



KEY FEATURES

- Zoned Uptown Office
- ±16,938 Total SF Available
- First Floor: ±6157 SF Warehouse with ±2312 SF of Office
- Second Floor: ±8,469 SF Office
- 1 Dock High Door
- 1 Drive-In Door
- Close to the Square in Lexington
- Walking distance to Restaurants, Bars and Many Retail Shops

OFFICE/FLEX

AVAILABLE FOR SUBLEASE

LEXINGTON DISPATCH BUILDING

30 East 1st Avenue
Lexington, NC 27292

Sublease Opportunity of Premium Flex Space

LEARN MORE ABOUT THIS PROPERTY

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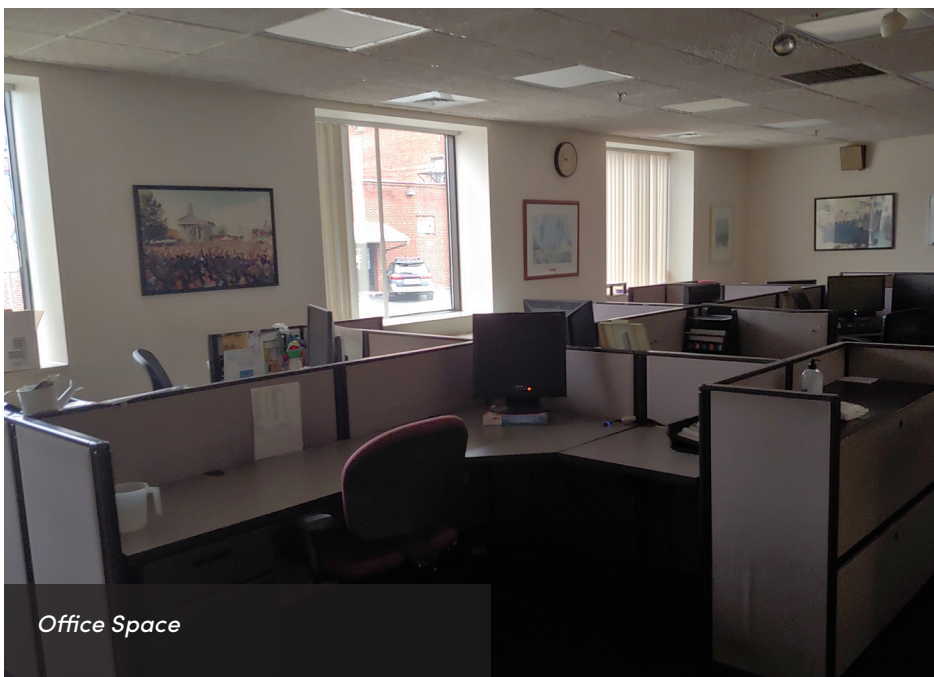
Rear Dock High Door



Conference Room



Executive Office with Private Bathroom



Office Space



LEXINGTON DISPATCH BUILDING

PROPERTY DETAILS

Property Type	Office/Flex	Acres ±	0.32	Avail SF ±	16,938
Restrooms +/-	3	Ceiling Height ±	12'	Floors ±	2
Parking ±	Ample	Building SF ±	16,938	Office SF ±	10,781
Docks ±	1	Year Built ±	1930	Bldg Exterior	Masonry
Drive Ins ±	1	Sprinklered	Yes		

UTILITIES

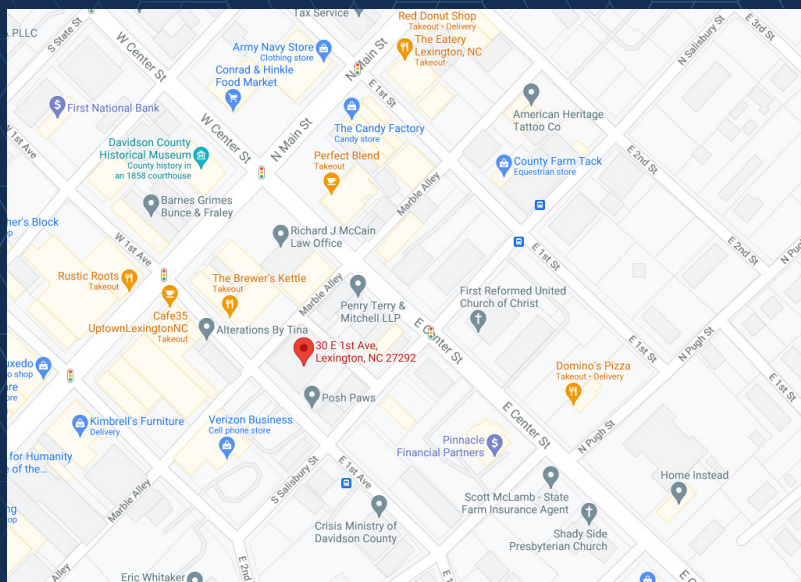
Electrical	Lexington	Sewer	Lexington	Water	Lexington
Gas	Lexington	Air	Yes	Heat	Yes

TAX INFORMATION

Zoning	U
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PRICING AND TERMS

Lease Rt/SF ±	\$6.85	Lease Type	NNN
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