

451 WEST END BLVD.

FOR LEASE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



OFFICE/RETAIL SPACE NEAR DOWNTOWN WINSTON-SALEM

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office/Retail/Storage
AVAILABLE SF \pm	6,320 - 7,840
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 office, retail 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 \pm 1,500 SF of the listed square footage. This property offers 16 surface parking spots.



KATIE MEALKA

E Katie@LTPcommercial.com

M 336.473.0206

P 336.724.1715

NICK GONZALEZ

E Nick@LTPcommercial.com

M 305.979.3440

P 336.724.1715

451 WEST END BLVD.

FOR LEASE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715

451 WEST END BLVD.

FOR LEASE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



KEY FEATURES

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



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715

451 WEST END BLVD.

FOR LEASE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY INFORMATION

PROPERTY TYPE	Office/Retail/Storage	FLOORS	2
AVAILABLE SF ±	6,320 - 7,840	RESTROOMS	4
ACRES	0.34	PARKING	16 Surface Spots
YEAR BUILT	1930	ZONING	PB

PRICING & TERMS

LEASE RATE	\$14.75	LEASE TYPE	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 office, retail 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.

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.



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715