



KEY FEATURES

- Approximately ±50,000 rentable square feet
- Available land and zoning in place to create additional parking spaces
- Located at corner of Coliseum Drive & Pilgrim Court, convenient to Downtown Winston-Salem, Wake Forest University, restaurants, banks and University Parkway
- Building features: 250KW generator, redundant fiber optic cabling, loading dock, secure card access system, new HVAC Controls and new roof

PILGRIM COURT I

OFFICE FOR LEASE

PILGRIM COURT I

2601 Pilgrim Court

Winston-Salem NC, 27106



LEARN MORE ABOUT THIS PROPERTY

JOHN E. REECE II

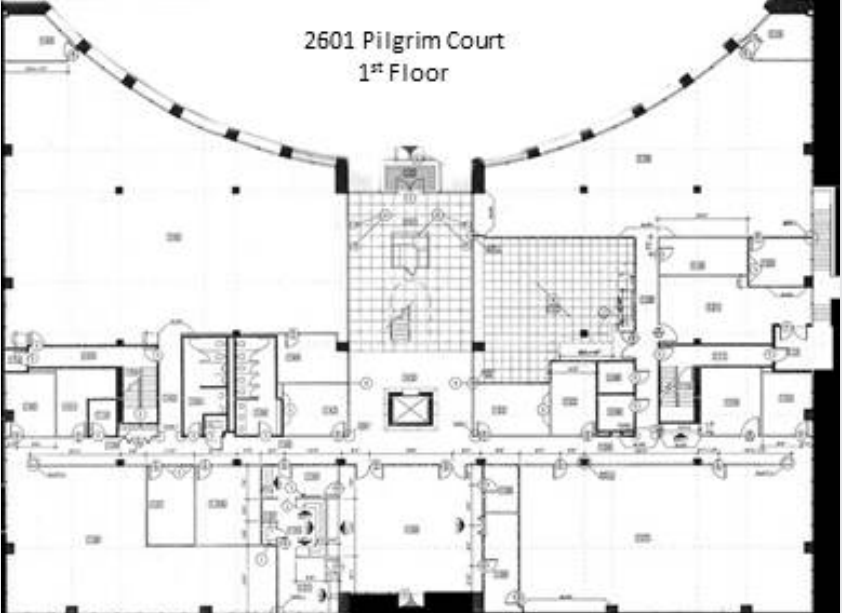
john@commercialrealtync.com
336.793.0890, ext 101

