

508 ARBOR HILL ROAD

FOR LEASE | KERNERSVILLE, NC 27284

Linville | Team Partners

COMMERCIAL REAL ESTATE



FREE STANDING OFFICE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office
AVAILABLE SF ±	2,016 - 4,407
LEASE RATE	\$17.50, Modified Gross

DESCRIPTION

±2,016 - 4,407 SF free standing office building is conveniently located right off of S. Main Street in Kernersville. Ideal for any number of professional office or medical uses. Owners are in the process of remodeling and updating the property.

Planned/Completed Work:

- Reflooring
- Paving
- Repainting
- Landscaping
- Update Lobby & Bathrooms
- Remodel Breakroom



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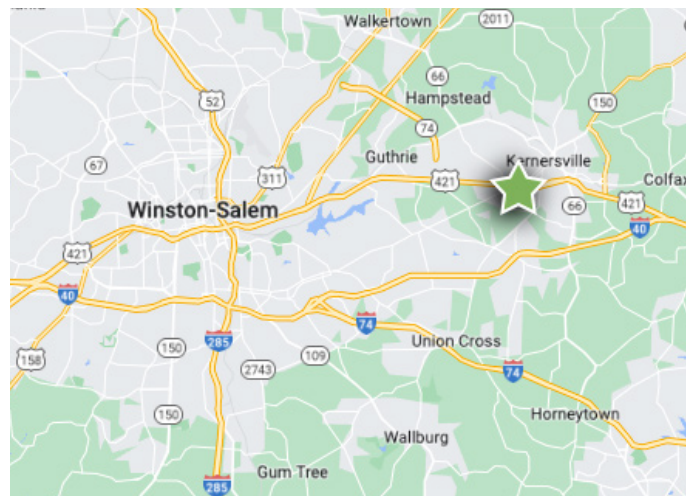
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KEY FEATURES

- ±2,016 - 4,407 SF free standing office building
- Conveniently located right off of S. Main Street in Kernersville
- Ideal for any number of professional office or medical uses
- Owners are in the process of remodeling and updating the property
- **Lease Rate: \$17.50, Modified Gross**



