

# 315 N. SPRUCE STREET

FOR LEASE | SUITE 200, WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office
AVAILABLE SF ±	1,500
LEASE RATE	\$17.00, Modified Gross

## DESCRIPTION

±1,500 SF of exceptional office space centrally located in the former downtown YMCA building in Winston-Salem. This office features a private bathroom, kitchenette, conference room, private office, and large open work/collab space. The chair rails, crown molding, and large windows give the space character and let in abundant natural light. Walkable to many restaurants, bars, and all of the amenities that downtown has to offer!



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## KEY FEATURES

- ±1,500 SF office space
- Centrally located in the former downtown YMCA building in Winston-Salem
- Features a private bathroom, kitchenette, conference room, private office, and large open work/collab space
- Abundant natural light
- Walkable to all of the amenities that downtown has to offer



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## PROPERTY INFORMATION

PROPERTY TYPE	Office	RESTROOMS	1
AVAILABLE SF ±	1,500	ELEVATOR	No (ramp on side entrance)
BUILDING SF ±	45,416	PARKING	Surface
YEAR BUILT	1924	ZONING	CB WO

## PRICING & TERMS

LEASE RATE	\$17.00	LEASE TYPE	Modified Gross
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