

201 E. FIRST AVENUE

FOR LEASE | LEXINGTON, NC 27292

Linville | Team Partners

COMMERCIAL REAL ESTATE



DOWNTOWN LEXINGTON OFFICE SPACE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office
AVAILABLE SF ±	2,200
LEASE RATE	\$14.00-\$16.00, NNN

DESCRIPTION

Newly renovated office space in downtown Lexington! This ±2,200 SF unit includes ±1,200 SF of office space with high ceilings, new flooring, exposed brick, abundant natural light, and a private restroom. The open floor plan features one private office, plus ±1,000 SF of basement storage. Onsite surface parking is available. Conveniently located just 3 blocks from Main Street and about 2 miles from Business 85 and Highway 64, with easy access to restaurants, shopping, and the Lexington Farmers Market.



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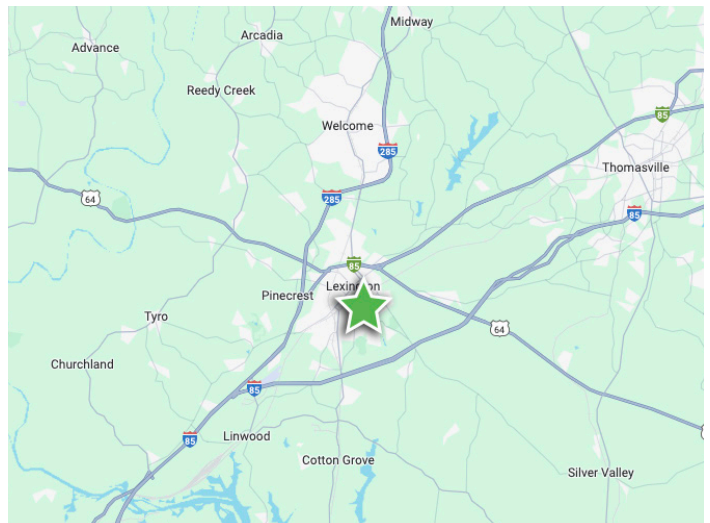
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SURFACE PARKING

KEY FEATURES

- Newly renovated office space
- Features high ceilings, new flooring, exposed brick, a private restroom, and basement storage space
- Open floor plan with one private office
- Surface parking in gated area
- Close to restaurants, shopping, and the Lexington Farmers Market



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DISTANCE TO	
SALISBURY, NC	19 Miles
WINSTON-SALEM, NC	23 Miles
STATESVILLE, NC	42 Miles
CHARLOTTE, NC	60 Miles
RALEIGH, NC	110 Miles

PROPERTY INFORMATION

PROPERTY TYPE	Office	RESTROOMS	1
AVAILABLE SF ±	2,200	EXTERIOR	Brick
YEAR BUILT	1950	FLOORING	Vinyl
YEAR RENOVATED	2023	ZONING	U
PARKING TYPE	Surface	TAX PIN	6725-02-86-8204

PRICING & TERMS

LEASE RATE	\$14.00-\$16.00	LEASE TYPE	NNN
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