

# 723 COLISEUM DRIVE

FOR SALE/LEASE | WINSTON-SALEM, NC 27106

Linville | Team Partners

COMMERCIAL REAL ESTATE



CONVENIENTLY LOCATED OFFICE FOR SALE/LEASE

## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office
FOR LEASE SF ±	1,200 - 3,104
LEASE RATE	\$12.50, Full Service
BUILDING SF ±	19,220
SALE PRICE	\$2,690,000

## DESCRIPTION

Office space for sale/lease located on Coliseum Drive. This property is conveniently located minutes from downtown Winston-Salem, Wake Forest University, and Buena Vista neighborhood. Features include great visibility with signage available, ample parking, and a variety of office layouts. Custom upfit opportunity with acceptable terms.



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## KEY FEATURES

- ±19,220 SF office building for sale
- ±1,200 - 3,104 SF available for lease
- Conveniently located minutes from downtown Winston-Salem, WFU, and Buena Vista
- Great visibility with signage available, ample parking, and a variety of office layouts
- Custom upfit opportunity with acceptable terms



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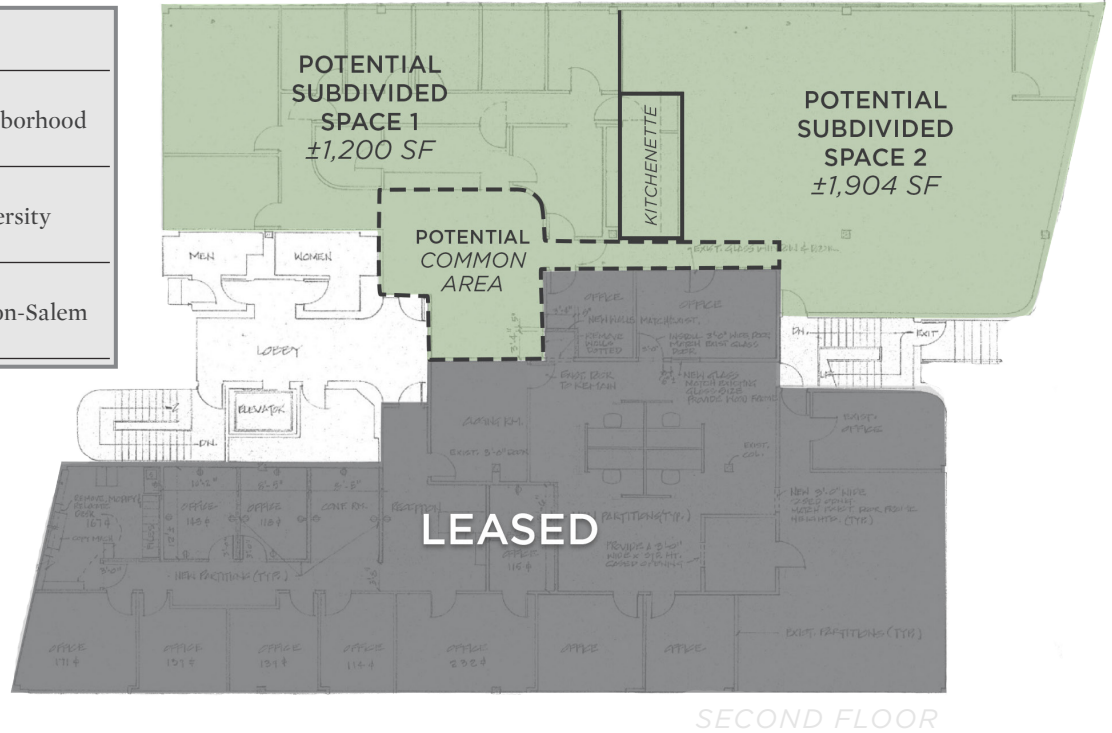
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DISTANCE	
4 MINUTES	to Buena Vista Neighborhood
5 MINUTES	to Wake Forest University
7 MINUTES	to Downtown Winston-Salem



SECOND FLOOR

## PROPERTY INFORMATION

PROPERTY TYPE	Office	FLOORS	2
BUILDING SF ±	19,220	RESTROOMS	4
FOR LEASE SF ±	1,200 - 3,104	ELEVATOR	Yes
YEAR BUILT	1981	PARKING	68 Surface Spots
YEAR RENOVATED	2021	GENERATOR	Yes
ZONING	HB		

## PRICING & TERMS

SALE PRICE	\$2,690,000	LEASE RATE	\$12.50, Full Service
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*The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.*



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