



MILLER HATCHER COMMERCIAL REAL ESTATE

900 OLD WINSTON RD. KERNERSVILLE, NC 27284

FOR LEASE

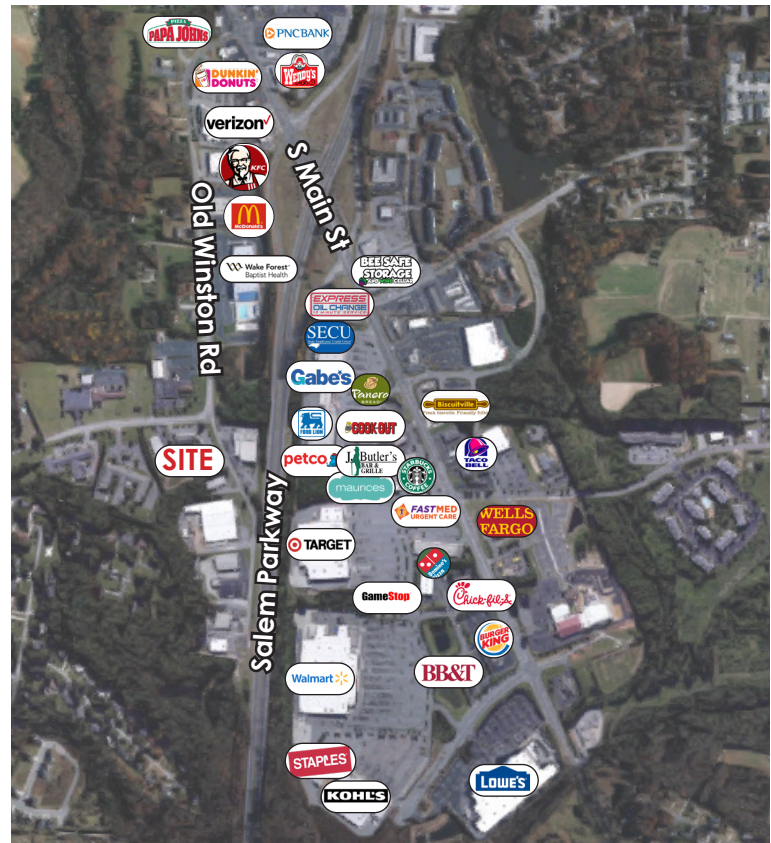


AVAILABILITY

- 1st Floor, Suite 122
- 1,400 SF @ \$13,50 SF Annually

PROPERTY FEATURES

- 6 cubicles, 1 private office and 1 large executive/conference room
- Owner pays association dues, taxes/ insurance and HVAC maintenance
- Great for new business on a budget with very straightforward costs
- Tenant costs in addition to rent are electricity, cleaning, IT/Phone/Internet
- Space is partially furnished with desks at every cubicle and multiple chairs. Furnishings can be included or removed



KEVIN HATCHER

Email: Kevin@millerhatcher.com
Office - Assisted: 336.761.1130 Ext.1003
Direct: 336.283.0419 | Mobile: 336.448.8205



MILLER HATCHER

COMMERCIAL REAL ESTATE

900 OLD WINSTON RD. KERNERSVILLE, NC 27284

DETAILS

LOCATION

Address	900 Old Winston Rd.				
City	Kernersville	Zip	27284	County	Forsyth

PROPERTY DETAILS

Property Type	Office	Bldg Exterior	Brick	Parking	4-5 spaces
Available SqFt ±	1,400	Floors	1		
Building SqFt ±	18,142	Restrooms	1		
Year Built	2008	Flooring	Vinyl/Plank		

UTILITIES

Electrical	Duke - Tenant	Sewer	Association	Air	Heat Pump
Water	Association	Heat	Heat Pump		

TAX INFO

Zoning	LI				
--------	----	--	--	--	--

PRICING

Price	\$1,575.00	Lease Rt/SF ±	\$13.50	Lease Type	Modified Gross
-------	------------	---------------	---------	------------	----------------

COMMENTS

Don't miss out on this beautiful 1st floor open floor plan. Great for sales or any small business. 6 cubicles, 1 private office up front and 1 large executive/conference room in back of space. Large Private bath and 2 Mechanical/IT storage rooms. Owner is not asking for triple net expenses. Owner pays association dues, taxes/insurance and HVAC Maintenance. This is a great value compared to other spaces. Great for new business on a budget with very straightforward costs. Tenant costs in addition to rent are electricity, cleaning, IT/Phone/Internet. Space is partially furnished with desks at every cubicle and multiple chairs. Furnishings can be included or removed.

No warranty or representation is made for the accuracy or assumptions of the information contained herein. All information is subject to omissions, errors, price changes, prior sale, and/or withdrawal without notice. No liability is assumed for any inaccuracy of the information contained herein.

visit us online at
www.millerhatcher.com



MillerHatcherRealEstate



millerhatcherinc



miller_hatcher



MillerHatcherCommercialRealEstate

2150 Country Club Rd, Suite 230 | Winston-Salem, NC 27104 | 336.761.1130 | www.millerhatcher.com