KURT BIRKINS

kurt@commercialrealtync.com
336.793.0890, ext 204



Front Entrance



2601 Pilgrim Court
1st Floor



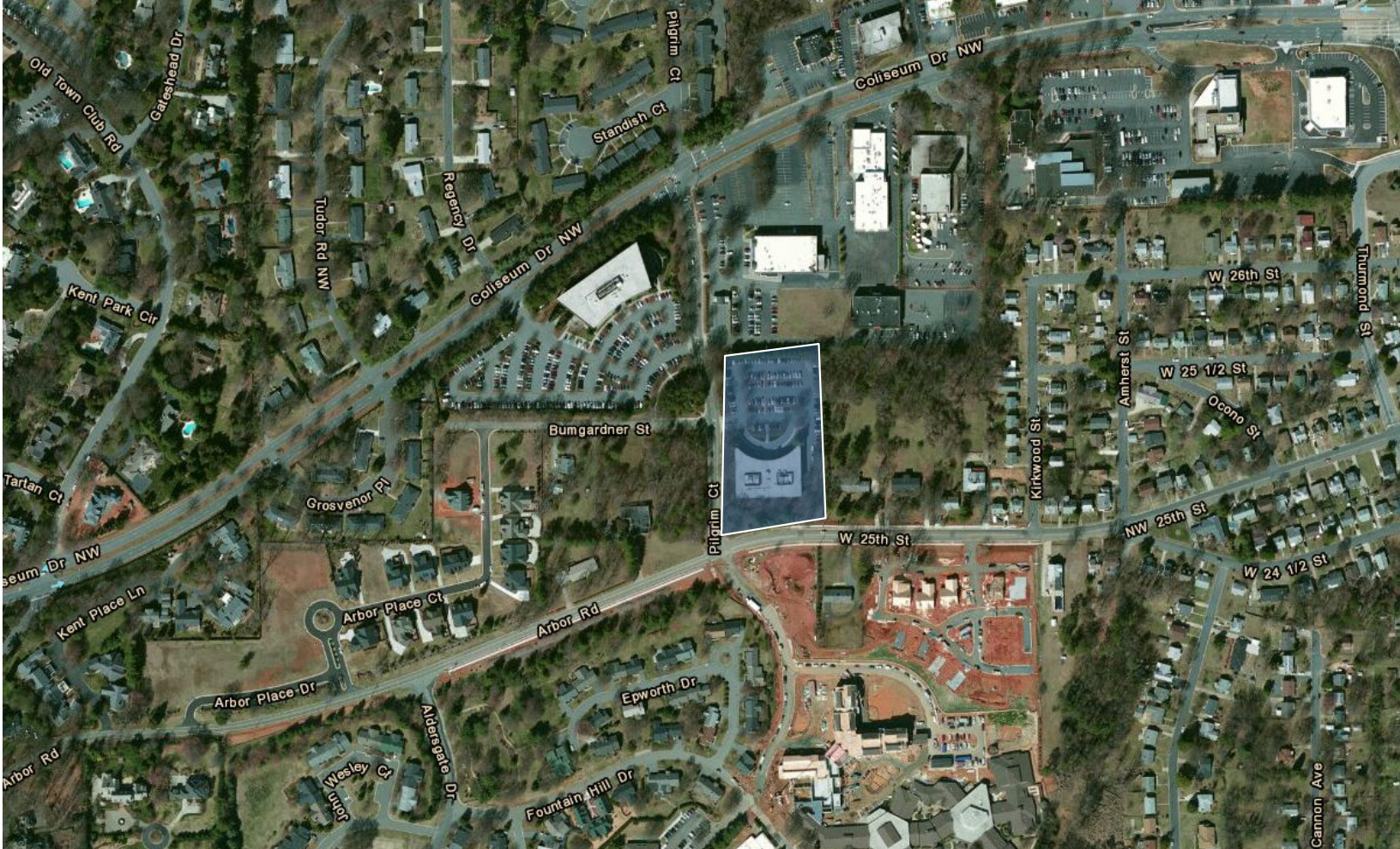
Front Entrance Interior Space



2601 Pilgrim Court
Basement



2601 Pilgrim Court
2nd Floor



PILGRIM COURT I

LOCATION

| | | | | | |
|----------------|--------------------|------------|-------|---------------|---------|
| Address | 2601 Pilgrim Court | | | | |
| City | Winston-Salem | Zip | 27106 | County | Forsyth |

PROPERTY DETAILS

| | | | | | |
|----------------------|---------------|----------------|------|---------------------|------|
| Property Type | Office | Acres ± | 3.03 | | |
| Avail SF ± | 50,000 | Floors | 2 | Year Built ± | 1987 |
| Bldg Exterior | Granite/Glass | | | | |

