



## KEY FEATURES

- Recently renovated office building in popular Statford Executive Park
- Great layout with individual offices, large conference room and break room
- Prime location with convenient access to I-40, Silas Creek Parkway, Salem Parkway and Forsyth Medical Center
- Excellent storage available in the basement
- \$18.00 PSF Full Service lease or \$1,200,000 sale

## OFFICE BUILDING

## FOR SALE OR LEASE

# CHARLOIS BLVD. OFFICE PROPERTY

160 Charlois Blvd.  
Winston Salem, NC 27103

160 Charlois Blvd. is a ±7,910 SF office building situated on ±.7 acres in Stratford Executive Park. This is a prime Winston-Salem location, with excellent access to I-40, Salem Parkway, Silas Creek Parkway, Forsyth Medical Center, Hanes Mall and Hanes Mall Blvd., as well as multiple nearby neighborhoods. The property, built in 1982, has been recently renovated. The space is ideal for a general office user and could be split into a multi-tenant facility. This property is available for sale or lease, contact a broker for details.

## LEARN MORE ABOUT THIS PROPERTY

### STEVE VALLOS

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336.793.0890, ext. 105

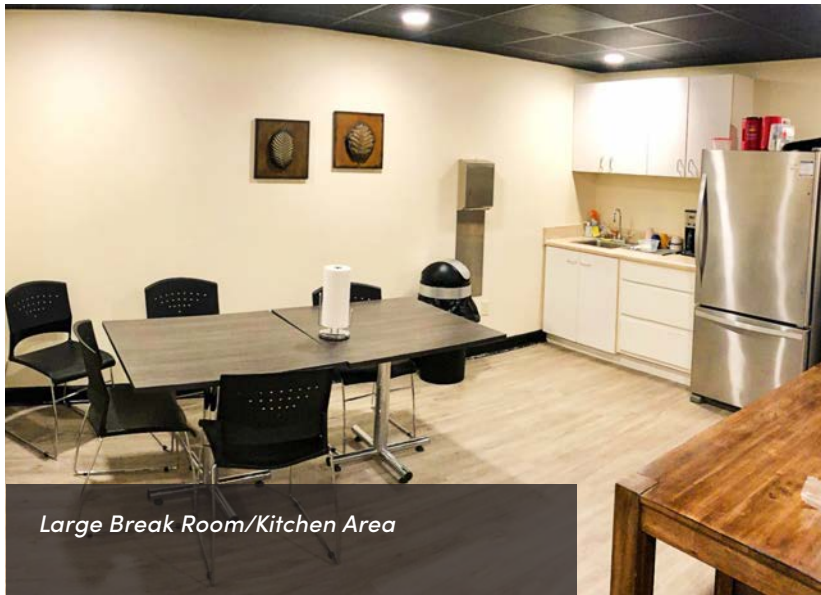
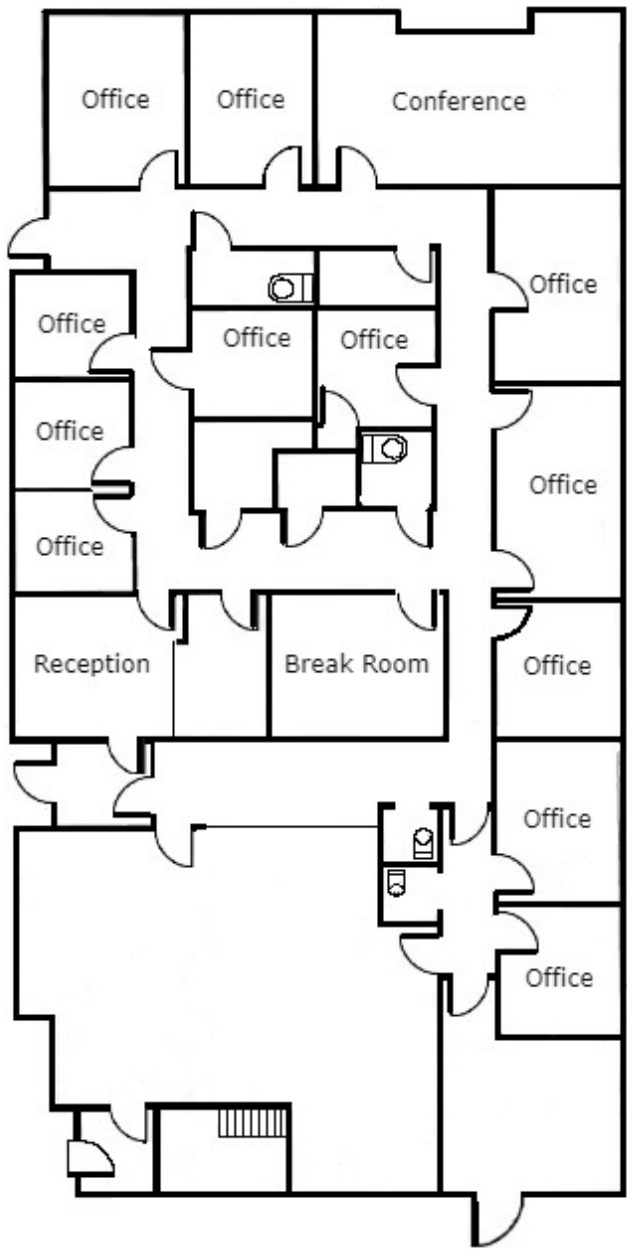
### JEFF ANDREWS, SIOR

