land is available for lease as additional parking and/or outdoor green space. Contact us for more information.



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LOBBY



OFFICE



OFFICE



OPEN WORK SPACE



OFFICE



BREAK ROOM



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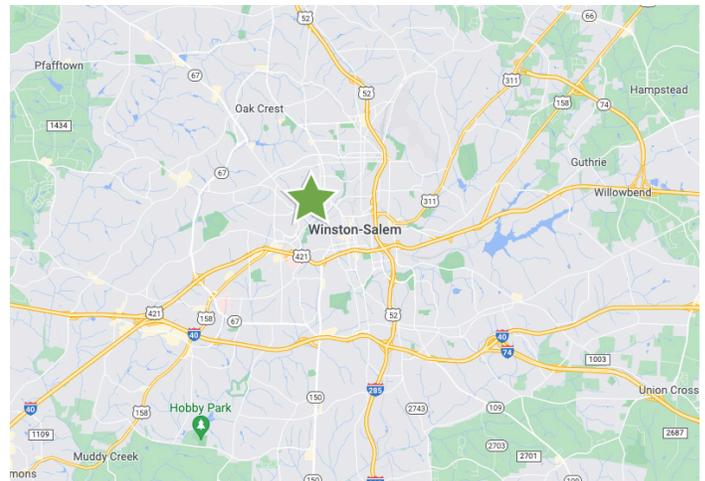
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KEY FEATURES

- Well located near downtown Winston Salem and West End
- Open floor plan and good visibility
- Zoned for a variety of uses with ample parking
- Good proximity to restaurants, retail and multi-family
- Lease Rate: \$12.00 psf, NNN



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PROPERTY INFORMATION

PROPERTY TYPE	Office/Retail	YEAR BUILT	1962
AVAILABLE SF ±	8,512	YEAR RENOVATED	2001
ACRES	0.45	EXTERIOR	Brick
PARKING	Approx. 20 Surface	TAX PIN	6825-97-8657
ZONING	PB		

PRICING & TERMS

LEASE RATE	\$12.00	LEASE TYPE	NNN
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