

# 11335 OLD US-52

FOR LEASE | WINSTON-SALEM, NC 27107

Linville | Team Partners

COMMERCIAL REAL ESTATE



OFFICE/RETAIL SPACE FOR LEASE

## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office/Retail
AVAILABLE SF ±	1,616
LEASE RATE	\$12.50, Modified Gross

## DESCRIPTION

Charming office/retail space available in Midway/Winston-Salem! The space is ±1,616 SF and features a front reception/waiting area with a fireplace, a full kitchen, 3 generously sized office spaces, a full restroom, laundry on the screened in back porch, and an optional finished attic/storage space. Located less than 1 mile off I-285/US-52 and 0.25 miles from Hickory Tree Road.



BACK PARKING LOT

KATIE HAYES

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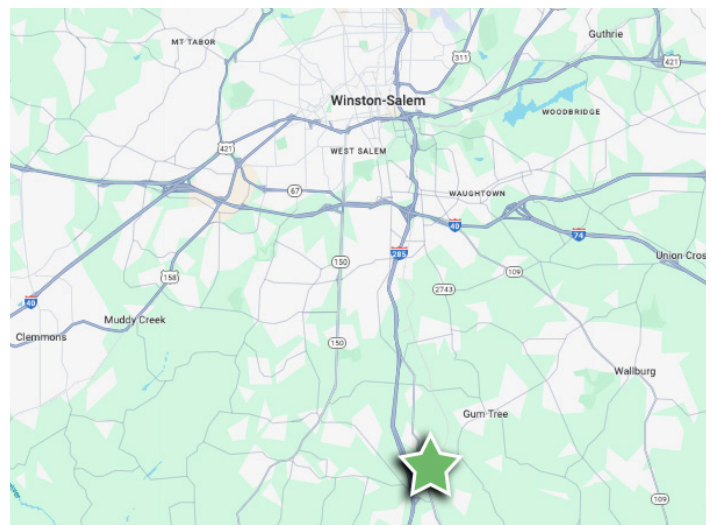
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## KEY FEATURES

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## PROPERTY INFORMATION

PROPERTY TYPE	Office/Retail	FLOORS	1
AVAILABLE SF ±	1,616	RESTROOMS	1
YEAR BUILT	1949	ROOF	Shingle
PARKING	Surface	EXTERIOR	Brick
ZONING	HC	TAX PIN	6831-04-60-9832

## PRICING & TERMS

LEASE RATE	\$12.50	LEASE TYPE	Modified Gross
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