



KEY FEATURES

- Ground floor rentable areas
- Common area upgrades in progress
- Ample onsite parking with new LED light poles
- Key card access
- Loading dock
- Common work area, break area, and exterior patio
- Staffed receptionist at front entry
- Owner occupied 2nd floor
- Convenient access to downtown, Wake Forest, and Winston-Salem State
- Basement area storage available

LEARN MORE ABOUT THIS PROPERTY

JOHN E. REECE II

john@commercialrealtync.com
336.793.0890, ext 101

PILGRIM COURT I

OFFICE FOR LEASE

PILGRIM COURT I

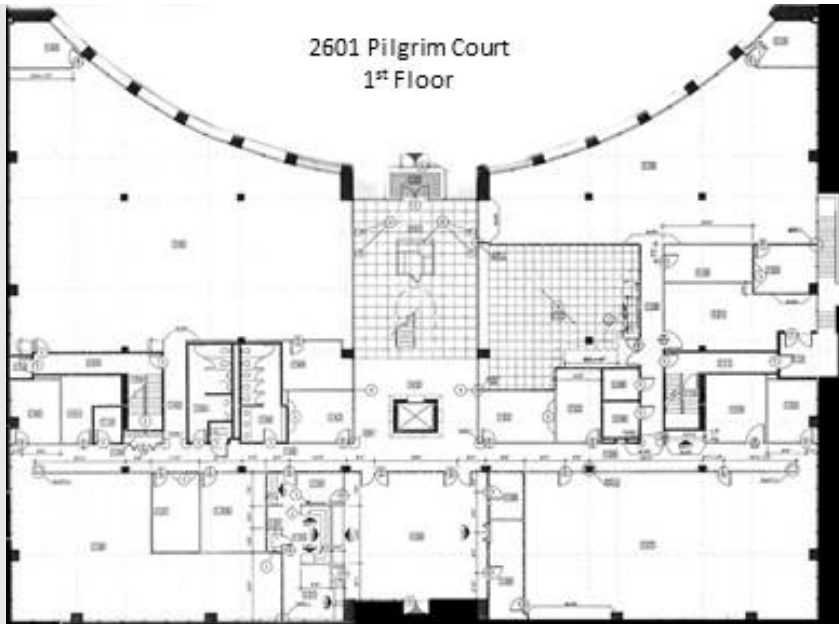
2601 Pilgrim Court

Winston-Salem NC, 27106





Front Entrance



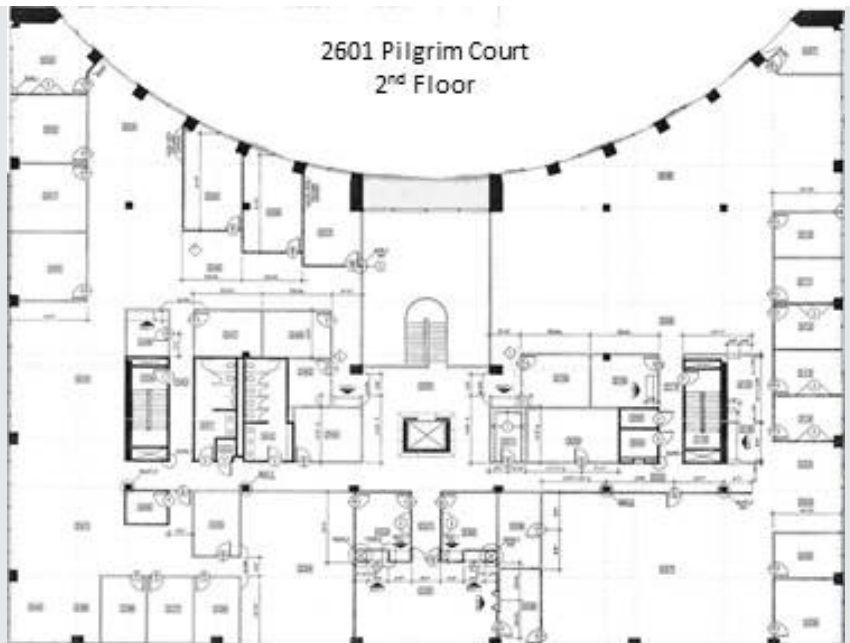
2601 Pilgrim Court
1st Floor



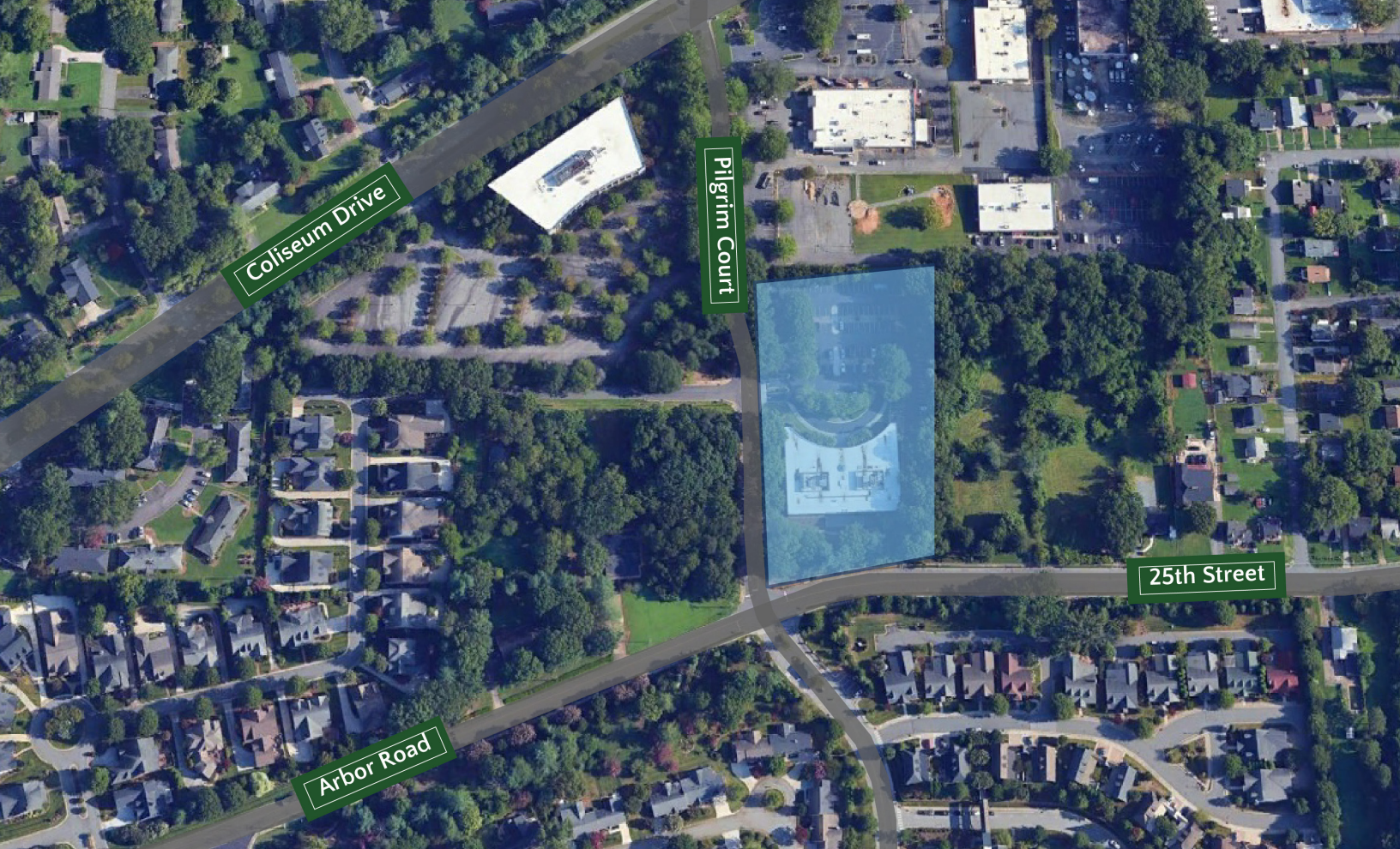
Front Entrance Interior Space



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

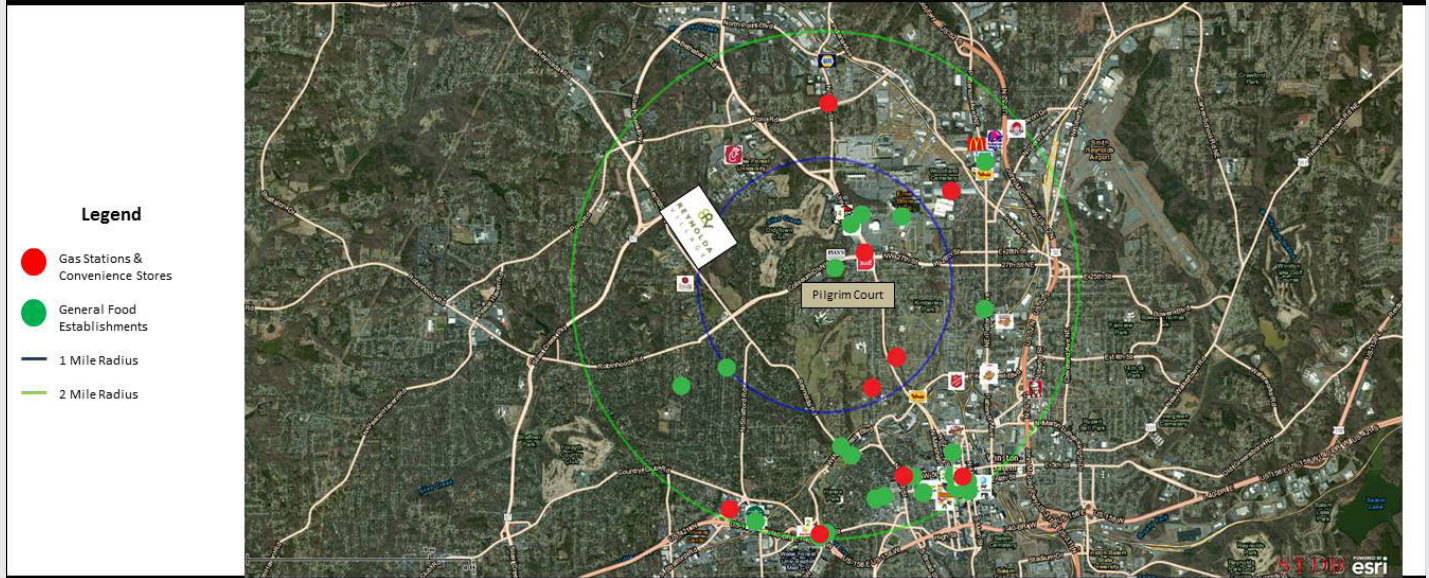
Electrical	Duke Energy	Sewer	City of W-S	Heat	Yes
