

1405 S. BROAD STREET

FOR LEASE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

| | |
|----------------|--------------|
| PROPERTY TYPE | Office |
| AVAILABLE SF ± | 19,044 |
| LEASE RATE | \$12.75, NNN |

DESCRIPTION

Modern office opportunity centrally located in Winston-Salem. The building is readily accessible to downtown Winston-Salem and WSSU, Salem College, UNCSCA, just minutes drive from both I-40 and US-421 and directly across the street from Washington Park and the Salem Creek Greenway. ±19,044 SF of office space divided between 2 floors with 65 parking spaces attached. The open layout currently features 56 cubicles, a large break room with an industrial aesthetic, numerous private offices, and several conference/meeting rooms of various sizes. Ownership is willing to improve and/or modify the premises accordingly with acceptable lease terms.



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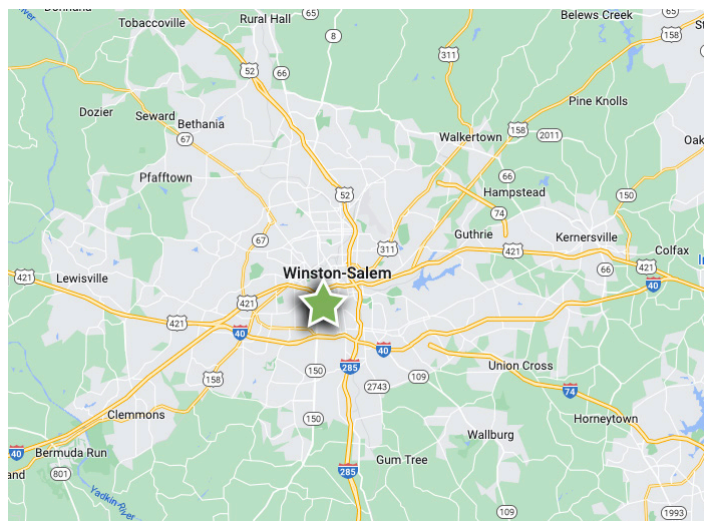
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KEY FEATURES

- Modern office opportunity centrally located in Winston-Salem
- ±19,044 SF of office space divided between 2 floors
- Open layout currently features 56 cubicles, a large break room with an industrial aesthetic, numerous private offices, and several conference/meeting rooms
- Ownership is willing to improve and/or modify accordingly with acceptable lease terms



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WALKING DISTANCE TO

WASHINGTON PARK 1 minute

SALEM CREEK GREENWAY 1 minute

SALEM COLLEGE 3 minutes

UNCSA 3 minutes

*Short drive to downtown Winston-Salem and WSSU

[CLICK HERE FOR DRONE
VIDEO OF THE PROPERTY](#)

[CLICK HERE TO VIRTUALLY
TOUR THE PROPERTY](#)

PROPERTY INFORMATION

| | | | |
|----------------|--------|----------|------------|
| PROPERTY TYPE | Office | FLOORS | 2 |
| AVAILABLE SF ± | 19,044 | ELEVATOR | Yes |
| ACRES | 1.96 | PARKING | 65 Surface |
| YEAR RENOVATED | 2007 | ZONING | MU-S |

PRICING & TERMS

| | | | |
|------------|---------|------------|-----|
| LEASE RATE | \$12.75 | LEASE TYPE | NNN |
|------------|---------|------------|-----|

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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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