

# 508 ARBOR HILL ROAD

FOR LEASE | KERNERSVILLE, NC 27284

Linville | Team Partners

COMMERCIAL REAL ESTATE



## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office
AVAILABLE SF $\pm$	1,800 - 6,500
LEASE RATE	\$17.50, Modified Gross

## DESCRIPTION

$\pm$ 1,800 - 6,500 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 Work:

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



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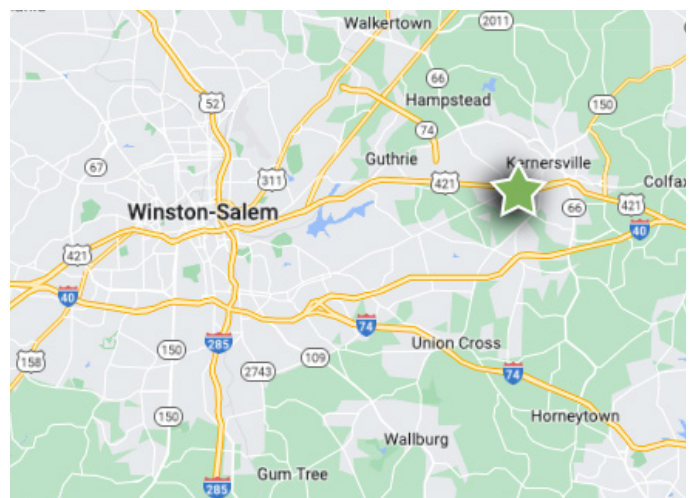
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## KEY FEATURES

- ±1,800 - 6,500 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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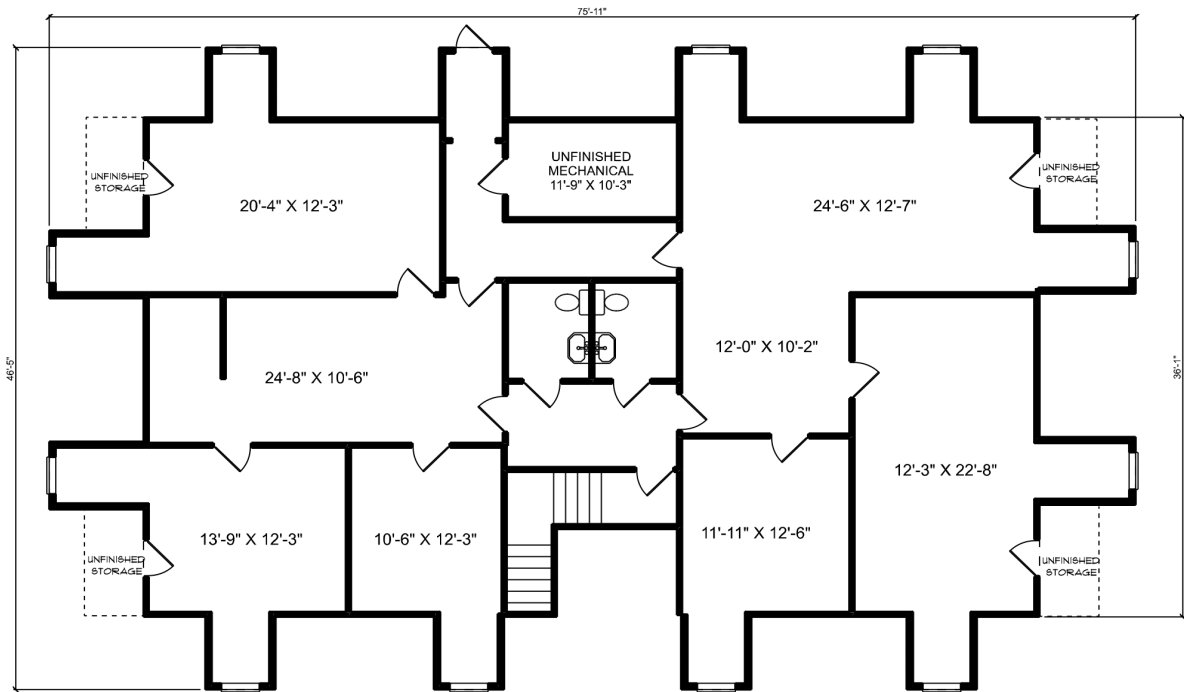
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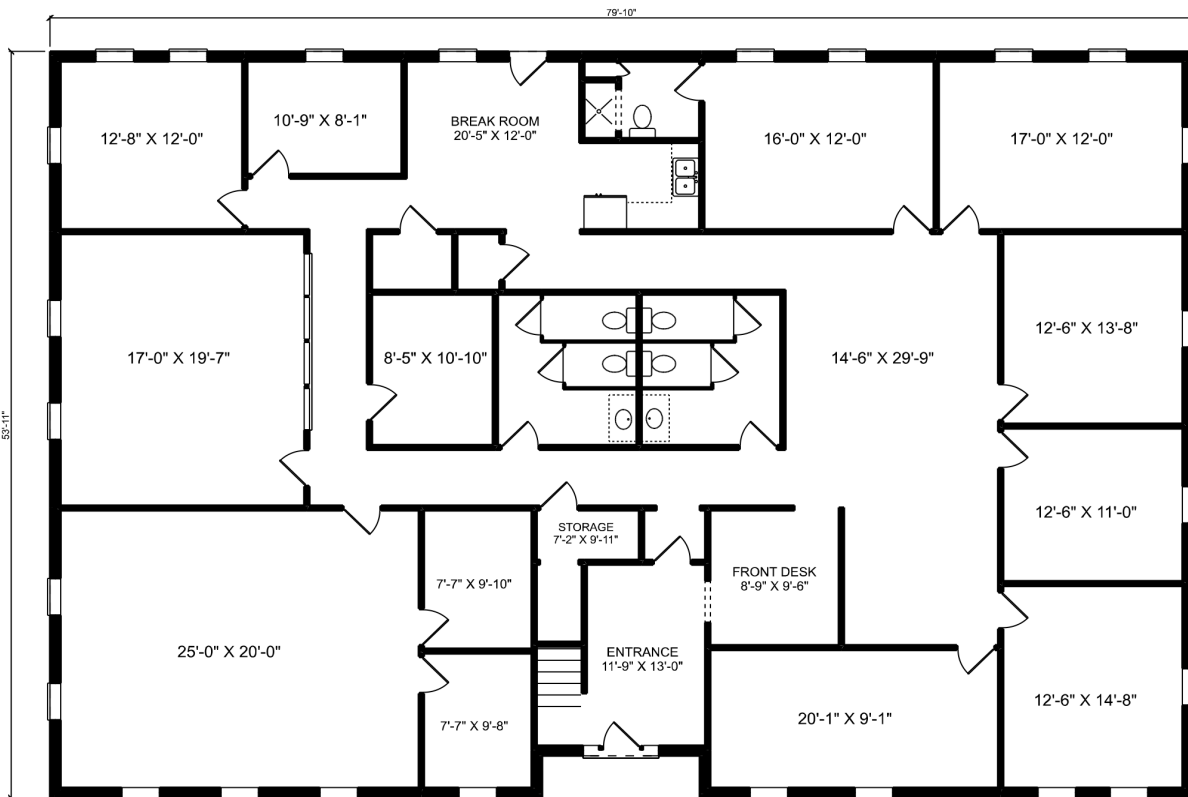
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## FLOOR PLANS



SECOND FLOOR



FIRST FLOOR



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## PROPERTY INFORMATION

PROPERTY TYPE	Office	PARKING	20+ Surface
AVAILABLE SF ±	1,800 - 6,500	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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*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.*



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