

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 - 5,260
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 - 5,260 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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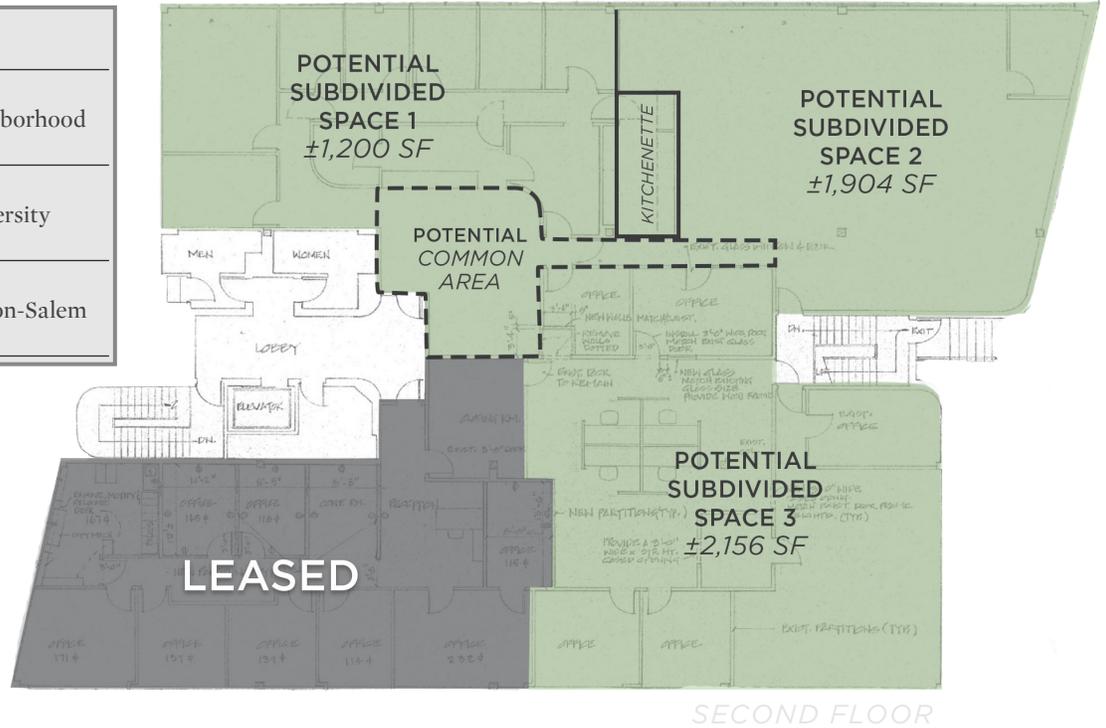
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DISTANCE	
4 MINUTES	to Buena Vista Neighborhood
5 MINUTES	to Wake Forest University
7 MINUTES	to Downtown Winston-Salem



PROPERTY INFORMATION

PROPERTY TYPE	Office	FLOORS	2
BUILDING SF ±	19,220	RESTROOMS	4
FOR LEASE SF ±	1,200 - 5,260	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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