



KEY FEATURES

- Well appointed office building located in Stratford Executive Park
- Convenient access to I-40, Silas Creek Parkway and Salem Parkway as well as Forsyth Medical Center and Hanes Mall
- Former medical office that could easily be converted back if necessary
- Available for immediate occupancy
- Existing billboard signage with great visibility from Salem Parkway
- Existing lead lined rooms for x-ray/ imaging

OFFICE/MEDICAL OFFICE

FOR SALE OR LEASE

THE 190 BUILDING

190 Charlois Boulevard
Winston Salem, NC 27103

190 Charlois Boulevard is a ±12,000 SF office/medical office building situated on ±1.07 acres within Stratford Executive Park. It provides convenient access to I-40, Salem Parkway, Silas Creek Parkway, as well as Forsyth Medical Center and Hanes Mall. The property, built in 1980, has been fully renovated and is zoned GO. This space is ideal for a general or medical office user, and could also be converted to a multi-tenant property. Available both for sale or lease, contact a broker for more details.

LEARN MORE ABOUT THIS PROPERTY

STEVE VALLOS

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*12,000 Office/Medical Office Can Be
Converted To Multi-Tenant Space.*



*Great Reception Area With Wood Flooring
and Finishes.*



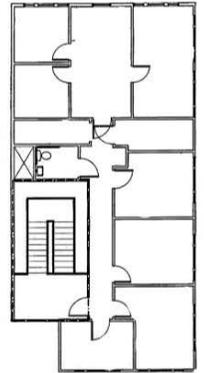
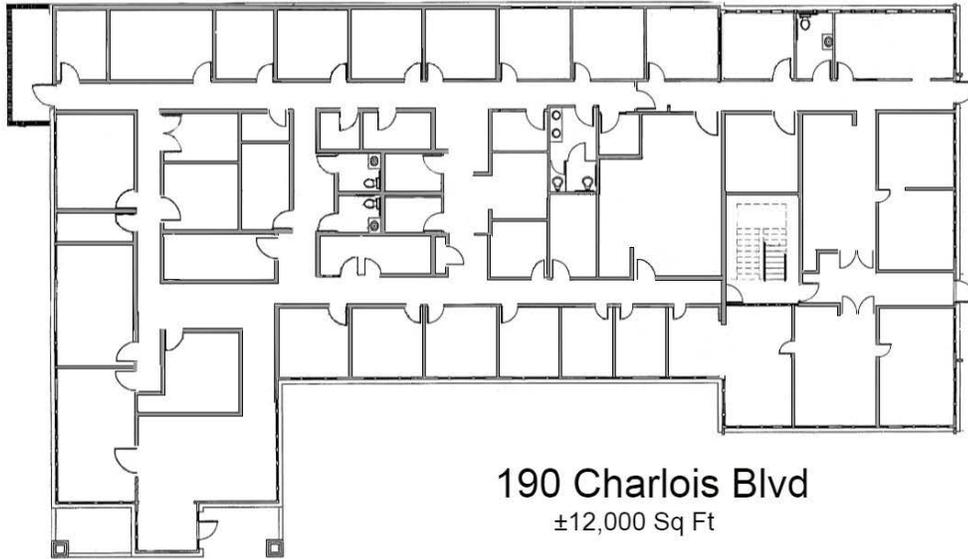
*Individual Offices Throughout the Building
With Varying Sizes.*



*Large Conference Room With Lots of Natural
Light.*



*Property Offers Ample Parking - Plus
Additional on Adjacent Lot.*



2nd Floor

190 Charlois Blvd
±12,000 Sq Ft

THE 190 BUILDING

LOCATION

Address	190 Charlois Blvd.	City	Winston-Salem	State	NC
Zip	27103	County	Forsyth		

PROPERTY DETAILS

Property Type	Office/Medical Office	Acres ±	1.07	Available SF ±	12,000
Restrooms	7	Floors	2	SF Per Floor ±	F1 10,800 / F2 1,800
Parking	45	Building SF ±	12,000	Elevators	NA
Office SF ±	12,000	Year Built	1980	Bldg. Exterior	Stone/Stucco

UTILITIES

Electrical	Duke Energy	Sewer	City of Winston-Salem	Heat	Gas
Water	City of Winston-Salem	Air	HVAC	Gas	Piedmont Natural Gas

TAX INFORMATION

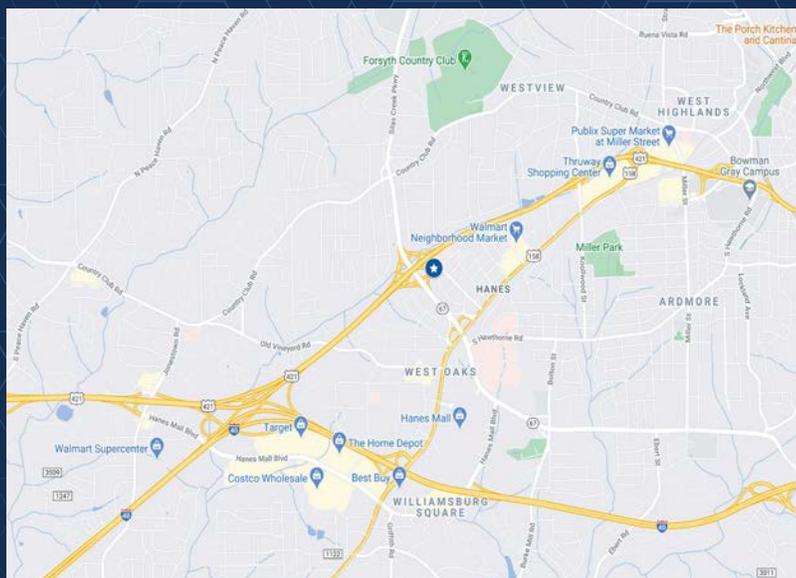
Zoning	Office/Medical Office	Tax Pin	6815-42-7101		
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PRICING & TERMS

Price	\$1,600,000	Lease Rt/SF ±	\$17.50	Lease Type	Full Service
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PROPERTY DESCRIPTOR

LEASE TYPE



LOCATION FEATURES

- Located in popular Stratford Executive Park
- Easy access to I-40, Silas Creek Parkway and Salem Parkway as well as Forsyth Medical Center and Hanes Mall
- Ample parking with additional available in adjacent lot