

# 315 N. SPRUCE STREET

FOR LEASE | SUITE 215, WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE

DOWNTOWN OFFICE SUITE AVAILABLE



## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office
AVAILABLE SF $\pm$	4,593 - 5,064 SF
LEASE RATE	\$15.00, Modified Gross

## DESCRIPTION

Beautifully remodeled office space in downtown Winston-Salem with onsite parking! The available space is  $\pm$ 4,593-5,064 SF. It has large Palladian windows for ample natural light, high ceilings, fireplace, and tons of architectural detail. It retains its character while having a modern look. The entire suite is made up of a lobby/reception area, kitchenette, large open workspace, conference room, 2 private offices, 2 restrooms, elevator down to storage area, executive office that includes a sitting room, and a bonus room. The conference and bonus rooms have vaulted glass skylights. Located less than 0.5 miles from US-421 and 1 mile from US-52.



KATIE HAYES

E Katie@LTPcommercial.com

M 336.473.0206

P 336.724.1715

NICK GONZALEZ

E Nick@LTPcommercial.com

P 336.724.1715



# 315 N. SPRUCE STREET

FOR LEASE | SUITE 215, WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



## KEY FEATURES

- Remodeled office space in downtown Winston-Salem
- Onsite parking
- Large Palladian windows for ample natural light, high ceilings, and fireplace
- Located less than 0.5 miles from US-421 and 1 mile from US-52



L | T

206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715



# 315 N. SPRUCE STREET

FOR LEASE | SUITE 215, WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



## PROPERTY INFORMATION

PROPERTY TYPE	Office	YEAR BUILT	1924
AVAILABLE SF ±	4,593 - 5,064	PARKING	Surface
BUILDING SF ±	45,416	TAX PIN	6835-16-0602.00

## PRICING & TERMS

LEASE RATE	\$15.00	LEASE TYPE	Modified Gross
------------	---------	------------	----------------

## DESCRIPTION

Beautifully remodeled office space in downtown Winston-Salem with onsite parking! The available space is ±4,593-5,064 SF. It has large Palladian windows for ample natural light, high ceilings, fireplace, and tons of architectural detail. It retains its character while having a modern look. The entire suite is made up of a lobby/reception area, kitchenette, large open workspace, conference room, 2 private offices, 2 restrooms, elevator down to storage area, executive office that includes a sitting room, and a bonus room. The conference and bonus rooms have vaulted glass skylights. Located less than 0.5 miles from US-421 and 1 mile from US-52.

*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.*

L | T

206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715