

315 N. SPRUCE STREET

FOR LEASE | SUITE 200, WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE

DOWNTOWN WINSTON-SALEM OFFICE SPACE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office
AVAILABLE SF ±	1,500
LEASE RATE	\$16.50, Modified Gross
MONTHLY RENT	\$2,062.50

DESCRIPTION

±1,500 SF of exceptional office space centrally located in the former downtown YMCA building in Winston-Salem. This office features a private bathroom, kitchenette, conference room, private office, and large open cube work space. Chair rails, crown molding, and large windows letting in plenty of natural light make this space one-of-a-kind.



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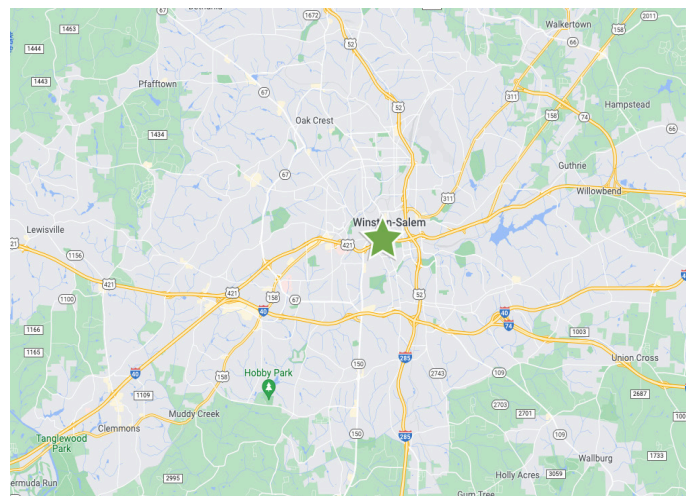
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KEY FEATURES

- ±1,500 SF of exceptional office space centrally located in downtown Winston-Salem
- Features a private bathroom, kitchenette, conference room, private office, and large open cube work space
- Chair rails, crown molding, and large windows letting in plenty of natural light
- **Lease Rate: \$16.50, Modified Gross**



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PROPERTY INFORMATION

PROPERTY TYPE	Office	RESTROOMS	1
AVAILABLE SF ±	1,500	ELEVATOR	No (ramp on side entrance)
BUILDING SF ±	45,416	PARKING	Surface
YEAR BUILT	1924	ZONING	CB WO

PRICING & TERMS

LEASE RATE	\$16.50	LEASE TYPE	Modified Gross
MONTHLY RENT	\$2,062.50		

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