

# 256 HOSPITAL STREET

FOR LEASE | MOCKSVILLE, NC 27028

Linville | Team Partners

COMMERCIAL REAL ESTATE



STAND-ALONE OFFICE FOR LEASE

## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office
AVAILABLE SF ±	2,920
LEASE RATE	\$14.75 psf, Modified Gross

## DESCRIPTION

Great office space available in the heart of Mocksville! This stand-alone building is ±2,920 SF and features a lobby/reception area, 6 offices, break room, 3 restrooms, and rear surface parking. The building previously held a bank branch, so there is a covered drive up window area. Located 0.2 miles off of Highway 601, 0.8 miles from Highway 158, and 2 miles from I-40.



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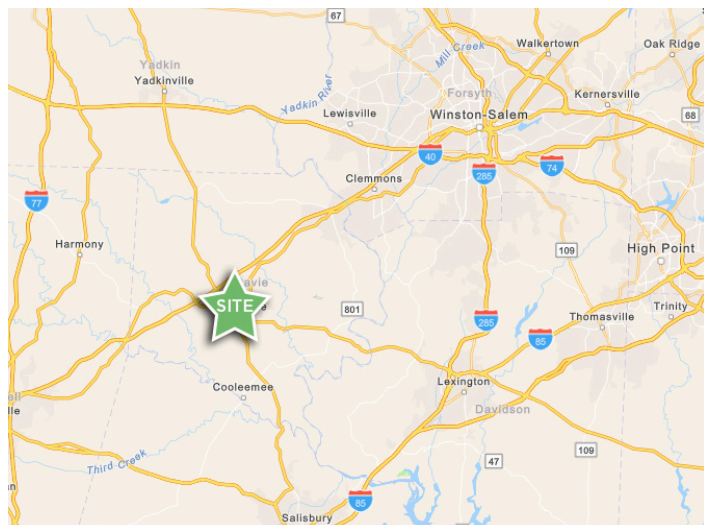
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## KEY FEATURES

- Office space available in the heart of Mocksville
- Stand-alone building is ±2,920 SF
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## PROPERTY INFORMATION

PROPERTY TYPE	Office	RESTROOMS	3
AVAILABLE SF ±	2,920	FLOORS	1
ACRES ±	0.50	PARKING	Surface
YEAR BUILT	1970	TAX PIN	5738456508

## PRICING & TERMS

LEASE RATE	\$14.75 psf	LEASE TYPE	Modified Gross
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