



KEY FEATURES

- Class A office building with visibility and direct access from Salem Parkway, Stratford Road and Knollwood Street
- Floors 1 ($\pm 2,376$ SF) & 3 ($\pm 7,949$ SF) are available for a total of $\pm 10,325$ SF
- Ample parking available in attached covered deck and surface parking lot
- \$20.50 PSF Full Service

UP TO $\pm 10,325$ SF AVAILABLE OFFICE

FOR SUBLEASE

THE KNOLLWOOD

370 Knollwood Street

Winston Salem, NC 27103

This $\pm 86,335$ SF Class A office building is situated on ± 1.1 acres with visibility and direct access from Salem Parkway, Stratford Road, and Knollwood Street. The property features on-site retail, restaurants, professional services, vending services, and lush landscaping.

The building achieved an Energy Star rating in 2018.

LEARN MORE ABOUT THIS PROPERTY

JEFF ANDREWS, SIOR

Jeff@CommercialRealtyNC.com

336.793.0890, ext 103





THE KNOLLWOOD

LOCATION

Address	370 Knollwood Street				
City	Winston-Salem	Zip	27103	County	Forsyth

PROPERTY DETAILS

Property Type	Office	Building SF	±86,335	Acres	±1.1
Available SF	±10,325 SF	Floors	6	Elevator	2
Flooring	Marble & Carpet	Building Exterior	Concrete & Glass	Parking	Ample deck & surface
Year Built	1994; renovated 2012	Zoning	GB		

UTILITIES

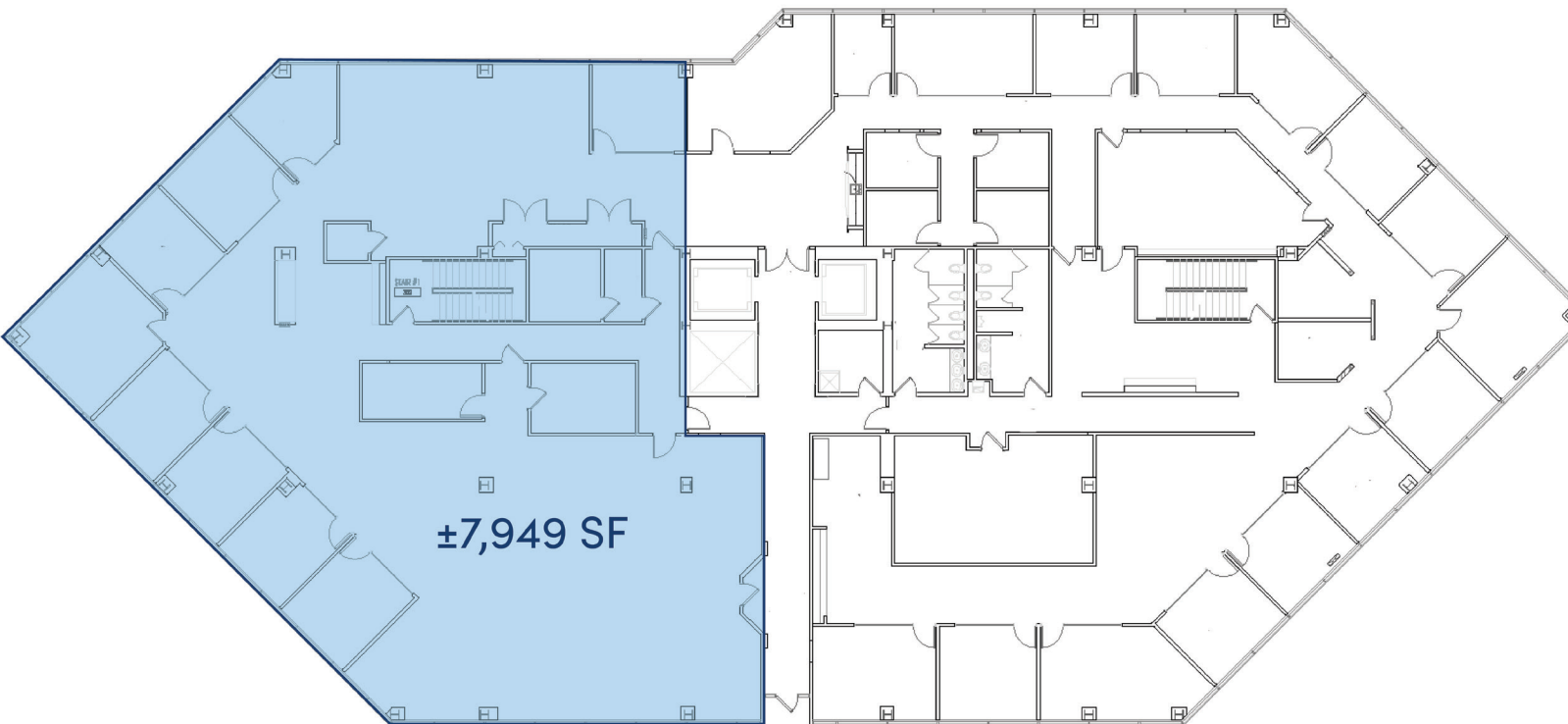
Electrical	Duke Energy	Water/Sewer	City of Winston-Salem
Heat	Central	Air	Central

PRICING

Lease Rate PSF	\$20.50 Full Service
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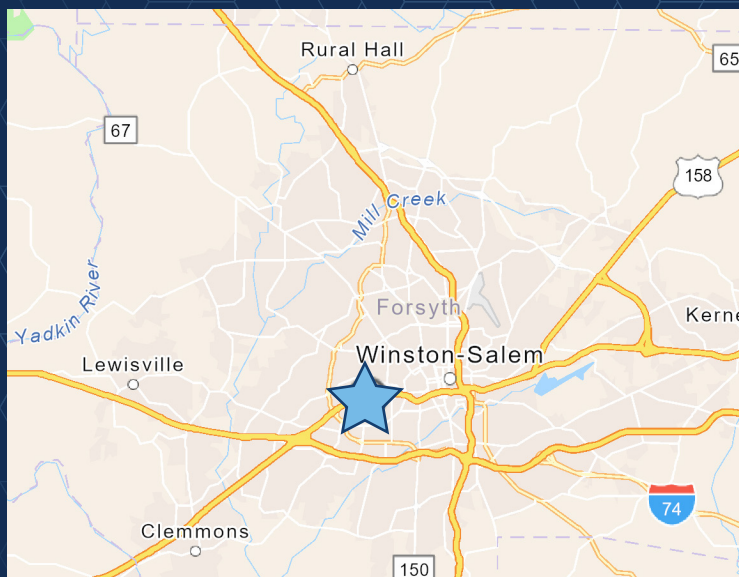
1st Floor
 $\pm 2,376$ SF



3rd Floor
 $\pm 7,949$ SF

UP TO ±53,160 SF AVAILABLE OFFICE

FOR SUBLEASE



LOCATION FEATURES

- Visibility and direct access from Salem Parkway, Stratford Road, and Knollwood Street
- Excellent access to Business 40, Stratford Road, Silas Creek Parkway, and points downtown
- Across from Thruway Shopping Center, offering numerous options for shopping, restaurants, banking, & much more!