



M E R I D I A N

THE MERIDIAN REALTY GROUP
147 S. CHERRY STREET, SUITE 200, WINSTON-SALEM, NC 27101
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426 Old Salem Road

Building Listing For Lease

City:	Winston-Salem	Zip:	27101	Type(s):	Office
County:	Forsyth				
Locator:	Brickenstein Leinbach House				

Avail sf±:	1,328	Bldg Age(YB):	1905	Lot Size±:	.77 AC
sf per Floor±:	Varies	Dimensions±:		Ceiling Ht±:	
Building sf±:	8,429	Restrooms:	5	Parking±:	20
Office sf±:	8,429	Floors:	4 (Includes Basement)	Bay Size±:	N/A
Retail sf±:	N/A	Elevator:	None	Docks:	N/A
Whse sf±:	N/A			Drive-ins:	N/A

Flooring:	Wood	Electrical:	Duke	Air:	Yes
Roof:	Slate	Water:	City	Heat:	Forced Warm Air
Bldg Exterior:	Wood	Sewer:	City	Gas:	PNG
Sprinklered:	Yes	Zoning:	GB		

Price:	N/A	Lse Rt/sf±:		Tax PIN(s):	6835-24-4013
Price/sf±:	N/A	Rent/mth±:	\$1,660.00		6835-24-3231
Tax Value(s):	\$1,152,900.00	Lease Type:	Gross		
		Cap Rate:	N/A		

Terms:	Rent includes janitorial 3 x per week. Tenant is responsible for phone & internet only				
Comments:	Unique opportunity to lease professional office space in a historic property near Old Salem and near amenities of downtown Winston-Salem. Ample parking and ability to use conference rooms and kitchen. 1,328± SF third floor office is available.				

Agent(s):	Tiffany J. Secoges	John L. Ruffin, CCIM	
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