

# 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 $\pm$	2,016 - 4,407
LEASE RATE	\$14.50 - \$17.50, Modified Gross

## DESCRIPTION

$\pm$ 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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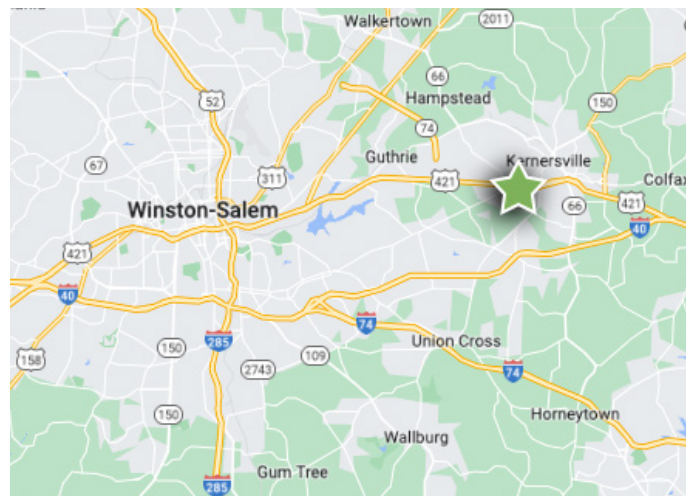
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## KEY FEATURES

