



508 Arbor Hill Road

Office Suites **For Lease**

Presented By:

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508 ARBOR HILL ROAD

OFFICE SUITES **FOR LEASE**

508 ARBOR HILL ROAD
KERNERSVILLE, NC 27284

PROPERTY DESCRIPTION

508 Arbor Hill offers two updated office suites in a professional, well-maintained building. Each suite features modern finishes and functional layouts designed to accommodate a variety of office users. With ample on-site parking and convenient access to US-421 and I-40, the property provides an ideal setting for professional services or administrative businesses seeking move-in ready space in a highly accessible location. The leases are full service which includes electric, water, sewer, trash, and common area maintenance.

OFFERING SUMMARY

Lease Rate: \$15 - 18.50 SF/yr (Full Service)

Available SF: ±1,050 - 2,093 SF

Lot Size: 0.65 Acres

Building Size: ±6,776 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 202	\$15.00 SF/yr	1,050 SF
Suite 102	\$18.50 SF/yr	2,093 SF

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OFFICE SUITES **FOR LEASE**

SUITE 102

Suite 102 is a first-floor office suite featuring four private offices, a waiting area, spacious conference room, and a kitchenette. Recently updated, the space offers a professional and inviting atmosphere ideal for a variety of office users. This +/- 2,093 sf space is available for a monthly rent of \$3,226.70.



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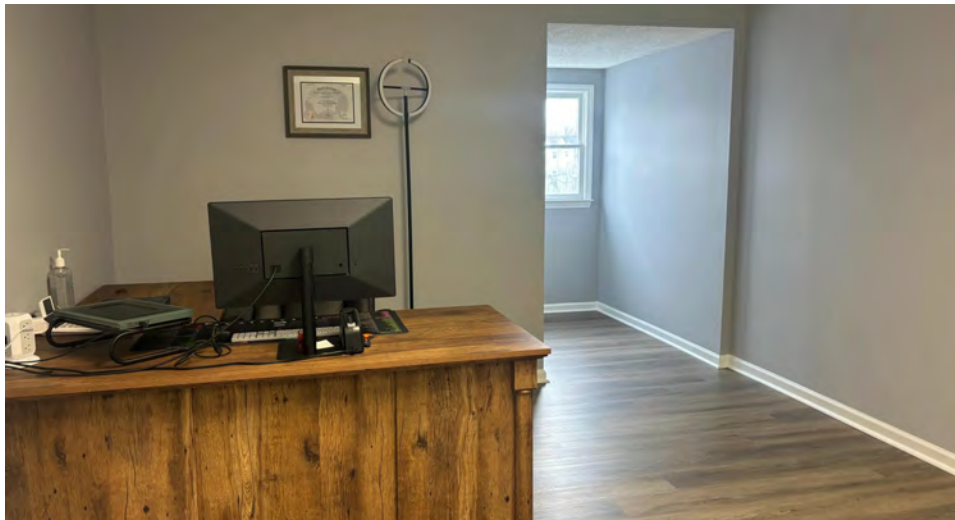
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OFFICE SUITES **FOR LEASE**

SUITE 202

This second-floor suite features two large private offices and coworking space with abundant natural light and a functional layout designed for productivity. With modern finishes and a well maintained setting, this ±1,050 SF space is available for a monthly rent of \$1,312.50.



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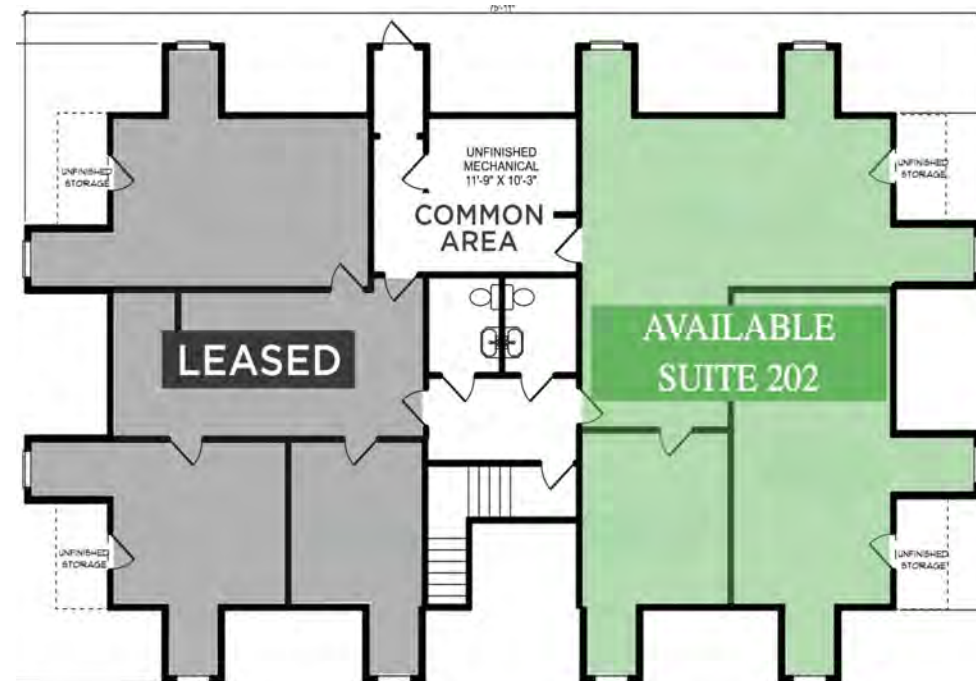
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OFFICE SUITES FOR LEASE



