



## KEY FEATURES

- Class A office building with visibility and direct access from Salem Parkway, Stratford Road and Knollwood Street
- Floors 1 (±2,376 SF) & 3 (±1,951 SF) are available for a total of ±4,327 SF
- Ample parking available in attached covered deck and surface parking lot
- \$20.50 PSF Full Service

UP TO ±4,327 SF AVAILABLE OFFICE

FOR SUBLEASE

# THE KNOLLWOOD

370 Knollwood Street

Winston Salem, NC 27103

This ±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

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## THE KNOLLWOOD

### LOCATION

<b>Address</b>	370 Knollwood Street		
<b>City</b>	Winston-Salem	<b>Zip</b>	27103
		<b>County</b>	Forsyth

### PROPERTY DETAILS

<b>Property Type</b>	Office	<b>Building SF</b>	±86,335	<b>Acres</b>	±1.1
<b>Available SF</b>	±4,327 SF	<b>Floors</b>	6	<b>Elevator</b>	2
<b>Flooring</b>	Marble & Carpet	<b>Building Exterior</b>	Concrete & Glass	<b>Parking</b>	Ample deck & surface
<b>Year Built</b>	1994; renovated 2012	<b>Zoning</b>	GB		

### UTILITIES

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

### PRICING

<b>Lease Rate PSF</b>	\$20.50 Full Service
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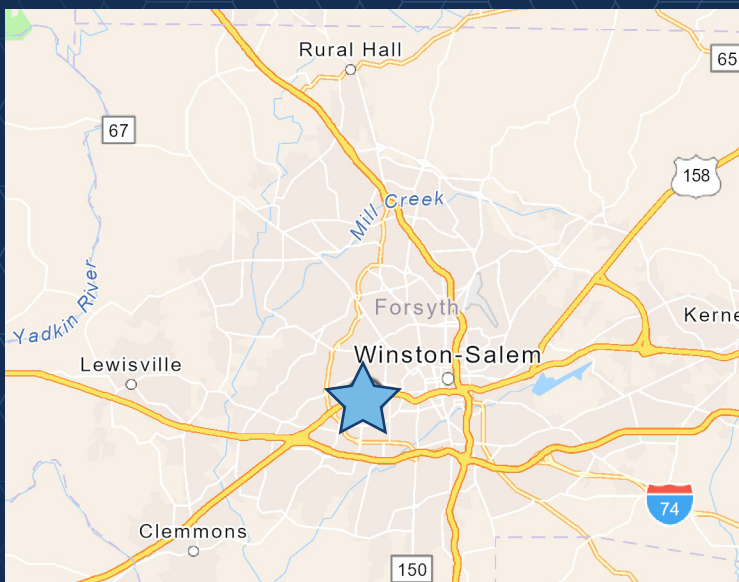
**1st Floor**  
**±2,376 SF**



**3rd Floor**  
**±1,951 SF**

UP TO ±4,327 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!