

451 WEST END BLVD.

FOR LEASE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



RETAIL/OFFICE SPACE NEAR DOWNTOWN WINSTON-SALEM

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail/Office/Storage
AVAILABLE SF ±	1,962 - 7,813
LEASE RATE	\$14.75, Modified Gross

DESCRIPTION

This property offers a highly visible opportunity located in the thriving West End District. The unique space consists of high ceilings and offers retail, office, and drive-in/storage space. The main level features office space, open work area, two restrooms, and a spacious outdoor patio area. The lower level has a full kitchenette, two restrooms, multiple offices and a drive-in/storage area with a 7ft drive-in door. The garage/workshop is ±1,500 SF of the listed square footage. This property offers 16 surface parking spots.



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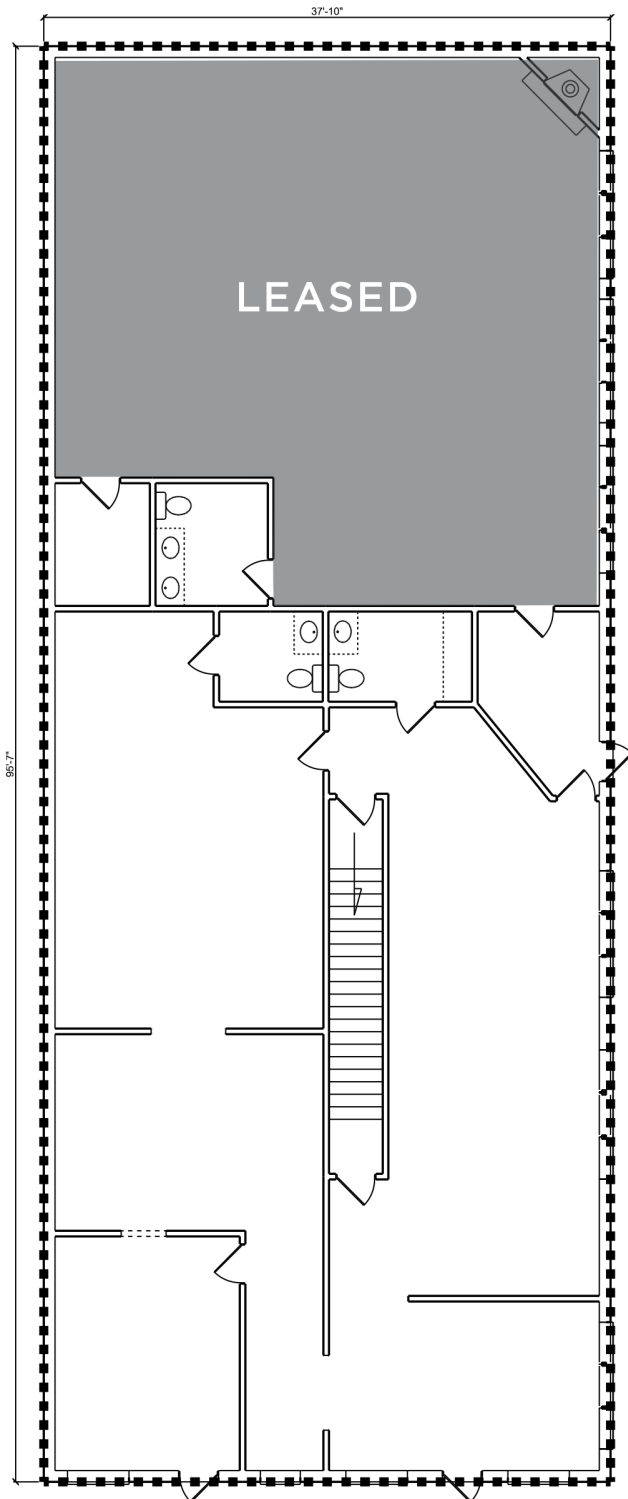
