



## KEY FEATURES

- Beautifully landscaped grounds with irrigation and walking trail
- Ample parking – covered and surface lot
- 24/7 Security
- First floor available for lease: ±15,000 SF
- Second floor available for lease: ±15,000 SF
- Third floor available for lease: ±15,000 SF
- \$15.50 PSF Full Service
- Furniture, fixtures, and equipment negotiable

### LEARN MORE ABOUT THIS PROPERTY

## JEFF ANDREWS, SIOR

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OFFICE

FOR LEASE

# MADISON PARK

5650 University Parkway

Winston Salem, NC 27105

Madison Park consists of 7 office buildings in a park like setting just minutes from Downtown Winston-Salem, with a beautifully landscaped grounds and walking trail.

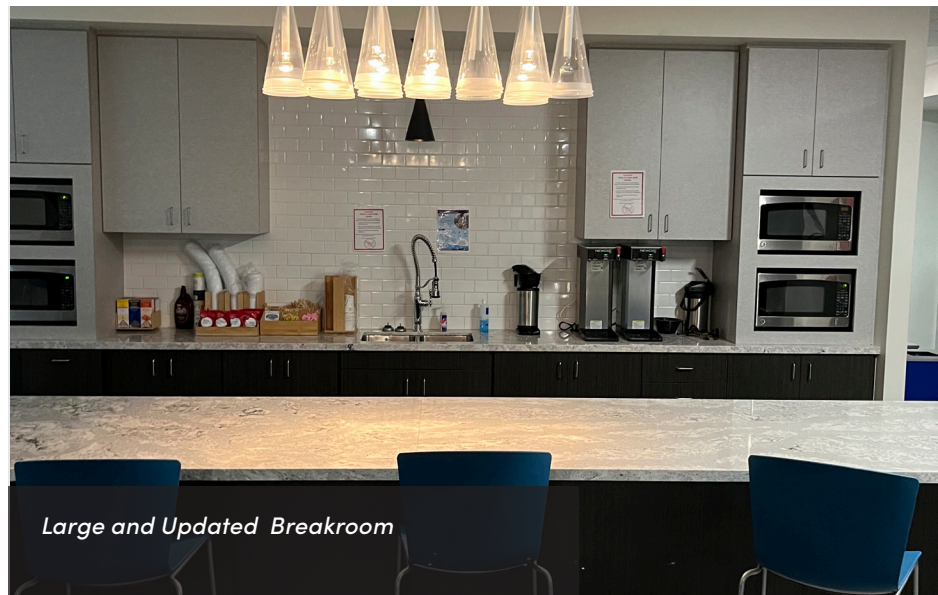




*Large Open Work Space*



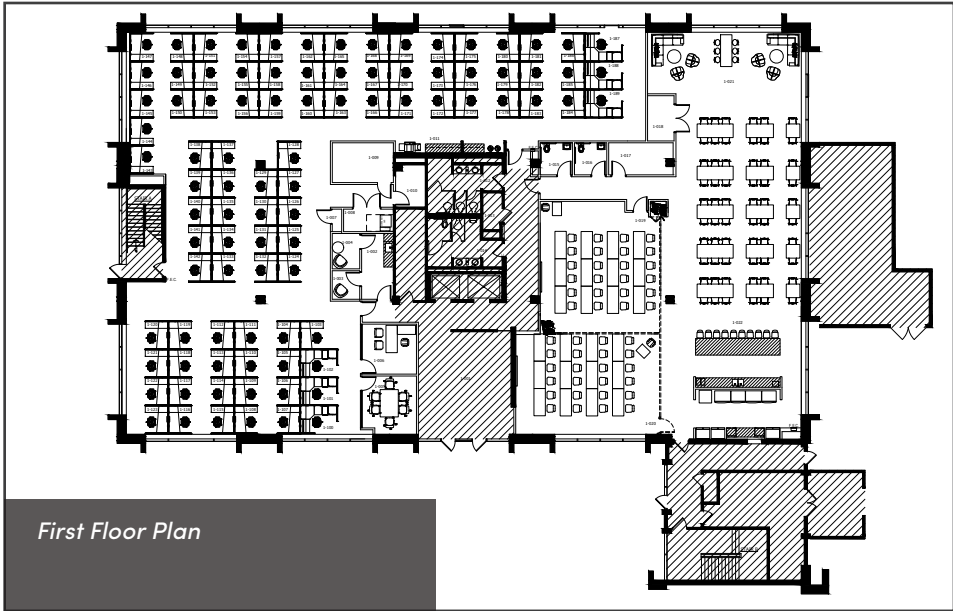
*Covered Parking Garage  
Additional Surface Parking*