Suite 102



Suite 202

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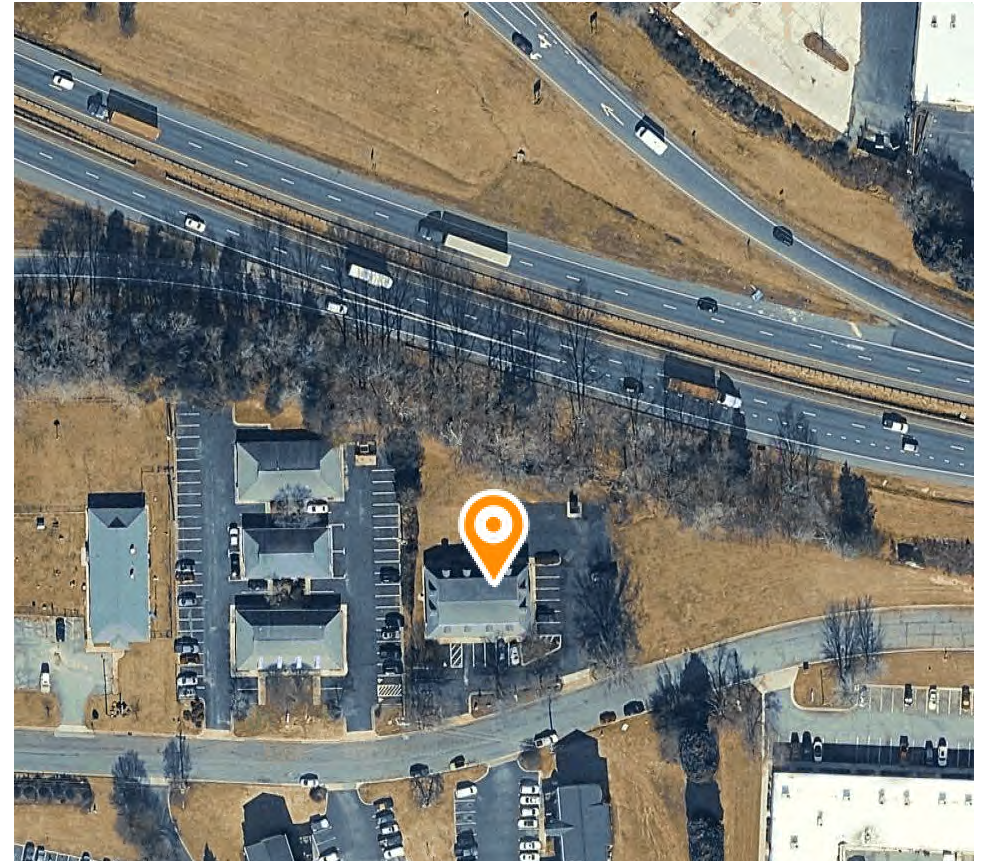
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LOCATION INFORMATION

Street Address	508 Arbor Hill Road
City, State, Zip	Kernersville, NC 27284

PROPERTY INFORMATION

Property Type	Office
Zoning	HB
Lot Size	0.65 Acres
Building Size	±6,776 SF
Suite 102	±2,093 SF
Suite 202	± 1,050 SF
Tenancy	Multiple
Year Built	1986
Year Renovated	2024
Parking	Surface



LEASE RATE: \$15 - 18.50
SF/YR (FULL SERVICE)

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