

370 KNOLLWOOD

370 KNOLLWOOD ST | WINSTON-SALEM | OFFICE FOR SUBLEASE



PROPERTY INFORMATION:

- ±86,335 SF Class A Office building situated on ±1.1 acres with visibility and direct access from Business 40, Stratford Road and Knollwood Street
- Floors 1 (±8,000 SF), 2 (±12,000 SF), 3 (±16,580 SF), and 6 (±16,580 SF) are available for a total of ±53,160 SF
- Ample Parking in attached covered deck with additional surface parking
- On-Site retail, restaurants, professional services, vending services, lush landscaping, Energy Star 2018
- \$20.50 PSF Full Service

FOR MORE INFORMATION:

Jeff Andrews
Partner
336.793.0890 x103
Jeff@CommercialRealtyNC.com

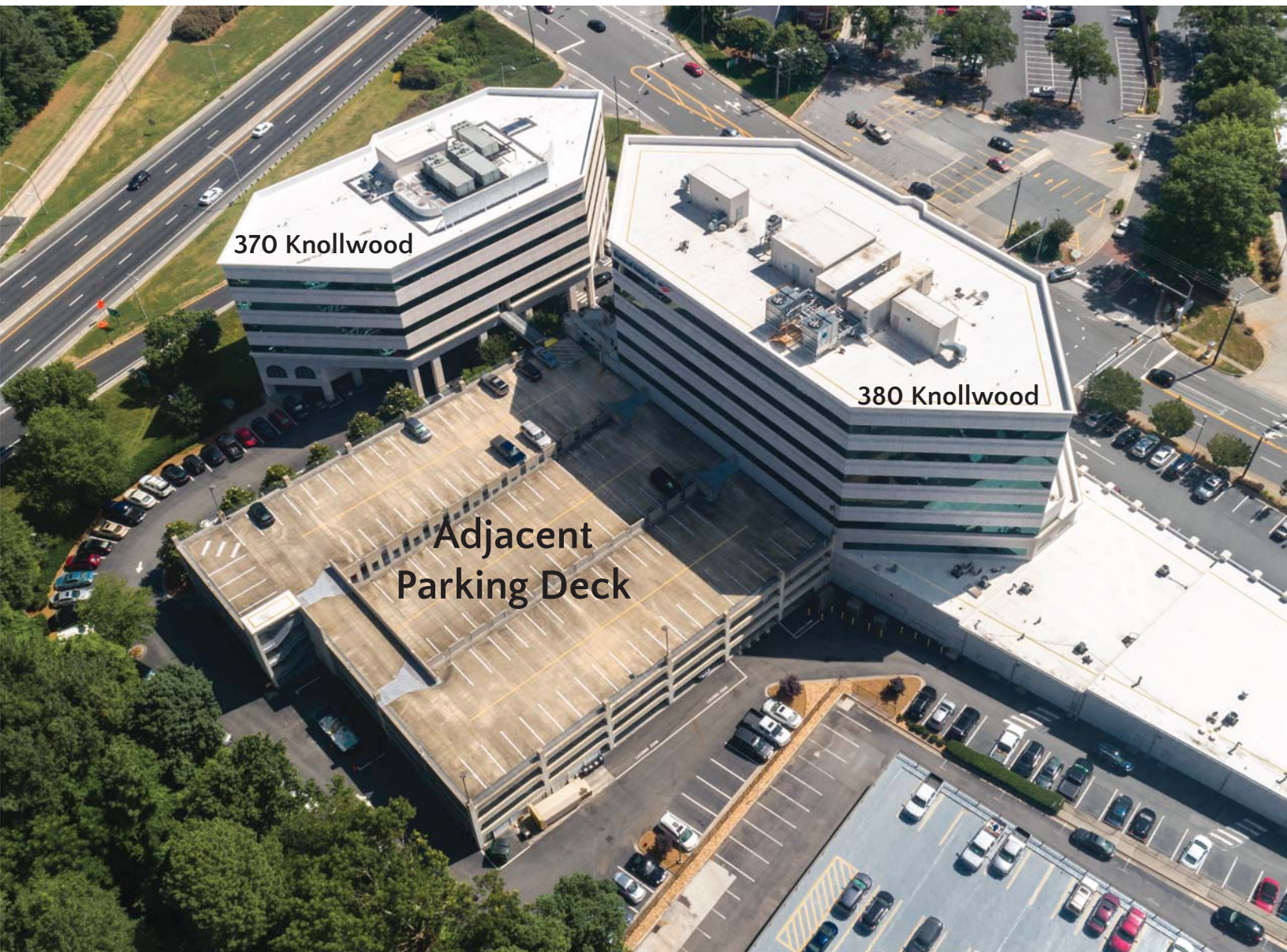


Real Estate Services & Investments

Commercial Realty Advisors, LLC
751 West Fourth Street | Suite 310 | Winston-Salem | NC | 27101
CommercialRealtyNC.com | T: 336.793.0890 | F: 336.722.2583

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First Floor Plan
±8,000 SF



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Second Floor Plan
±12,000 SF



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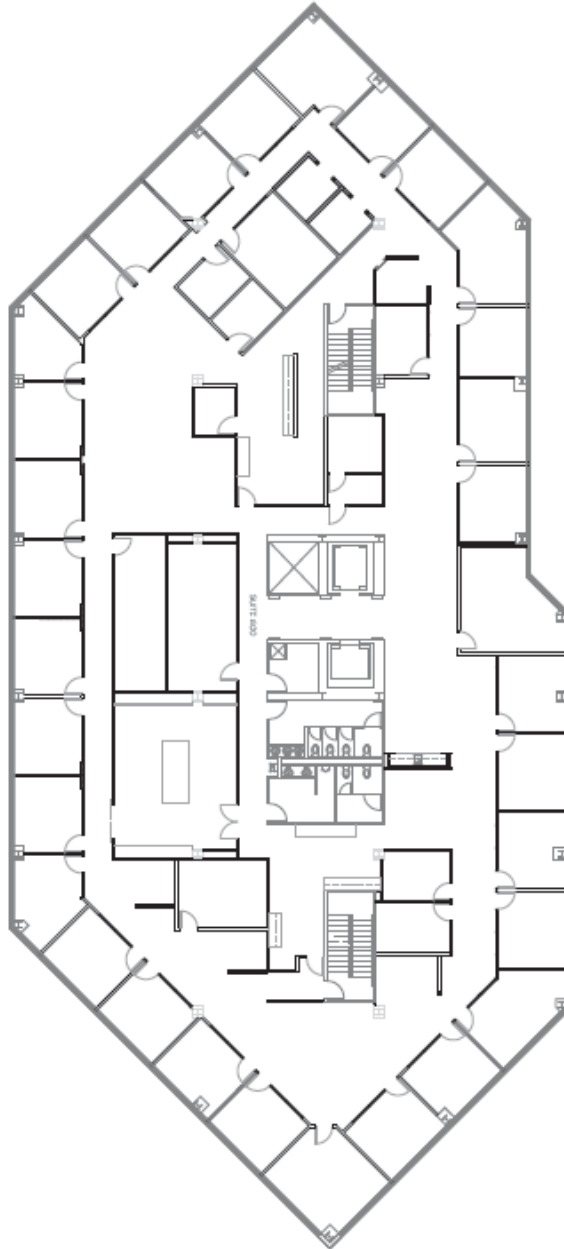
Third Floor Plan
±16,580 SF



