

630 N. LIBERTY STREET

FOR LEASE | SUITE 302, WINSTON-SALEM, 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE

OFFICE SPACE IN PRIME DOWNTOWN LOCATION



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office
AVAILABLE SF ±	2,141
LEASE RATE	\$17.50, Full Service

DESCRIPTION

±2,141 SF of modern office space with amazing views of downtown Winston-Salem! Suite 302 is on the 3rd floor and features an elevator, huge windows for abundant natural light and fantastic views, large open workspace, conference room, break room area, and a fantastic terrace. Located next door to the park, Artivity on the Green, and surrounded by great restaurants, bars, and activities. Only 0.7 miles from US-52 for an easy commute.



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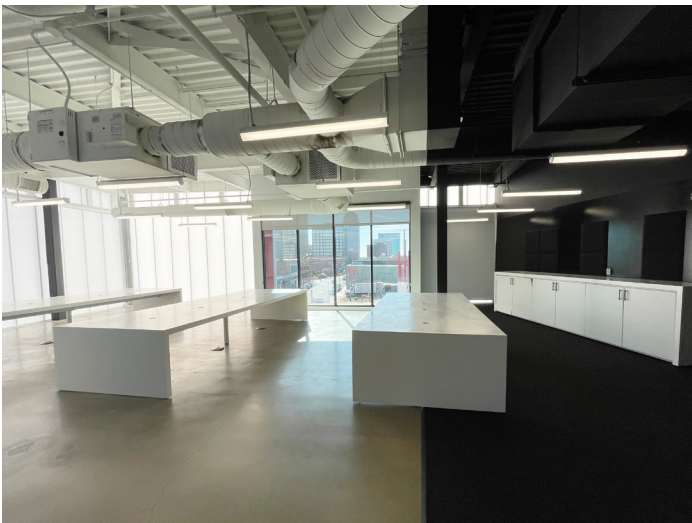
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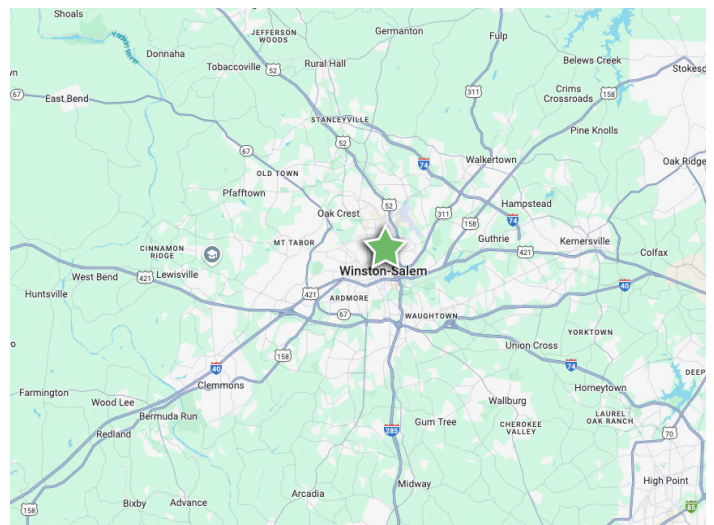
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KEY FEATURES

- ±2,141 SF of modern office space
- Large windows for natural light and views, open workspace, conference room, break room, and a terrace
- Surrounded by great restaurants, bars, and activities
- 0.7 miles from US-52



