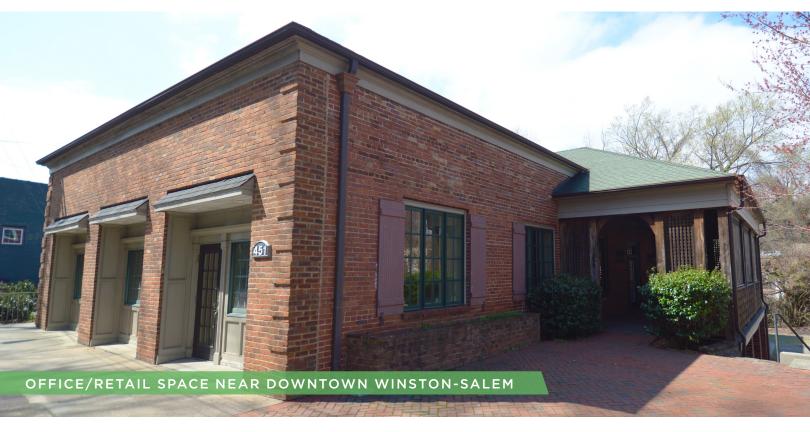
FOR LEASE | WINSTON-SALEM, NC 27101

Linville Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office/Retail/Storage
AVAILABLE SF ±	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 $\pm 1,500~\rm SF$ of the listed square footage. This property offers 16 surface parking spots.



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KEY FEATURES

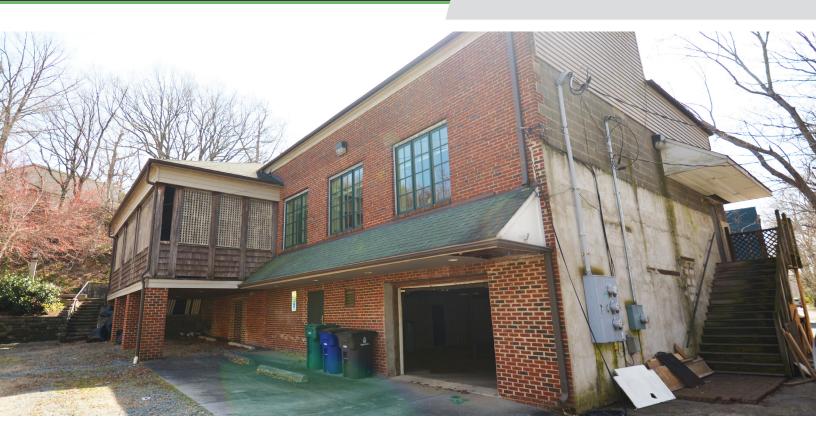
- Highly visible opportunity located in the thriving West End District
- Office, retail, and drive-in/storage space
- 16 surface parking spots available
- Rent: \$14.75, Modified Gross



FOR LEASE | WINSTON-SALEM, NC 27101

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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	РВ

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.

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