



KEY FEATURES

- ±2,480 SF main level office space plus ±2,480 lower level - ideally suited for storage or converted into offices
- Historic building in up and coming area in downtown Winston-Salem
- Retro design with unique architecture
- Existing furniture may be available
- \$18.75 PSF Full Service Lease on main level
- \$7.50 PSF Full Service Lease on lower level

OFFICE / RETAIL

FULL SERVICE LEASE

HISTORIC OFFICE / RETAIL SPACE

705 N. Main Street
Winston-Salem, NC 27101

Don't miss this opportunity to lease historic office or retail space in an exciting and vibrant part of downtown Winston-Salem! This property features retro design and unique architecture. The Full Service Lease includes office or retail area on the ±2,480 SF main level as well as ±2,480 SF conditioned lower level that is ideally suited for storage, but could easily be converted to office space. The existing furniture may be available.

LEARN MORE ABOUT THIS PROPERTY

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Long View of Interior Work Spaces and Offices on the Main Floor



Original Unique Architectural Element on the Main Floor of Office Space



Lower Level Ideally Suited for Storage - Could Be Converted to Office Space

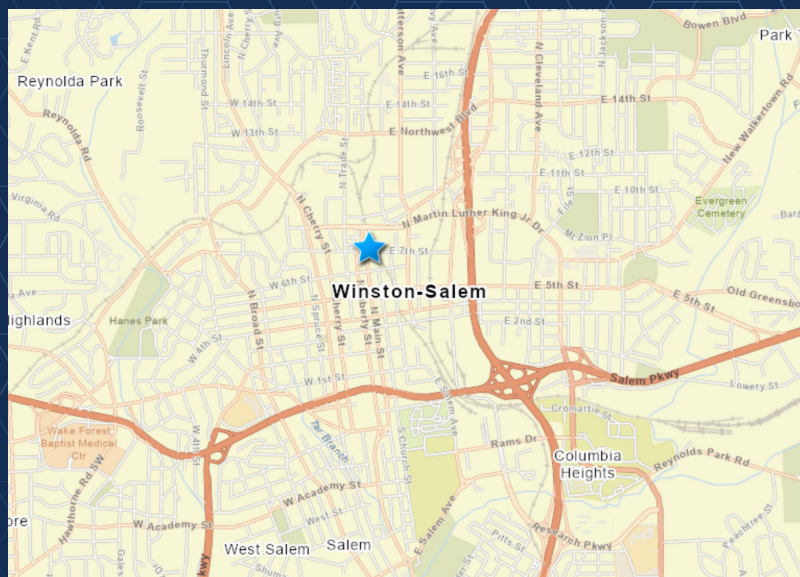


Two Offices With Unique Retro Sliding Barn Doors With Windows



HISTORIC OFFICE / RETAIL IN DOWNTOWN WINSTON-SALEM

LOCATION					
Address	705 N. Main Street	City	Winston-Salem	Zip	27101
County	Forsyth				
PROPERTY DETAILS					
Property Type	Office / Retail	Acres ±	.06	Parking	TBD
Available SF ±	4,960	Building SF ±	7,440	Office SF ±	7,440
Retail SF ±	2,480	Restrooms	2	Floors	3
Year Built	1913	Flooring	Hardwood	Roof	Rubber Membrane
Bldg. Exterior	Brick	Sprinklered	No		
UTILITIES					
Electrical	Duke Energy	Sewer	City of Winston-Salem	Water	City of Winston-Salem
Gas	PNG	Air	Central	Heat	Yes
TAX INFORMATION					
Zoning	PB	Tax Block	0202	Tax Pin	6835-28-3714
Tax Map	3170/720	Tax Lots	117C		
PRICING & TERMS					
Lease Rt/SF ±	\$18.75 (Main Level)	Lease Rt/SF ±	\$7.50 (Lower Level)		



LOCATION FEATURES

- Up and coming area of exciting downtown Winston-Salem
- Easy access to Salem Parkway, US 52 and I-40 highways
- Walking distance to downtown shops, bars, restaurants, hotels and apartments
- Close to the growing Innovation Quarter