- ±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



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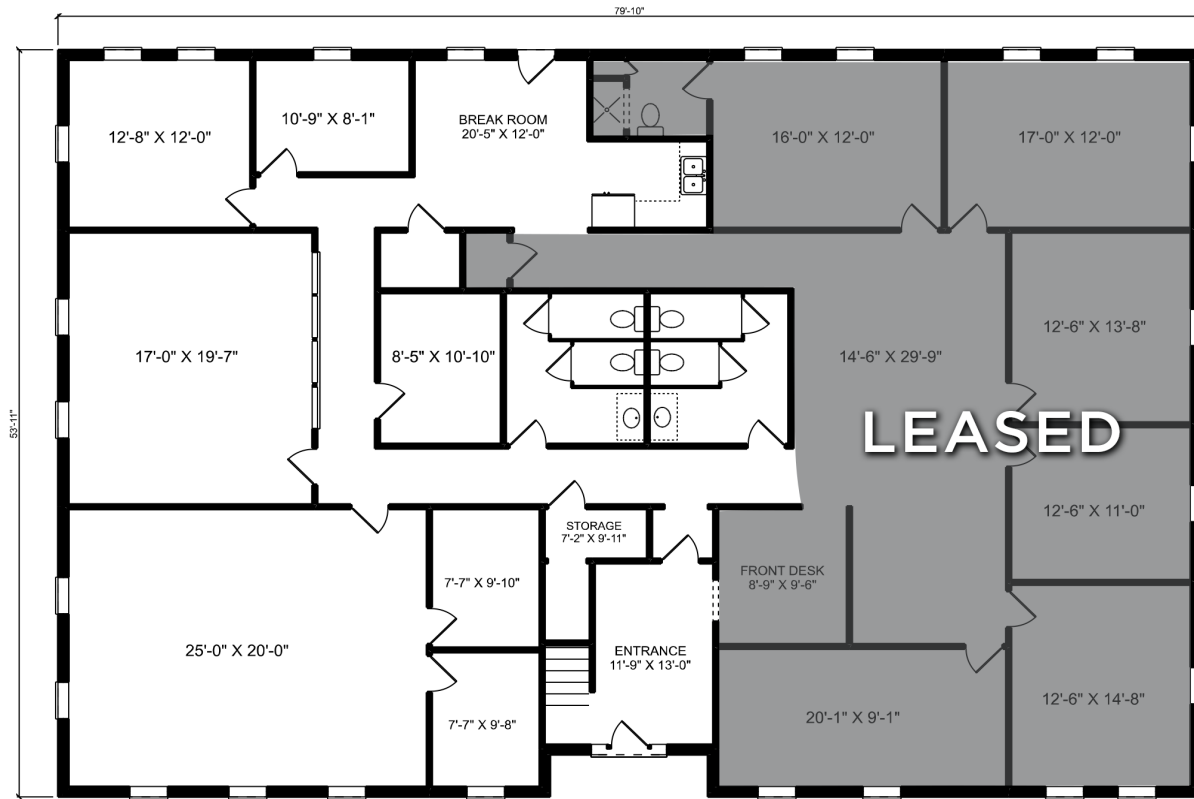
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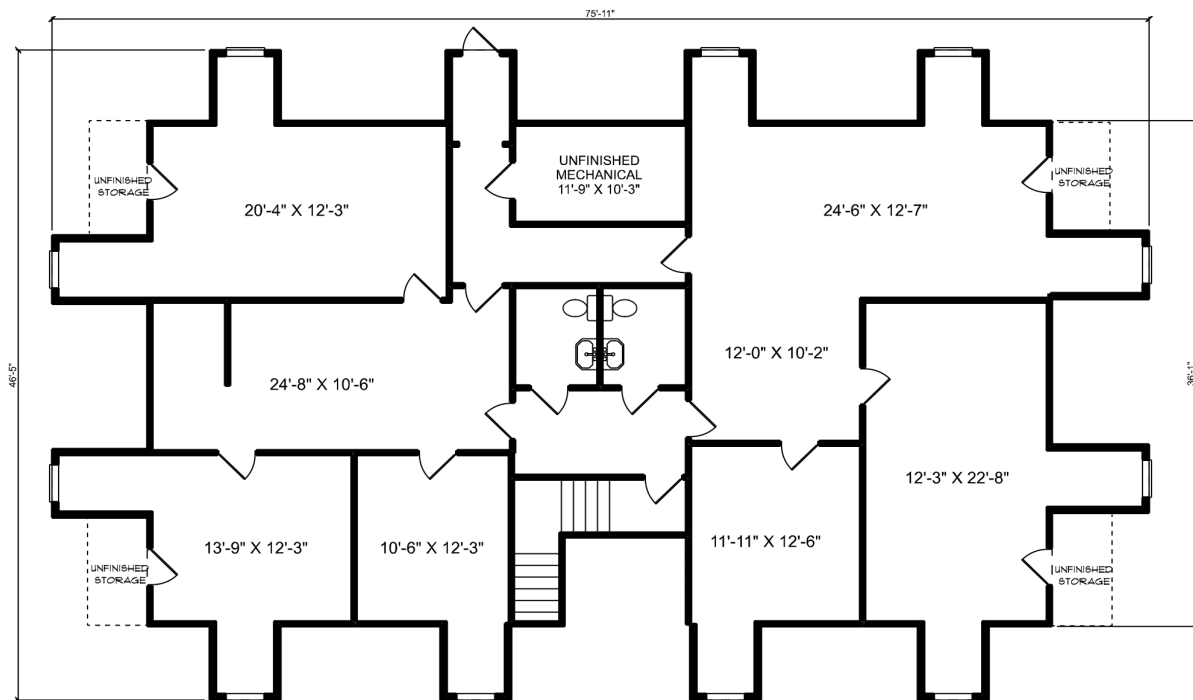
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## FLOOR PLANS



FIRST FLOOR | SUITE 2 | ±2,016 SF



SECOND FLOOR | SUITE 3 | ±2,391 SF



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## PROPERTY INFORMATION

PROPERTY TYPE	Office	PARKING	20+ Surface
SUITE 2 SF ±	2,016	ELEVATOR	No
SUITE 3 SF ±	2,391	EXTERIOR	Brick
ACRES	1.03	ROOF	Shingle
FLOORS	2	ZONING	HB

## PRICING & TERMS

LEASE RATE	\$14.50 - \$17.50	LEASE TYPE	Modified Gross
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## DESCRIPTION

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