



## KEY FEATURES

- Use of your private office and shared spaces throughout
- Front parking area consisting of 19 spaces
- Secured building access
- Includes all utilities, trash, and janitorial for common areas
- Common areas include break/copy room, bathrooms, & lobby
- Phone, internet, gated parking, and warehouse storage available for additional fees
- Small warehouse rental spaces available, starting at ±100 SF

## LEARN MORE ABOUT THIS PROPERTY

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## EXECUTIVE SUITES/FLEX

## FULL SERVICE

# 1315 SOUTH MAIN STREET WINSTON-SALEM, NC 27101

Ideal for small businesses or single office users needing a professional office footprint or a downtown Winston-Salem zip code for their business.

Located on the south side of Winston-Salem, footsteps from Salem Creek Greenway, Old Salem, YWCA, University of NC School for the Arts, and various private and public development projects bringing significant investment to the area. Property is located within an Opportunity Zone! Great location for starting your Qualified Opportunity Zone Business and decreasing your taxes on your business's income.

Recent updating of new store front entrances, landscaping, and additional office suites. Need industrial/storage spaces? The owner is now leasing secured warehouse spaces in the warehouse with dock height and drive-in doors available.



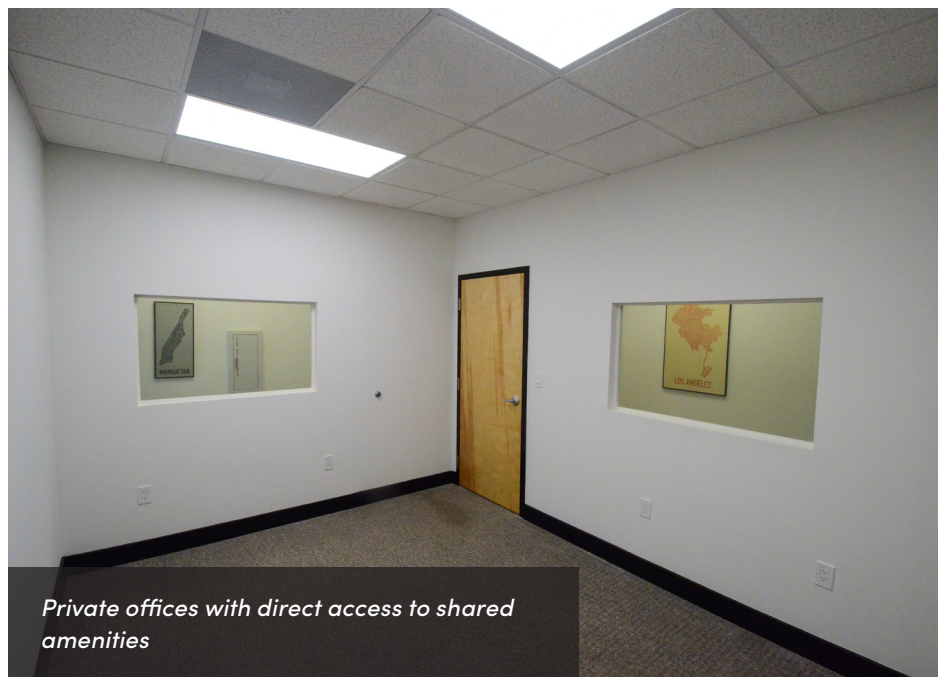
*Large, easily accessible lobby*



*Ample parking available with gated parking lot for an additional fee*



*Common areas include large break/copy room*



*Private offices with direct access to shared amenities*



## 1315 SOUTH MAIN STREET

### PROPERTY DETAILS

<b>Property Type</b>	Executive Suites & Flex	<b>Avail SF ±</b>	Variable	<b>Restrooms ±</b>	2 Shared
<b>Ceiling Height ±</b>	Variable	<b>Parking ±</b>	19 Surface + 9 Gated	<b>Building SF ±</b>	10,530
<b>Office SF ±</b>	Starting at 100 SF	<b>Roof</b>	Membrane	<b>Docks ±</b>	1
<b>Year Built ±</b>	1947	<b>Bldg Exterior</b>	Metal/Stucco, Brick	<b>Drive-ins ±</b>	1

### UTILITIES

<b>Electrical</b>	Duke	<b>Water/Sewer</b>	Municipal	<b>Gas</b>	Piedmont
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### PRICING & TERMS

<b>Rent/mth ±</b>	Starting at \$500/month	<b>Lease Type</b>	Full Service
<b>Priced per Suite</b>	<ul style="list-style-type: none"> <li>- Office 101: \$1,000/month - Includes self contained office with storage closet and outside window access.</li> <li>- Office 103A: \$650/month - Includes ±10'x13' office with 2 windows and access to shared amenities. - LEASED</li> <li>- Office 103B: \$500/month - Includes ±8'x10' office with 1 window and access to shared amenities. - LEASED</li> <li>- Office 103C: \$550/month - Includes ±8'x10' office with 1 window and access to shared amenities. - LEASED</li> <li>- Office 115A: \$1,750/month - Includes 1 dedicated parking spot within gated area, dock access, direct access to exterior, and access to shared amenities. - LEASED</li> <li>- Office 115B: \$550/month - Includes ±8'x10' office with 1 window, and access to shared amenities. - LEASED</li> <li>- Industrial/Flex: Starting as small as ±100 SF. In addition to shared amenities in main building, the tenant will have access to warehouse which has a drive-in door and additional bathroom.</li> </ul>		



## LOCATION FEATURES

- Great location for starting your Qualified Opportunity Zone Business and decrease your taxes on your businesses income.
- Located on the south side of Winston-Salem.
- Footsteps from Salem Creek Greenway, Old Salem, YWCA, University of NC School for the Arts, and various private and public development projects.
- Recent owner investment into entrance, landscaping, and office suites.