Water	City W-S	Air	Yes		

PRICING & TERMS

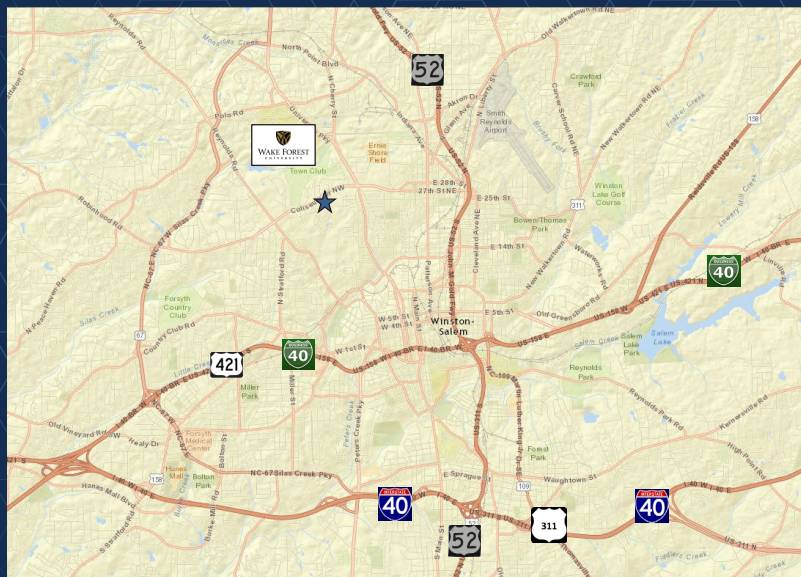
Lease Rt/SF ±	\$18.25	
----------------------	---------	--

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

Map of Surrounding Amenities



Commercial Realty Advisors, LLC
101 N. Cherry St., Suite 502 | Winston-Salem | NC | 27101
www.CommercialRealtyNC.com | T: 336-793-0890 | F: 336-722-2583



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.