

# 1100 W. FIRST STREET

FOR LEASE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



STANDALONE OFFICE FOR LEASE

## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office
AVAILABLE SF ±	3,640
LEASE RATE	\$14.75, Modified Gross

## DESCRIPTION

Corner lot, standalone office opportunity on West First Street and Park Circle in downtown Winston-Salem. ±3,640 SF offers a professional services setting with 7 offices, 2 ADA compliant restrooms, reception area, and large open area. Basement is accessible from interior and exterior. Ample gated parking on site behind building allows for 15+ parking spaces. Walking distance to downtown, Burke Street, and Truist Stadium.



PHIL TOCKMAN

E Phil@LTPcommercial.com

M 336.987.0808

P 336.724.1715

NICK GONZALEZ

E Nick@LTPcommercial.com

M 305.979.3440

P 336.724.1715



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## PROPERTY INFORMATION

PROPERTY TYPE	Office	FLOORS	2
AVAILABLE SF ±	3,640	RESTROOMS	2
ACRES	0.66	TAX PIN	6825-85-5353
YEAR BUILT	1940		

## PRICING & TERMS

LEASE RATE	\$14.75	LEASE TYPE	Modified Gross
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