

105 W. FOURTH STREET

FOR LEASE/SALE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



OFFICE SPACE IN ICONIC DOWNTOWN BUILDING

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office
AVAILABLE SF ±	3,200 - 22,400
LEASE RATE	\$15.50, Modified Gross
FLOOR 2 SALE PRICE	\$495,000
FLOOR 7 SALE PRICE	\$595,000

DESCRIPTION

Amazing office space available in the iconic O'Hanlon Building! Each available floor consists of ±3,200 SF. All floors feature large windows that let in copious amounts of natural light with great views of downtown. Some floors feature a modern office buildout, while others are open and can be used for a multitude of businesses and layouts. Walkable to many restaurants, bars, and all the amenities that downtown Winston-Salem has to offer!



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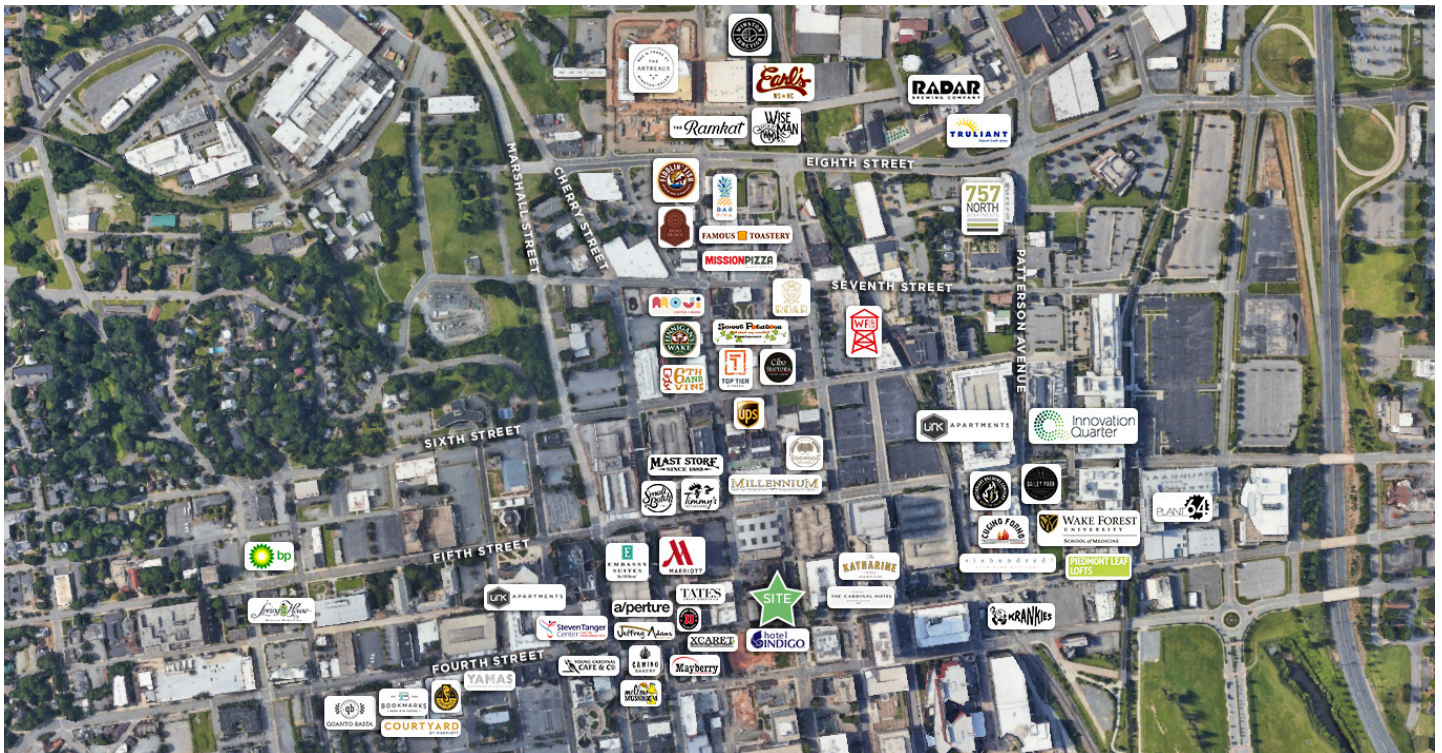
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PROPERTY INFORMATION

PROPERTY TYPE	Office	FLOORS	8
AVAILABLE SF ±	3,200 - 22,400	ELEVATOR	Yes
BUILDING SF ±	26,088	RESTROOMS	16
ZONING	CB WO		

PRICING & TERMS

LEASE RATE	\$15.50	LEASE TYPE	Modified Gross
FLOOR 2 SALE PRICE	\$495,000	FLOOR 7 SALE PRICE	\$595,000

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