

# 633 N. TRADE STREET

OFFICE/RETAIL SPACE **FOR LEASE**

**633 N. TRADE STREET**  
WINSTON-SALEM, NC 27101

## PROPERTY DESCRIPTION

Two suites are available for lease on North Trade Street in the heart of the Arts District, offering flexible options for office, studio, creative, or boutique retail users. The property is ideally located with on-site and street parking, immediate access to a wide variety of dining, entertainment, and neighborhood retail amenities in one of Winston-Salem's most walkable districts.

### Street Level Suite (±1,450 SF):

Direct sidewalk access into a high-ceiling space featuring a retail counter and two in-suite restrooms. The suite is well-suited for creative or boutique retail users and also offers direct access to a shared Zen garden/patio common area.

### Second Floor Suite (±1,494 SF):

A street-level entry leads to a bright, efficient second-floor space with hardwood floors, high ceilings, and an open layout ideal for studio or office use. The suite includes two in-suite restrooms and access to a shared Zen garden/patio common area.

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$2,700 - \$3,250 per month (MG)
<b>Available SF:</b>	±1,494 SF - 2,940 SF

Drew Siegrist

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Will Jones

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COMMERCIAL REAL ESTATE

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## FIRST FLOOR PLAN



Drew Siegrist

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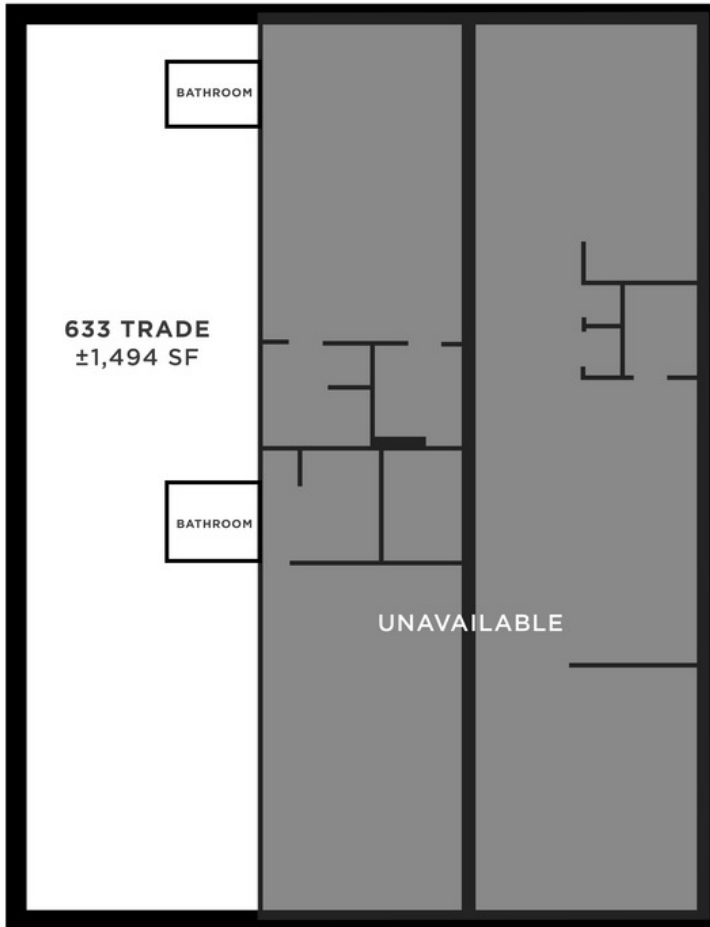
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RETAIL PROPERTY **FOR LEASE**



## SECOND FLOOR PLAN



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## LOCATION INFORMATION

Street Address	633 N. Trade Street
City, State, Zip	Winston-Salem, NC 27101

## PROPERTY INFORMATION

Property Type	Retail
Zoning	CB WO
Lot Size	0.46 Acres
Available SF	±1,494 SF - 2,940 SF
Parking	Onsite & Street
Flooring	Hardwood

**LEASE RATE: \$2,700 - 3,250  
PER MONTH (MG)**



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