

# 1023 N. CHESTNUT STREET

OFFICE BUILDING FOR LEASE



## PROPERTY DESCRIPTION

±5,000 SF available for lease in the vibrant Industry Hill district of downtown Winston-Salem. This shell space is primed for redevelopment into office, retail, or flex use. The property features a fenced and gated parking lot with ample spaces and convenient access to Highway 52. A \$30/SF tenant improvement allowance is available for qualified tenants with favorable lease terms.

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$16.00 SF/yr (MG)
<b>Building Size:</b>	5,000 SF

## PROPERTY HIGHLIGHTS

- ±5,000 SF of office/flex space in the Industry Hill area of downtown Winston-Salem
- Shell space is primed for redevelopment into office, retail, or flex use
- Fenced/gated with ample surface parking
- 0.6 miles from Highway 52
- \$30/SF tenant improvement allowance is available for qualified tenants with favorable lease terms

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**Linville | Team Partners**  
COMMERCIAL REAL ESTATE

WINSTON-SALEM, NC

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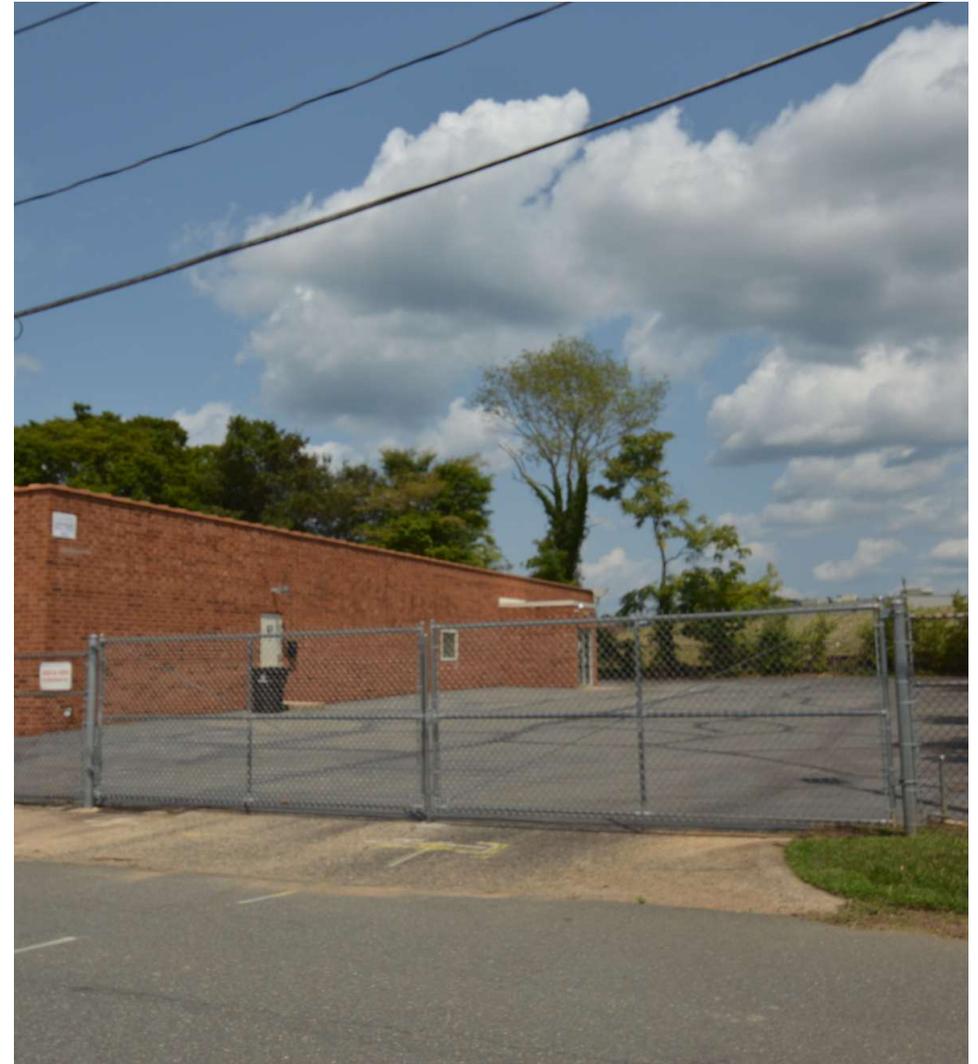
## LOCATION INFORMATION

Street Address	1023 N. Chestnut Street
City, State, Zip	Winston-Salem, NC 27101

## PROPERTY INFORMATION

Property Type	Office
Building Size	5,000 SF
Year Built	1974
Number of Parking Spaces	30
Roof	Tar & Gravel
Floor Coverings	Slab
Exterior Walls	Brick
Tax Pin	6836-20-8321

**LEASE RATE:** \$16.00 SF/YR  
(MG)



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