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*Property Includes Large Conference Room & Multiple Individual Offices*



*Large Break Room/Kitchen Area*



*Inviting Lobby In Entryway*

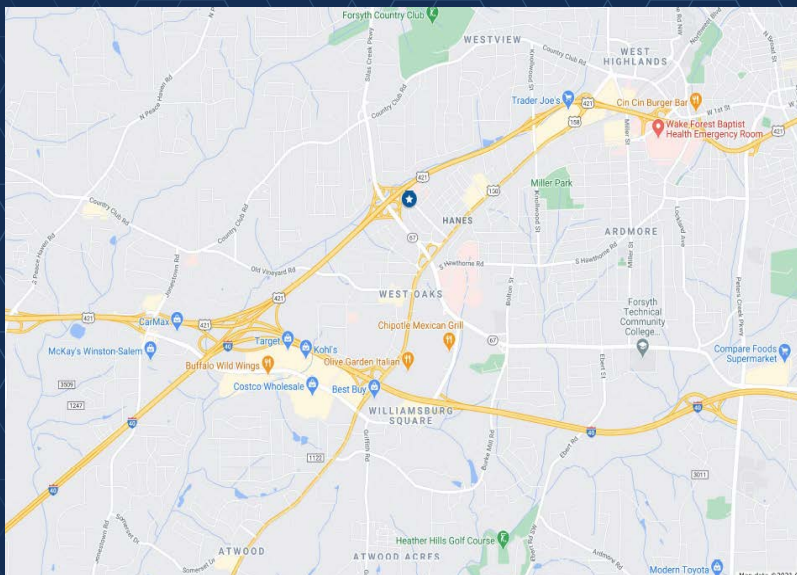




# CHARLOIS BLVD. OFFICE PROPERTY

LOCATION					
Address	160 Charlois Blvd.	City / Zip	Winston-Salem / 27013	County	Forsyth
PROPERTY DETAILS					
Property Type	Office Building	Acres ±	.07	Available SF ±	7,910
Restrooms	4	Floors	2	SF Per Floor: Main ±	6,405
SF Per Floor: Bsmt. ±	1,505	Parking ±	32 Surface Spots	Year Built	1982
Bldg Exterior	Brick				
UTILITIES					
Electrical	Duke Energy	Sewer	City of W-S	Water	City of W-S
Air	HVAC	Gas	Piedmont Natural Gas		
TAX INFORMATION					
Zoning	GO				
PRICING & TERMS					
Price	\$1,200,000	Lease Rate/SF ±	\$18.00	Lease Type	Full Service





## LOCATION FEATURES

- Located in popular Stratford Executive Park
- Convenient to I-40, Salem Parkway, Silas Creek Parkway, Forsyth Medical Center, Hanes Mall, Hanes Mall Blvd., and surrounding neighborhoods