



## KEY FEATURES

- ±1,540 SF currently up fit as a small dental office
- 4 separate patient areas (2 up fit for x-ray), 1 sterilization room, break room, file room, and waiting area
- \$18 PSF, MG lease

±1,540 SF MEDICAL DENTAL OFFICE

FOR LEASE

## 1572 WESTBROOK PLAZA DR

Winston Salem, NC 27103

1572 Westbrook Plaza Drive is a ±4,521 SF multi-tenant medical dental office building situated on ±0.5 acres conveniently located to I-40, Salem Parkway (Business 40) / Hwy 421 and all local amenities. The property was built in 1994 and is zoned GO-S.

±1,540 SF currently available. The space is up fit as a small dental office. It's the perfect location for a small dental office looking to get started with low upfront costs. Great landlord is on-site and responsible to tenants' needs

### LEARN MORE ABOUT THIS PROPERTY

#### BRAD KLOSTERMAN | AICP, LEED AP ND

BradK@commercialrealtync.com

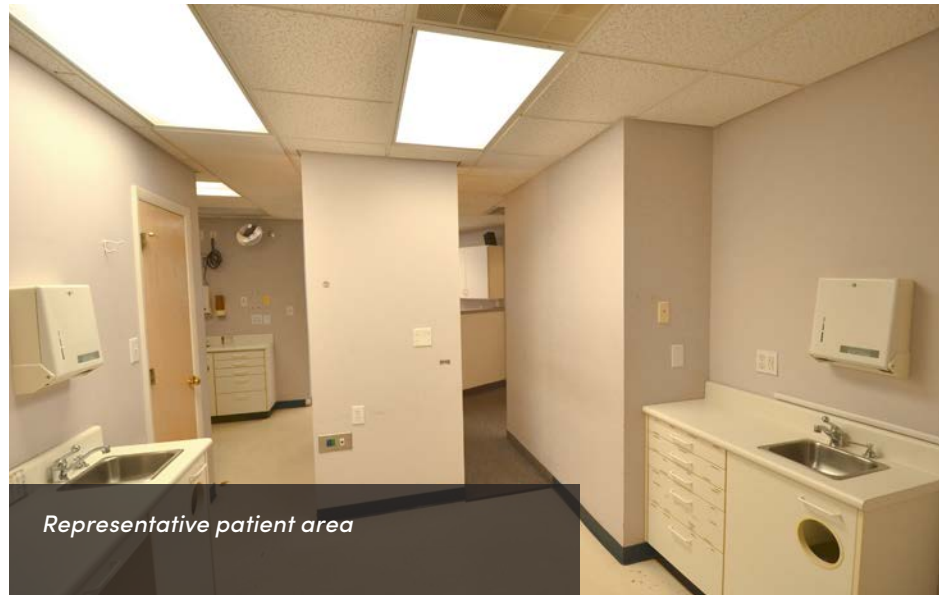
336.793.0890, ext 106



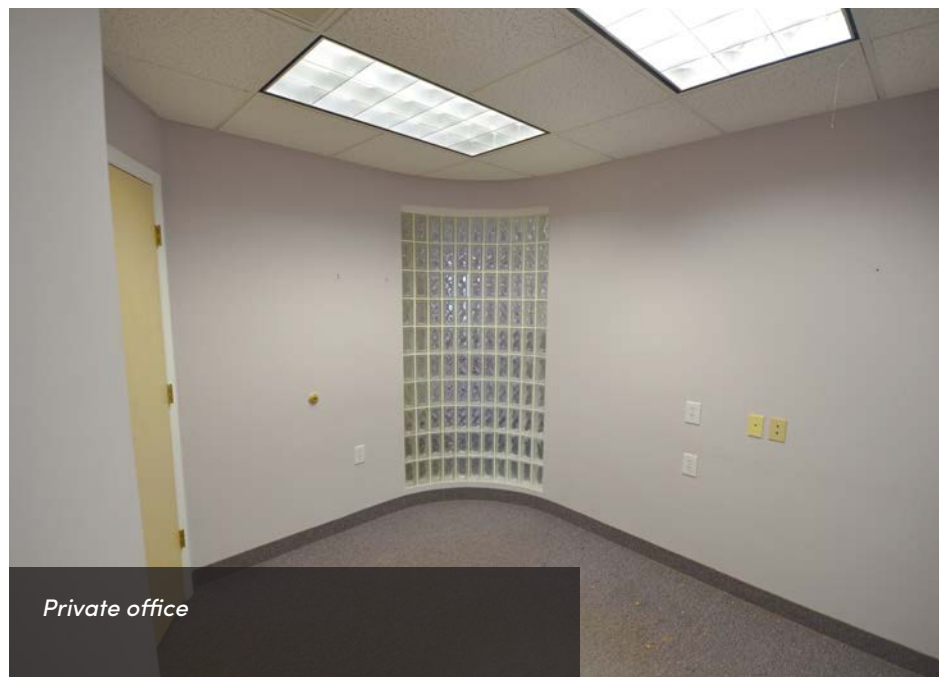
*Interior front lobby*



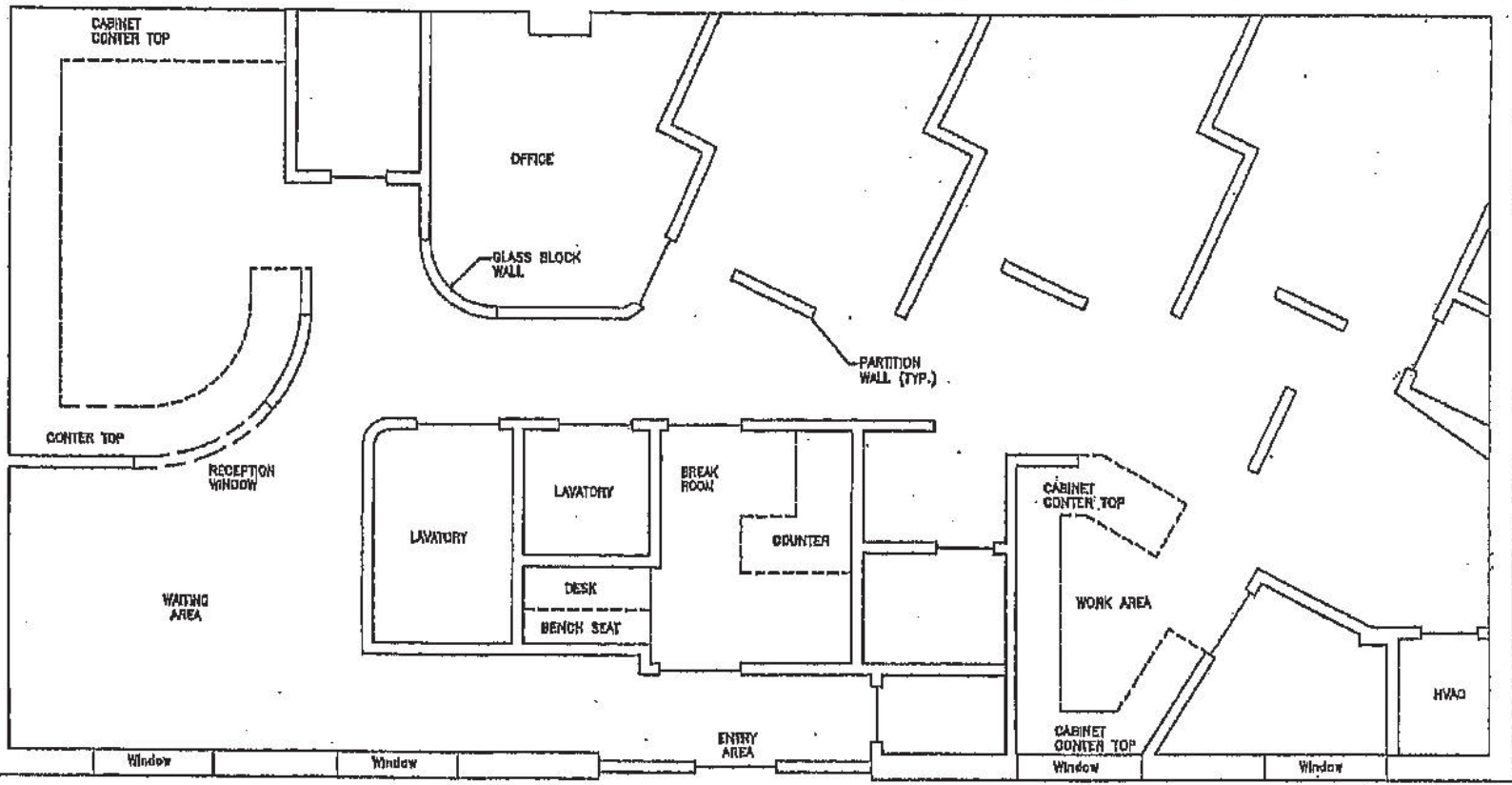
*Sterilization and supply area*



*Representative patient area*



*Private office*



1572 Westbrook Plaza Drive  
Lower Level Floor Plan (Not to Scale)

## 1572 WESTBROOK PLAZA DRIVE

### LOCATION DETAILS

City	Winston-Salem	State/Zip	NC 27103	County	Forsyth
Zoning	GO-S	Year Built	1994	APN:	6814-1657-32