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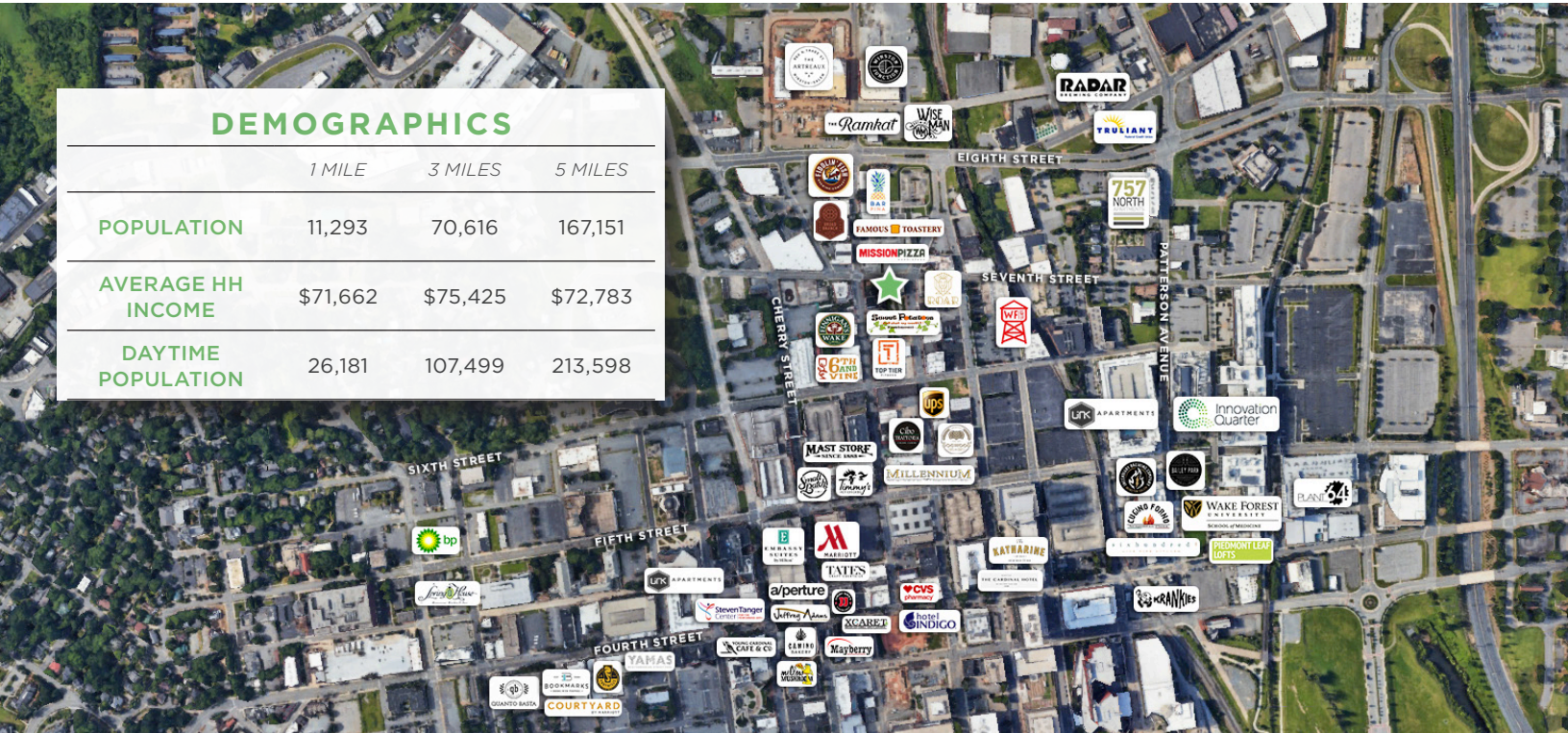
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	11,293	70,616	167,151
AVERAGE HH INCOME	\$71,662	\$75,425	\$72,783
DAYTIME POPULATION	26,181	107,499	213,598



PROPERTY INFORMATION

PROPERTY TYPE	Office	FLOORING	Concrete
AVAILABLE SF ±	2,141	ROOF TYPE	Flat
BUILDING SF ±	15,602	EXTERIOR	Metal/Glass
YEAR BUILT	2017	ZONING	CB WO
ELEVATOR	Yes	TAX PIN	6835-18-9568

PRICING & TERMS

LEASE RATE	\$17.50	LEASE TYPE	Full Service
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