



KEY FEATURES

- ±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), 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

UP TO ±53,160 SF AVAILABLE OFFICE

FOR SUBLEASE

THE KNOLLWOOD

370 Knollwood Street

Winston Salem, NC 27103

370 Knollwood Street is a ±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. The property features include 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 | PARTNER

Jeff@commercialrealtync.com

336.793.0890, ext 103

BRAD KLOSTERMAN | SENIOR BROKER

BradK@commercialrealtync.com

336.793.0890, ext 106



Cafeteria and Break Room



The Knollwood



Contemporary Reception Area



Cafeteria and Break Room



Conference Room

370 Knollwood
Main Entrance

THE KNOLLWOOD

LOCATION

Address	370 Knollwood Street	City	Winston-Salem	Zip	27103
County	Forsyth (6815-94-6500)	Year Built	1994; renovated 2012	Zoning	GB

PROPERTY DETAILS

Property Type	Office	Building SF	±86,335	Acres	±1.1
Available SF	±41,160	Floors	6	Elevator	2
Flooring	Marble and Carpet	Building Exterior	Concrete and Glass	Parking	Ample deck/surface

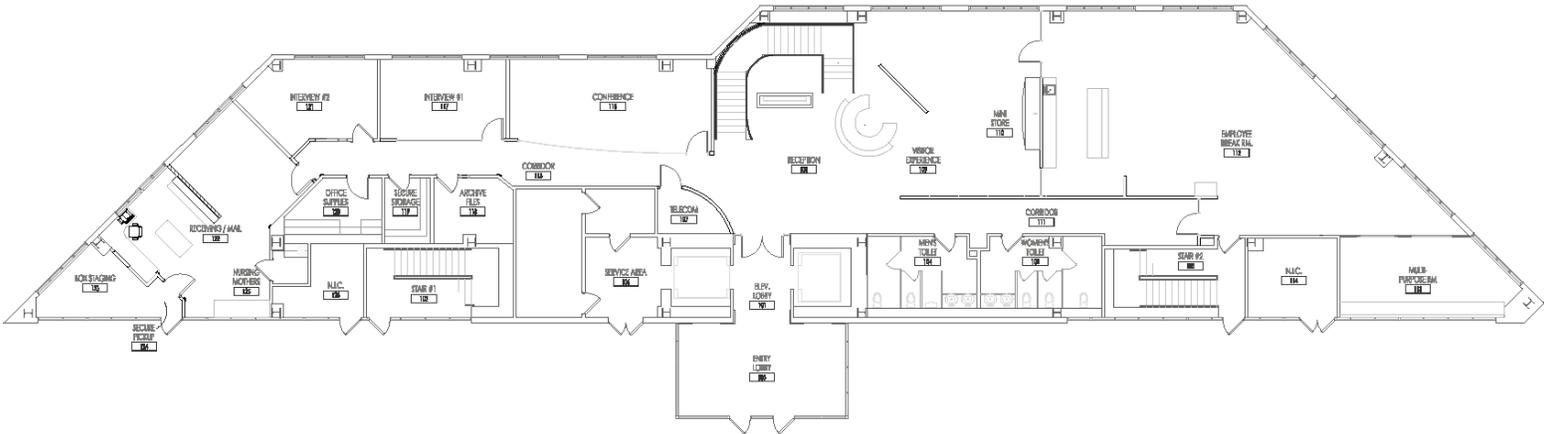
UTILITIES

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

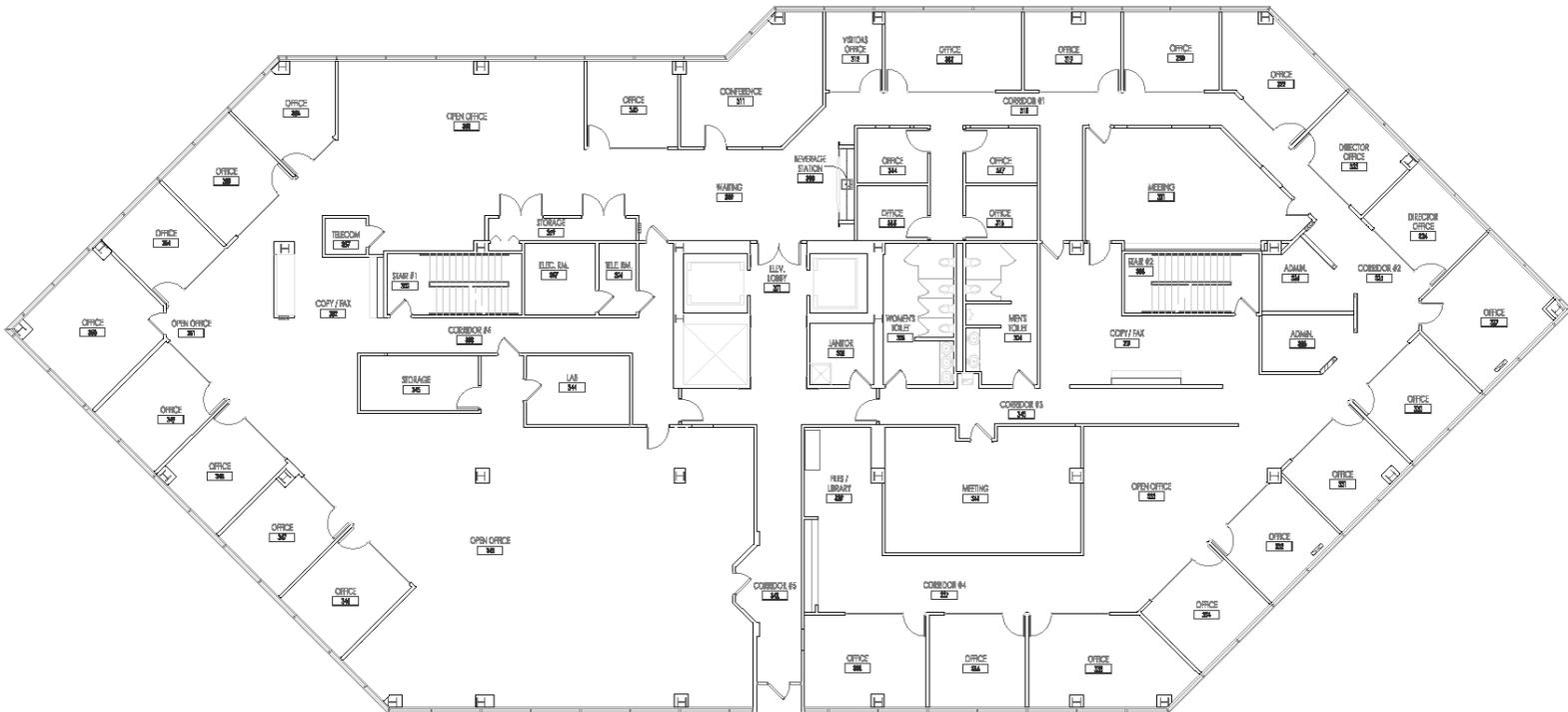
PRICING

Lease Rate PSF	\$20.50 Full Service
-----------------------	----------------------

370 Knollwood - 1st Floor
±8,000 SF



370 Knollwood - 3rd Floor
±16,580 SF



370 Knollwood - 6th Floor
±16,580 SF

