

1023 N. CHESTNUT STREET

FOR LEASE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE

OFFICE/FLEX SPACE FOR LEASE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office/Flex
AVAILABLE SF ±	5,000
LEASE RATE	\$16.00, Modified Gross

DESCRIPTION

Excellent opportunity to lease ±5,000 SF of office/flex space in the Industry Hill area of downtown Winston-Salem. The building is currently built out as office space, but could easily be converted to flex space. The property is fenced/gated with ample surface parking. Located 0.6 miles from Highway 52. \$30 psf TI allowance available to qualified tenant with acceptable lease terms.



KATIE HAYES

E Katie@LTPcommercial.com

M 336.473.0206

P 336.724.1715

NICK GONZALEZ

E Nick@LTPcommercial.com

P 336.724.1715

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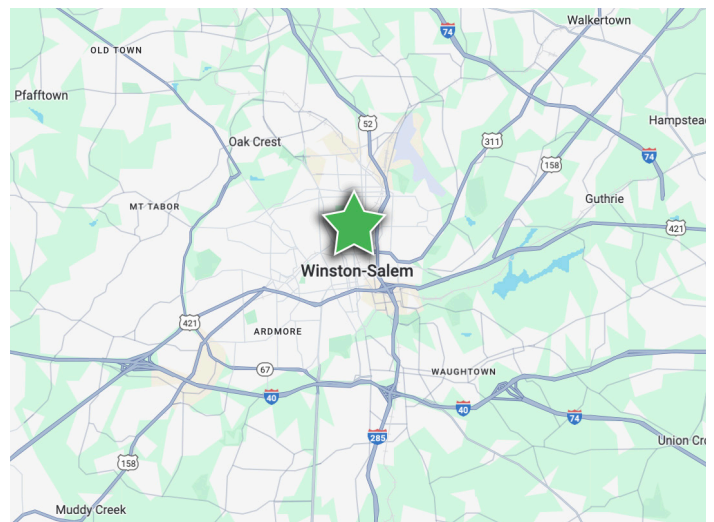
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KEY FEATURES

- ±5,000 SF of office/flex space in the Industry Hill area of downtown Winston-Salem
- Currently built out as office space, but could easily be converted to flex space
- Fenced/gated with ample surface parking
- 0.6 miles from Highway 52



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PROPERTY INFORMATION

PROPERTY TYPE	Office/Flex	PARKING	30 Surface Spaces
AVAILABLE SF ±	5,000	FLOORING	Slab
YEAR BUILT	1974	ROOF	Tar & Gravel
TAX PIN	6836-20-8321	EXTERIOR	Brick

PRICING & TERMS

LEASE RATE	\$16.00	LEASE TYPE	Modified Gross
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