### PROPERTY DETAILS

Property Type	Medical/Dental	Building SF±	4,521	Available SF±	1,540
Floors	2	Ceiling Height	8'	Elevator	No
Flooring	Carpet / Vinyl	Roof	Asphalt	Building Exterior	Stucco
Parking	6 + 1 ADA				

### UTILITIES

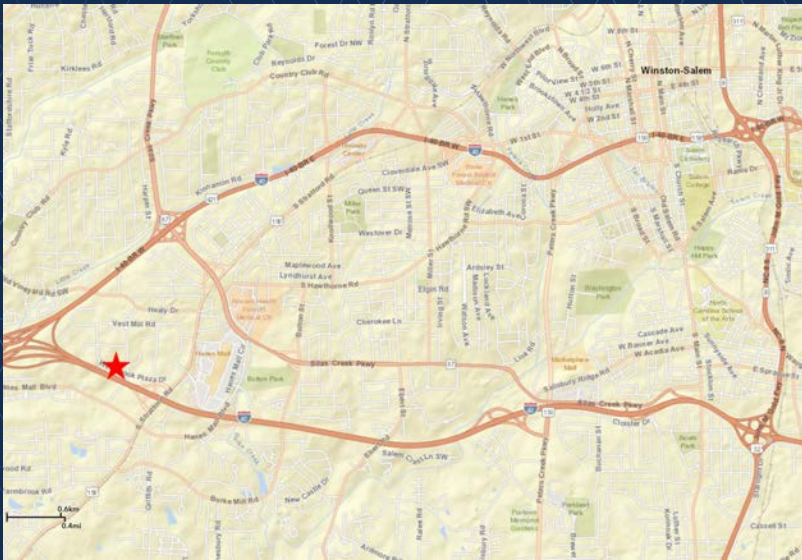
Electrical	Duke Energy	Sewer	Municipal	Heat	Electric
Water	Municipal	Air	HVAC	Gas	N/A

### PRICING & TERMS

Lease Rate PSF	\$18.00	Lease Type	MG	Rent/Month	\$2,310
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### COMMENTS

Tenant is responsible for janitorial and electric.



## LOCATION FEATURES

- Excellent access to I-40 and Salem Parkway (Business 40)/Hwy 421
- Convenient to Hanes Mall
- Area amenities include shopping, banking, and restaurants