

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	\$15.50, 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.



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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



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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	\$15.50	LEASE TYPE	Modified Gross
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DESCRIPTION

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