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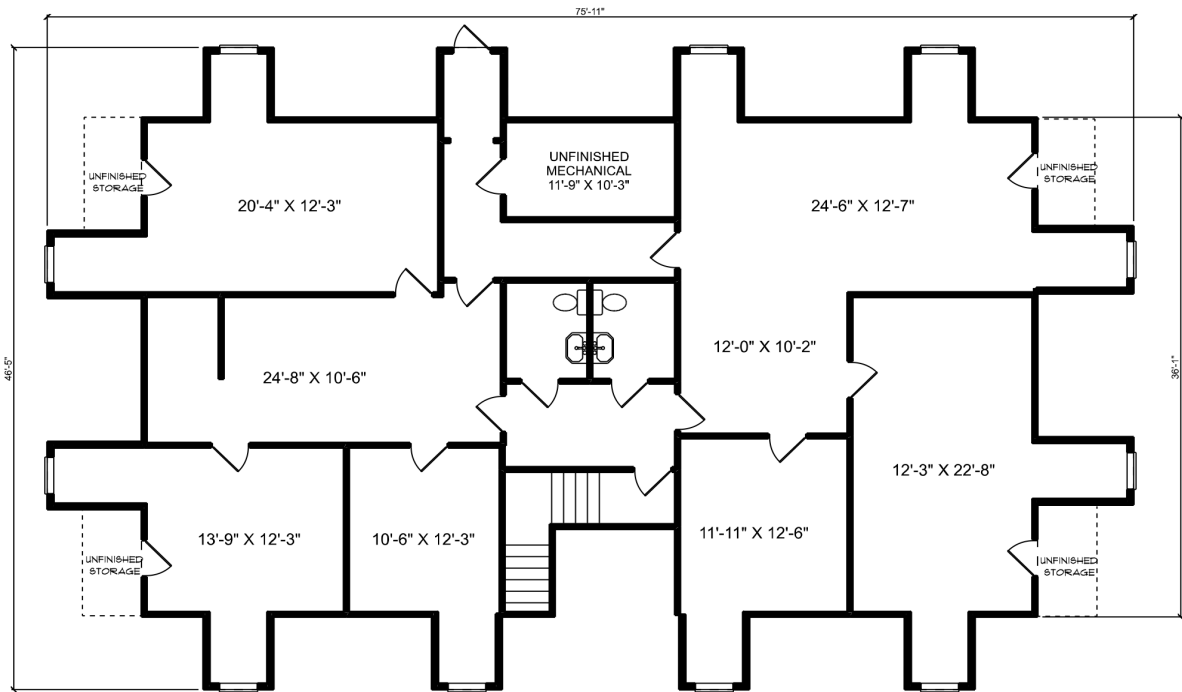
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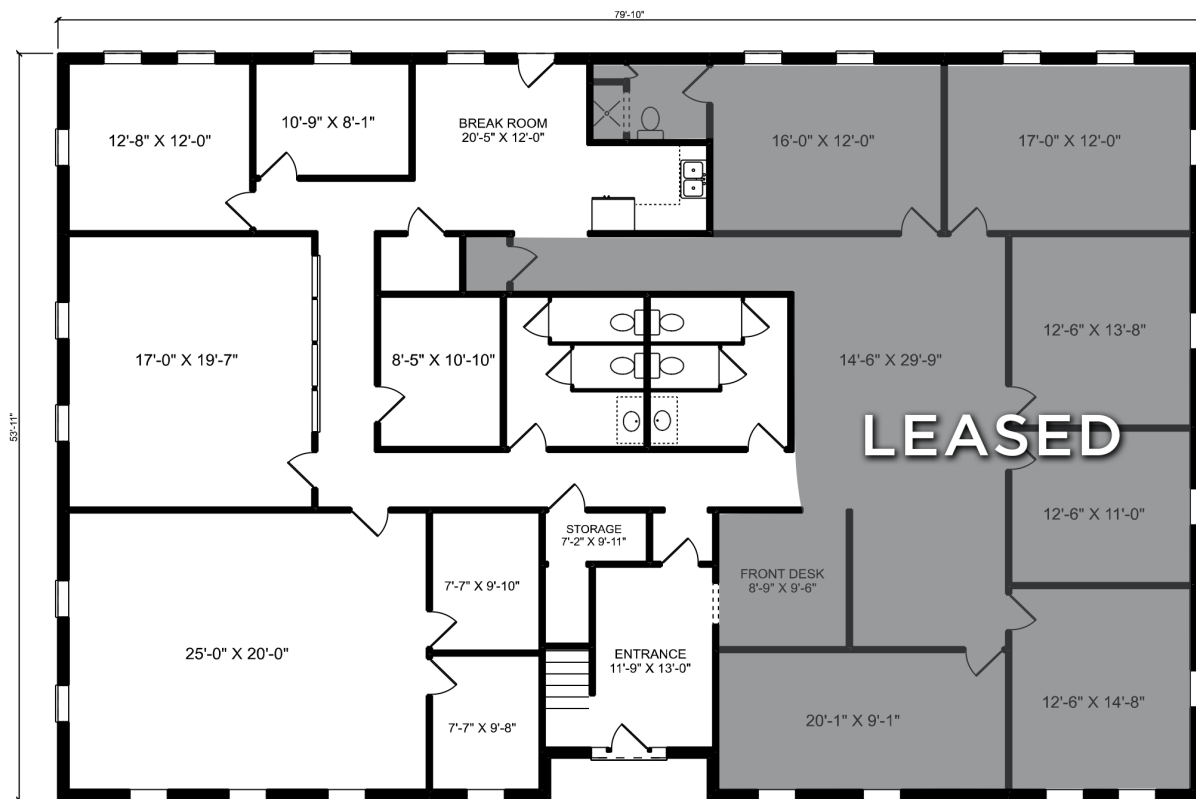
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FLOOR PLANS



SECOND FLOOR



FIRST FLOOR



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PROPERTY INFORMATION

PROPERTY TYPE	Office	PARKING	20+ Surface
AVAILABLE SF ±	2,016 - 4,407	ELEVATOR	No
ACRES	1.03	EXTERIOR	Brick
FLOORS	2	ROOF	Shingle
ZONING	HB		

PRICING & TERMS

LEASE RATE	\$17.50	LEASE TYPE	Modified Gross
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DESCRIPTION

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