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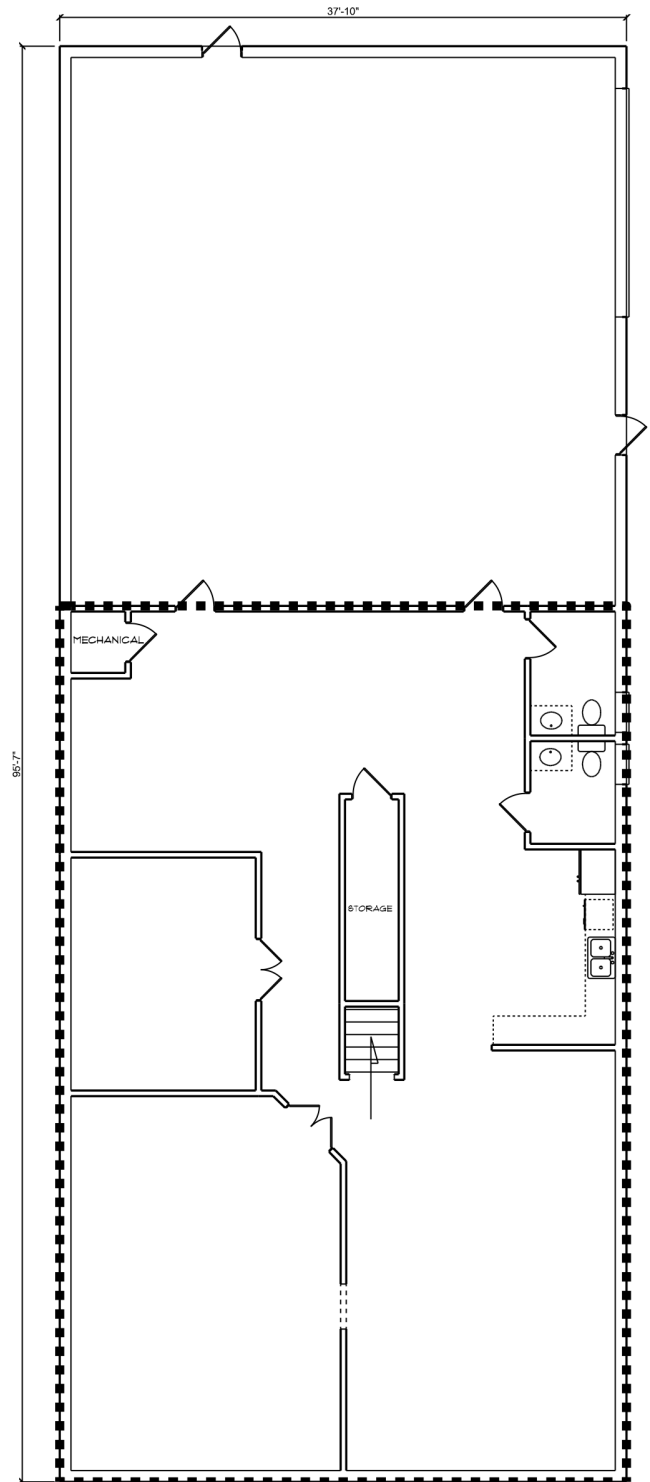
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FLOOR PLANS

DOTTED LINE REPRESENTS HEATED AREA



MAIN FLOOR



BASEMENT



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KEY FEATURES

- Highly visible opportunity located in the thriving West End District
- Retail, office, and drive-in/storage space
- 16 surface parking spots available
- **Rent: \$14.75, Modified Gross**



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PROPERTY INFORMATION

PROPERTY TYPE	Retail/Office/Storage	FLOORS	2
AVAILABLE SF ±	1,962 - 7,813	RESTROOMS	4
ACRES	0.34	PARKING	16 Surface Spots
YEAR BUILT	1930	ZONING	PB

PRICING & TERMS

LEASE RATE	\$14.75	LEASE TYPE	Modified Gross
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