UTILITIES

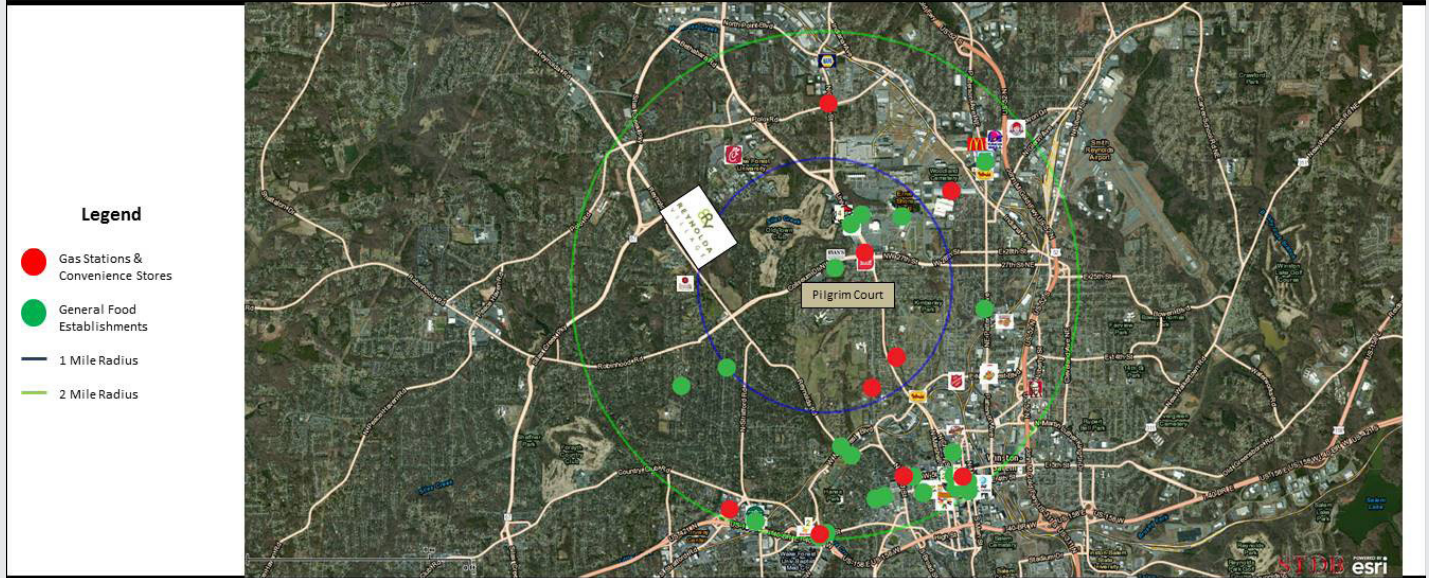
| | | | | | |
|-------------------|-------------|--------------|-------------|-------------|-----|
| Electrical | Duke Energy | Sewer | City of W-S | Heat | Yes |
| Water | City W-S | Air | Yes | | |

PRICING & TERMS

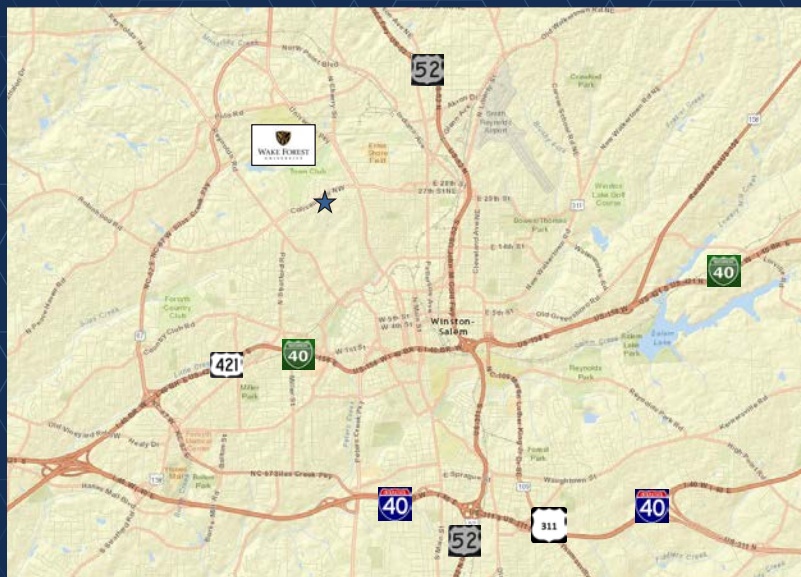
| | | |
|----------------------|---------|--|
| Lease Rt/SF ± | \$18.25 | |
|----------------------|---------|--|

Pilgrim Court I & II – Winston-Salem, NC 27106

Map of Surrounding Amenities



Commercial Realty Advisors, LLC
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LOCATION FEATURES

- Pilgrim Court I (2601 Pilgrim Court) is located at the corner of Coliseum Drive and Pilgrim Court near Downtown Winston-Salem.
- The property is situated on approximately 3.03 acres and totals ±50,000 SF on two floors.