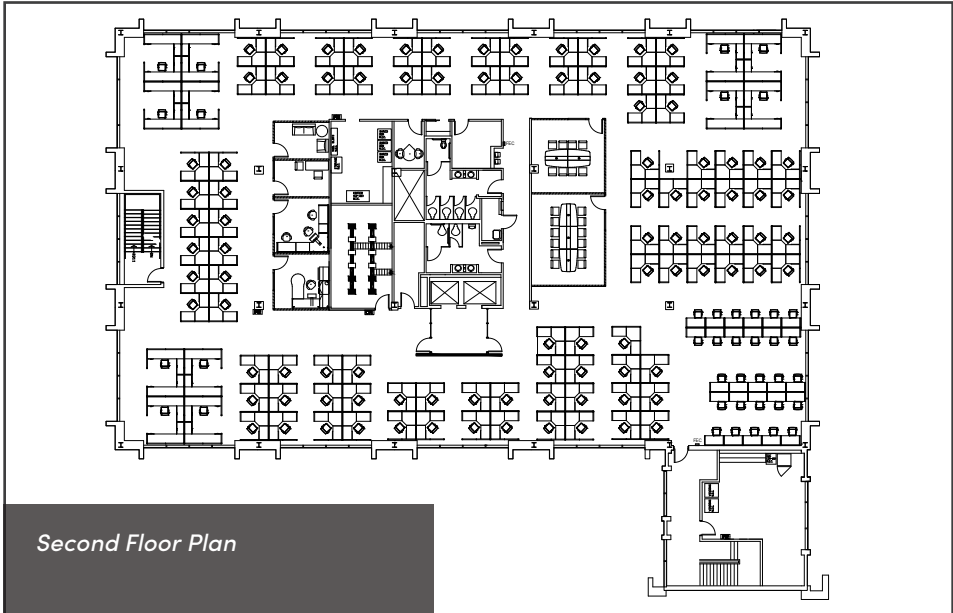
*Large and Updated Breakroom*



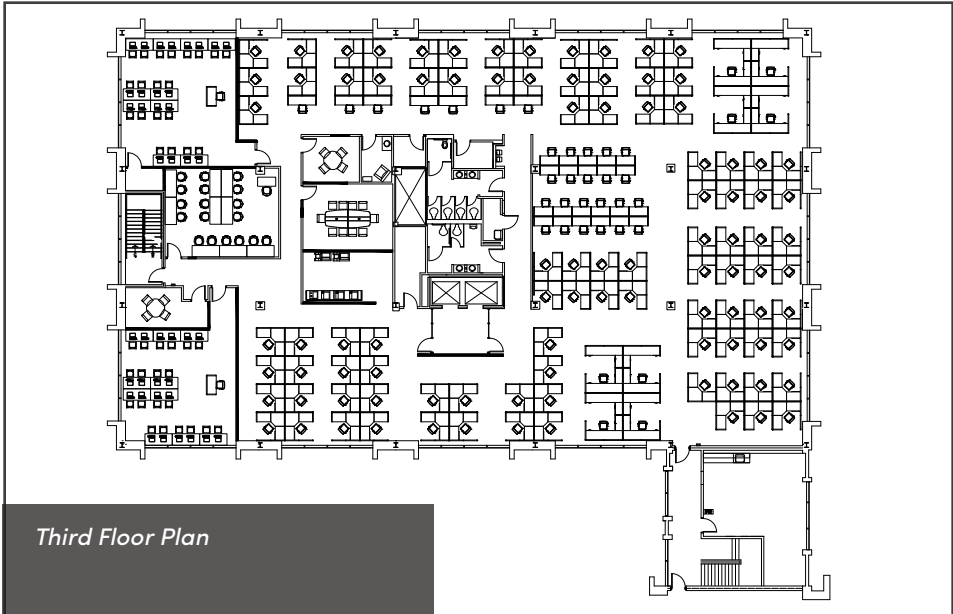
*Spacious Conference - Training Room*



First Floor Plan



Second Floor Plan



Third Floor Plan

OFFICE

FOR LEASE



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION:	3,631	43,590	97,825
MEDIAN HOUSEHOLD INCOME:	\$29,193	\$35,737	\$42,940
NUMBER OF HOUSEHOLDS:	1,563	16,922	38,054

SOURCE: ESRI 2021



## LOCATION FEATURES

- Madison Park is just minutes from Downtown Winston-Salem
- Excellent access to US-52
- Ample nearby amenities including shopping, restaurants, and banking facilities