# 3536 VEST MILL ROAD

FOR LEASE | WINSTON-SALEM, NC 27103

### Linville Team Partners

COMMERCIAL REAL ESTATE



#### PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office
AVAILABLE SF ±	2,040
LEASE RATE	\$16.50, Modified Gross

#### **DESCRIPTION**

Freestanding office building located just off Stratford Road. The building is ±2,040 SF and features 2–3 private offices, a full kitchen, a conference room, an open work area, and ample storage space. The main level has some hardwood floors and a brick fireplace, while the basement features concrete floors and a brick fireplace. There is one bathroom on each floor. Surface parking is available in front. Conveniently located near Hanes Mall Boulevard, Silas Creek Parkway, and US-421/Salem Parkway.



### KATIE HAYES

- Katie@LTPcommercial.com
- M 336.473.0206
- P 336.724.1715

### **NICK GONZALEZ**

- Nick@LTPcommercial.com
- P 336.724.1715

# **3536 VEST MILL ROAD**

FOR LEASE | WINSTON-SALEM, NC 27103

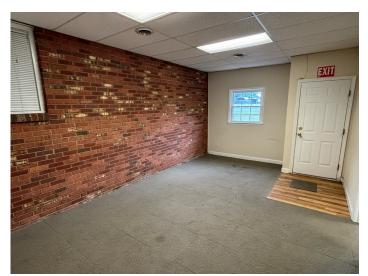
# Linville Team Partners

COMMERCIAL REAL ESTATE













## 3536 VEST MILL ROAD

FOR LEASE | WINSTON-SALEM, NC 27103



COMMERCIAL REAL ESTATE



#### PROPERTY INFORMATION

PROPERTY TYPE	Office	FLOORING	Wood
AVAILABLE SF ±	2,040	ELECTRICAL	Duke Energy
ACRES ±	0.55	AIR	Central
YEAR BUILT	1959	ZONING	GO
PARKING	Surface	TAX PIN	6814-48-1106

### **PRICING & TERMS**

LEASE RATE	\$16.50	LEASE TYPE	Modified Gross
LL/(OL )(/(IL	Ψ10.30		Modified di 033

#### **DESCRIPTION**

Freestanding office building located just off Stratford Road. The building is  $\pm 2,040$  SF and features 2–3 private offices, a full kitchen, a conference room, an open work area, and ample storage space. The main level has some hardwood floors and a brick fireplace, while the basement features concrete floors and a brick fireplace. There is one bathroom on each floor. Surface parking is available in front. Conveniently located near Hanes Mall Boulevard, Silas Creek Parkway, and US-421/Salem Parkway.

The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.