

# 231 W. FOURTH STREET

FOR LEASE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



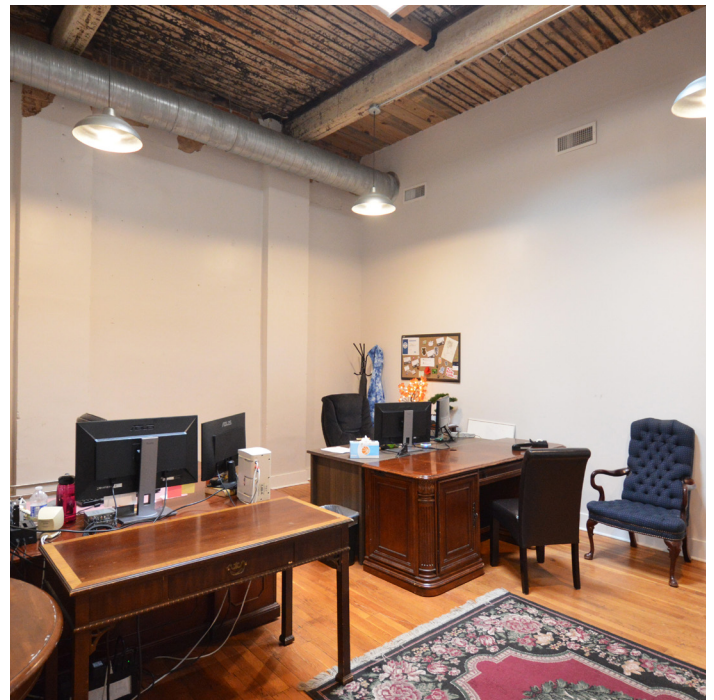
DOWNTOWN OFFICE SPACE FOR LEASE

## PROPERTY HIGHLIGHTS

|                |                  |
|----------------|------------------|
| PROPERTY TYPE  | Office           |
| AVAILABLE SF ± | 1,916            |
| LEASE RATE     | \$12.75 psf, NNN |

## DESCRIPTION

Beautiful +1,916 SF office space on Fourth Street in the heart of Winston-Salem featuring a podcast/media room, exposed brick walls, skylights, hardwood floors, and industrial/loft aesthetics. Walkable to all that downtown Winston-Salem has to offer including restaurants, bars, and events.



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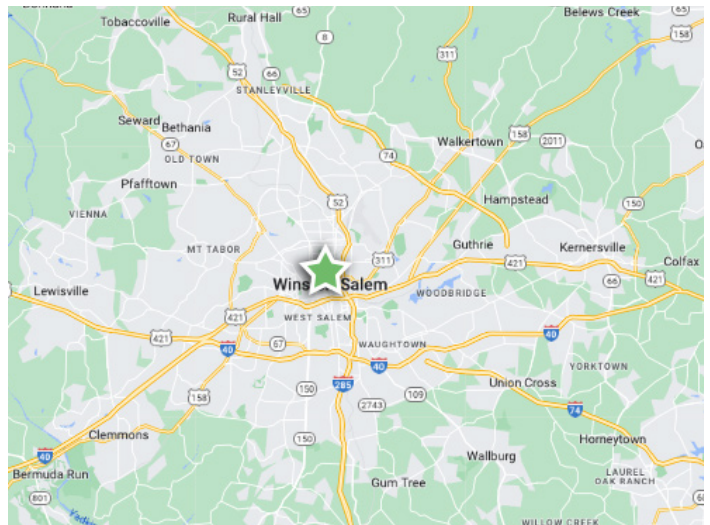
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## KEY FEATURES

- +1,916 SF office space on Fourth Street in the heart of Winston-Salem
- Featuring a podcast/media room, exposed brick walls, skylights, hardwood floors, and industrial/loft aesthetics
- Walkable to all that downtown Winston-Salem has to offer including restaurants, bars, and events



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## PROPERTY INFORMATION

|                |        |            |              |
|----------------|--------|------------|--------------|
| PROPERTY TYPE  | Office | YEAR BUILT | 1912         |
| AVAILABLE SF ± | 1,916  | TAX PIN    | 6835-17-8026 |

## PRICING & TERMS

|                   |         |            |     |
|-------------------|---------|------------|-----|
| LEASE RATE        | \$12.75 | LEASE TYPE | NNN |
| TICAM (ESTIMATED) | \$2.61  |            |     |

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