



## KEY FEATURES

- ±4,500 SF retail/office opportunity
- Conveniently located in West End's commercial corridor
- Upgraded LED lighting and recently replaced energy efficient HVAC units
- ±9,700 ADT
- PB Zoning allows for a variety of uses
- Lease Rate: \$11.50 PSF MG

RETAIL / OFFICE OPPORTUNITY

FOR LEASE

# 465 WEST END BLVD

Winston Salem, NC 27101

This ±4,500 SF retail / office space is located in a popular commercial corridor in Winston-Salem due to its proximity to higher income residential neighborhoods of Buena Vista and West End. The unit consists of open floor area with upgraded LED lighting and recently replaced energy efficient HVAC units. The property is next to the Joymongers Brewing and the TAP drinking rooms, cafes and professional offices. The former Tenant occupied this location since 1976 and averaged 250-300 customers on a Saturday.

## LEARN MORE ABOUT THIS PROPERTY

### BRAD KLOSTERMAN | AICP, LEED AP ND

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## 465 WEST END BOULEVARD

### LOCATION

<b>City</b>	Winston-Salem	<b>State/Zip</b>	NC, 27101	<b>County</b>	Forsyth
<b>TAX PIN</b>	6825-78-5363	<b>Zoning</b>	PB	<b>Year Built / Renovated</b>	1920 / 1988

### PROPERTY DETAILS

<b>Property Type</b>	Retail / Office	<b>Building SF±</b>	4,500	<b>Available SF±</b>	4,500
<b>Buildings</b>	1	<b>Foors</b>	1	<b>Restrooms</b>	1
<b>Parking</b>	16 spaces + street parking	<b>Waste</b>	Free city trash pickup	<b>Flooring</b>	Tile/Carpet

### UTILITIES

<b>Electrical</b>	Duke Energy	<b>Sewer</b>	Public	<b>Heat</b>	Gas
<b>Water</b>	Public	<b>Air</b>	Central	<b>GAS</b>	PNG

### PRICING AND TERMS

<b>Lease Rate</b>	\$11.50	<b>Lease Type</b>	MG
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### COMMENTS

Perfect location for shared office concept. Owner open to splitting the space for a smaller tenant.

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**LOCATION FEATURES**

- Conveniently located in West End's commercial corridor
- Easy access to Business 40 and downtown

