



**OFFICE SPACE | FOR LEASE**

**275 WEST MAIN AVENUE | GASTONIA**

Excellent streetfront, corner location for office/flex space in attached masonry building in the heart of Downtown Gastonia.

**AUSTIN HOLLAND**  
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## PROPERTY INFORMATION

### AVAILABLE SPACE\*

1,872 SF

### ZONED

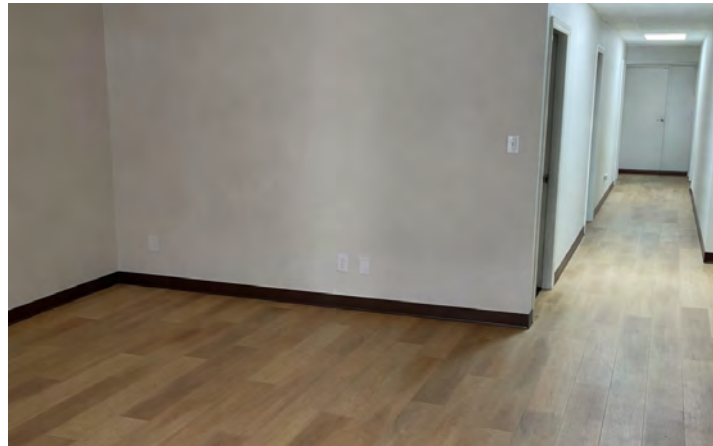
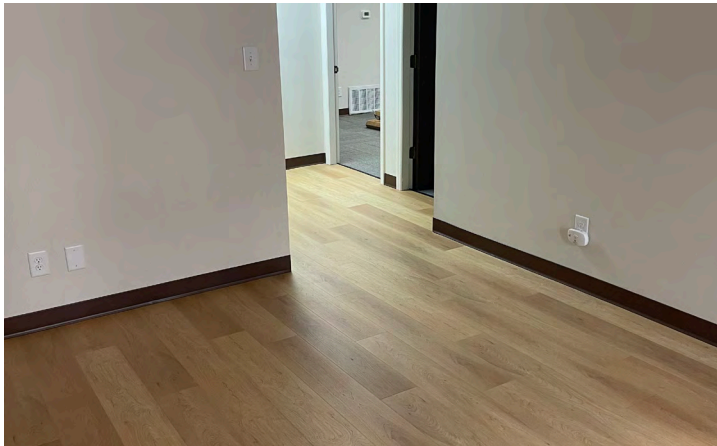
For office space

### FEATURES

- Five private offices and two flex spaces
- Reception and waiting area
- Two bathrooms
- Front and rear access
- Four designated parking spaces with additional free, public parking in the front and rear of the property

### LEASE RATE

\$22.00/SF



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\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.