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Sixth Floor Plan
±16,580 SF

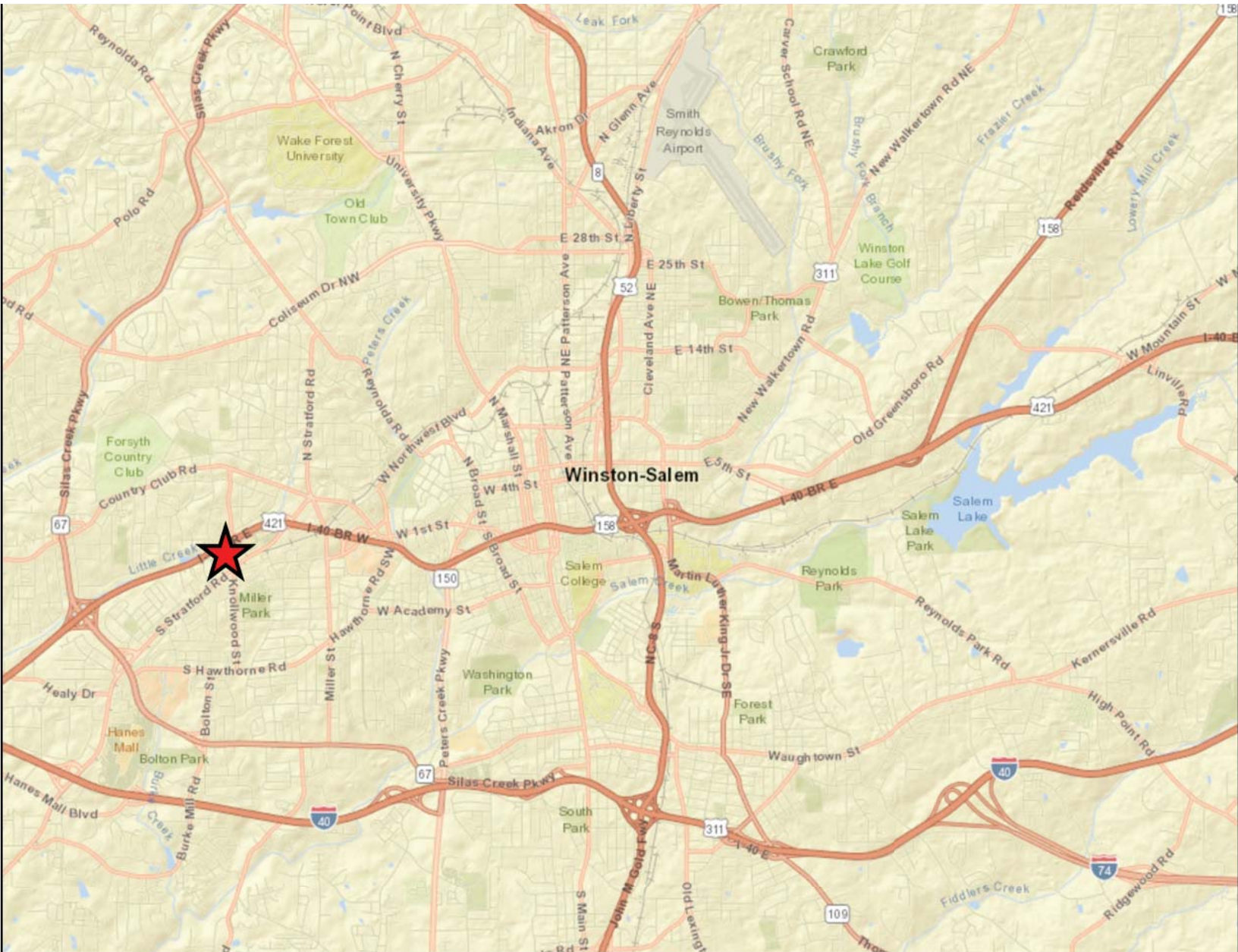


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LOCATION

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

PROPERTY DETAILS

Property Type	Office	Dimension ±		Acres ±	1.1
Avail SF ±	53,160	Restrooms +/-		Ceiling Height ±	
SF per Floor ±		Floors ±	6	Parking ±	Ample Deck/Surface
Building SF ±	86,335	Elevator ±	2	Bay Size ±	
Office SF ±	86,335	Flooring	Marble/Carpet	Docks ±	
Retail SF ±		Roof		Drive-ins ±	
Year Built ±	1994, 2012	Bldg Exterior	Concrete/Glass	Sprinklered	

UTILITIES

Electrical	Duke Energy	Sewer	City of WS	Heat	Central
Water	City of WS	Air	Central	Gas	

TAX INFORMATION

Zoning	GB	Tax Block		Tax PIN	6815-94-6500
Tax Map		Tax Lots			

PRICING & TERMS

Price		Tax Value		Rent/mth ±	
Price/SF		Lease Rt/SF±	\$20.50	Lease Type	Full Service



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