



## KEY FEATURES

- Conveniently located just off Salem Parkway near downtown Winston-Salem
- ±4,000 SF
- Dedicated entrance
- \$12.00/SF MG

## OFFICE SPACE

\$12.00/SF MG

# BROAD ST. OFFICE SPACE

303 S. Broad Street  
Winston-Salem, NC 27101

Great opportunity to lease ±4,000SF office space just outside thriving downtown Winston-Salem! Convenient to Salem Parkway and all major highways. Open floor plan provides significant flexibility for the user.

## LEARN MORE ABOUT THIS PROPERTY

### JEFF ANDREWS

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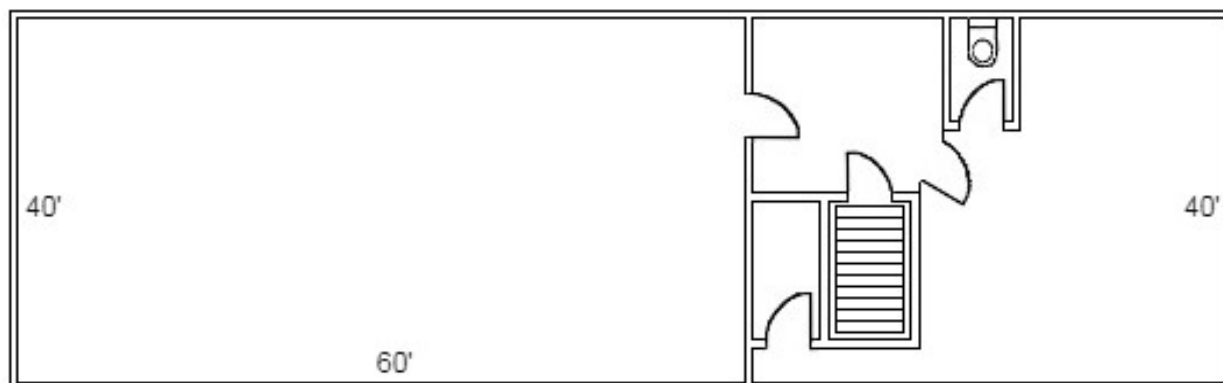
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**303 S. Broad St.**  
±4,000 sqft

## BROAD ST. OFFICE SPACE

### LOCATION

<b>Address</b>	303 S. Broad St.	<b>City</b>	Winston-Salem	<b>State</b>	NC
<b>Zip Code</b>	27101	<b>County</b>	Forsyth		

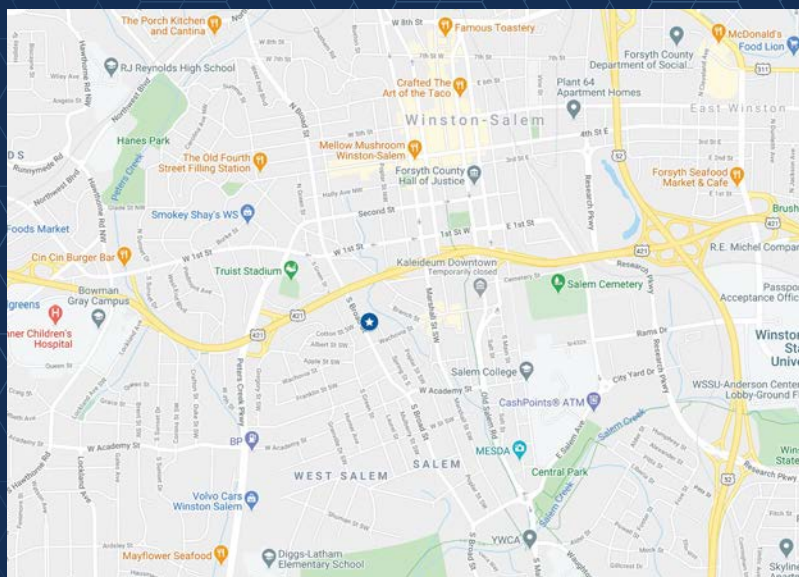
### PROPERTY DETAILS

<b>Property Type</b>	Office	<b>Restrooms ±</b>	1	<b>Floors ±</b>	1
<b>Flooring</b>	Concrete / Carpet	<b>Year Built</b>	1969	<b>Bldg Exterior</b>	Brick
<b>Square Footage ±</b>	4,000				

### UTILITIES

<b>Electrical</b>	Duke Power	<b>Sewer</b>	Municipal	<b>Water</b>	Municipal
<b>Gas</b>	PNG				





## LOCATION FEATURES

- Conveniently located just off Salem Parkway, close to US 52
- Near downtown Winston-Salem and Innovation Quarter