

723 COLISEUM DRIVE

FOR LEASE | SUITE 203, WINSTON-SALEM, NC 27106

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office
AVAILABLE SF ±	3,500 - 6,900
LEASE RATE	\$14.50, Modified Gross

DESCRIPTION

±3,500 - ±6,900 SF of office space located on Coliseum Drive. Situated between Buena Vista neighborhoods and downtown Winston-Salem, this property offers a unique opportunity for an office user. Great visibility with signage available. Ample parking with overflow lot at Ryan's. Custom upfit opportunity with acceptable terms.



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KEY FEATURES

- ±3,500 - ±6,900 SF of office space
- Situated between Buena Vista neighborhoods and downtown Winston-Salem
- Great visibility with signage available
- Ample parking
- **Lease Rate: \$14.50, Modified Gross**



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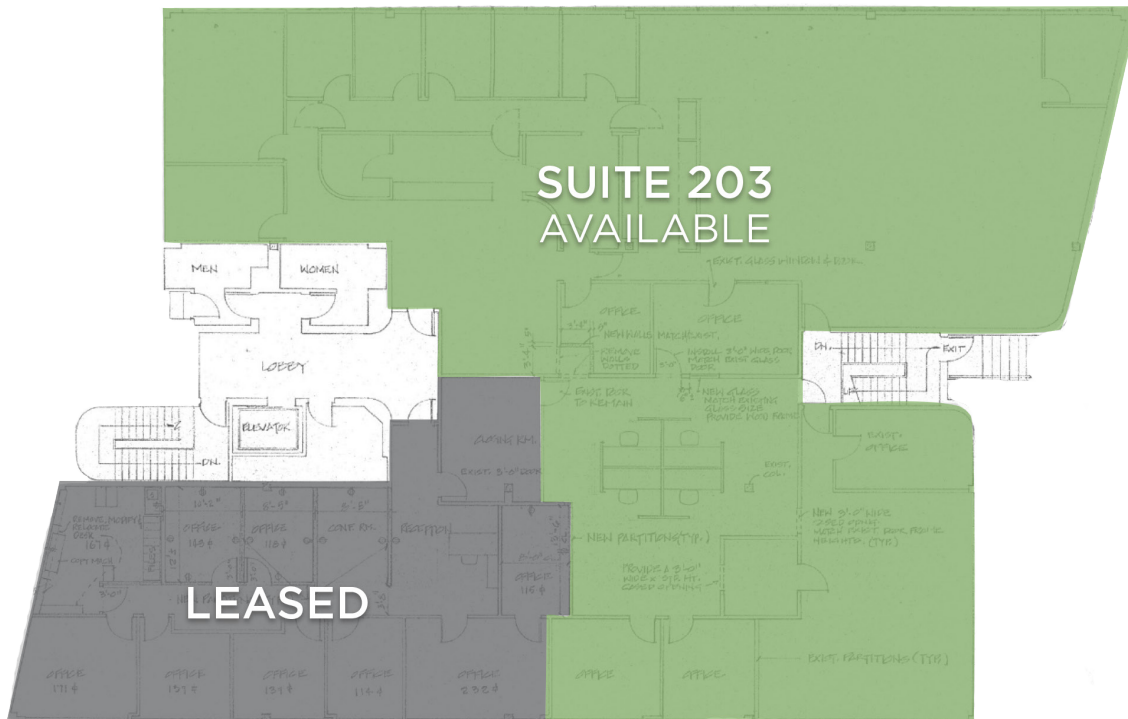
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SECOND FLOOR



PROPERTY INFORMATION

PROPERTY TYPE	Office	FLOORS	2
AVAILABLE SF ±	3,500 - 6,900	RESTROOMS	4
BUILDING SF ±	19,220	ELEVATOR	Yes
YEAR BUILT	1981	PARKING	68 Surface Spots
YEAR RENOVATED	2021	ZONING	HB

PRICING & TERMS

LEASE RATE	\$14.50	LEASE TYPE	Modified Gross
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