



KEY FEATURES

- Opportunity Zone property with tax advantages for qualified businesses
- Office spaces vary in size
- Shell building allows tenant to customize to desired needs (buildout allowance available)
- Building pads also available
- Flexible LO zoning allows for a range of office, retail and residential uses
- Retail GAP analysis identifies a retail demand in a majority of the retail sectors
- Convenient to downtown Winston-Salem and major highways

OFFICE / RETAIL

MG LEASE

PREMIER BUSINESS PARK

2245-2290 Premier Park Lane/14th Street
Winston-Salem, NC 27105

Grow your business all in one business park with options ranging from $\pm 1,250$ - $\pm 2,500$ SF. Reasonable MG lease rates of \$12/SF. Customize the space to suit your needs with a buildout allowance. The buildings feature carpet/vinyl flooring, 9' tall ceilings, bright and open interiors and ample restrooms and parking. LO zoning allows for a wide range of uses - offices, retail or even residential. The property is in an Opportunity Zone, providing significant tax advantages to qualified businesses. Take advantage of this great location close to thriving downtown Winston-Salem and major highways.

LEARN MORE ABOUT THIS PROPERTY

**BRAD KLOSTERMAN, AICP,
LEED AP ND**

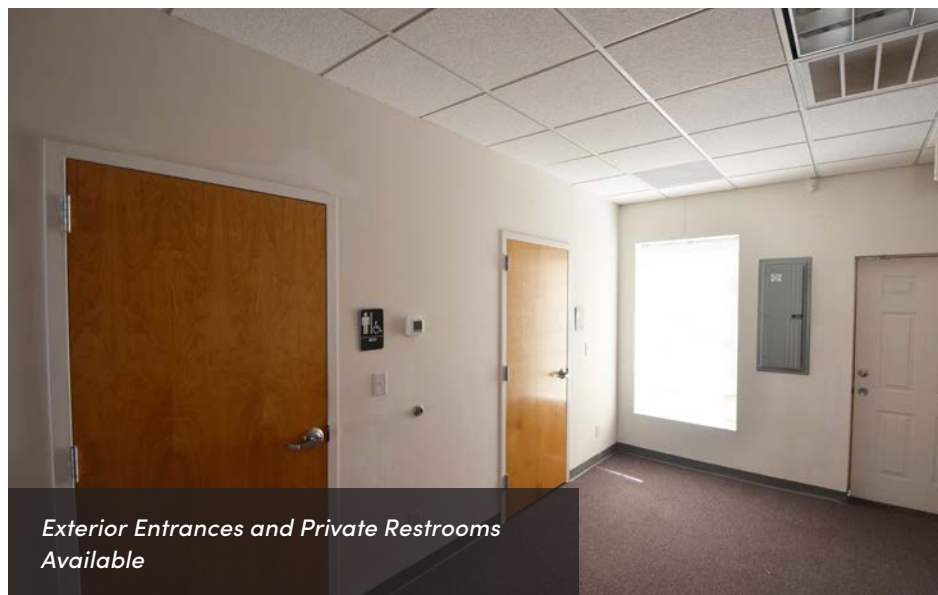
BradK@commercialrealtync.com
336.793.0890, ext 106



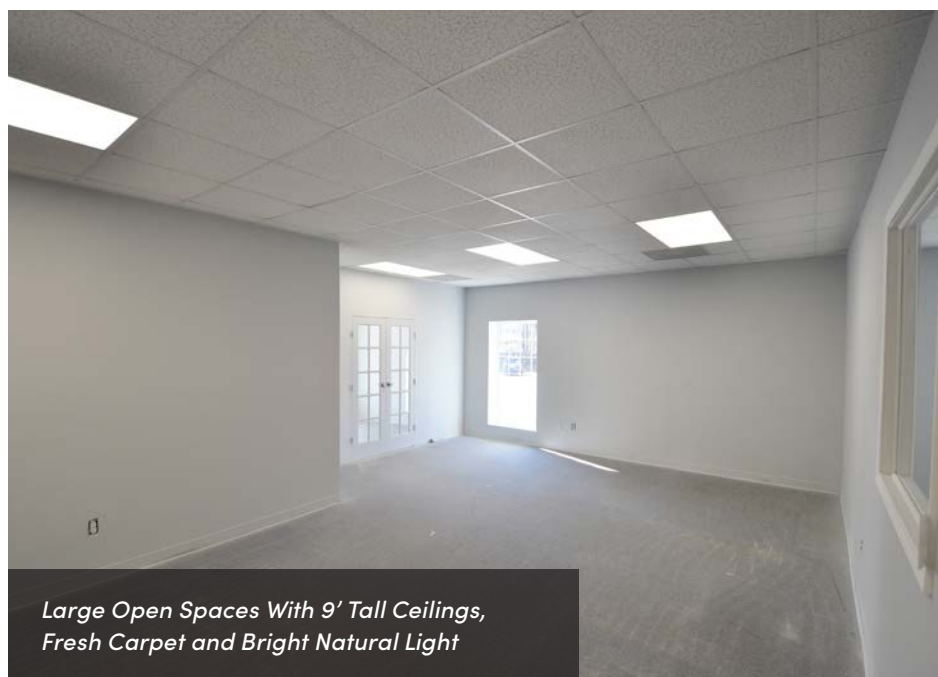
Ample Windows and Glass For Bright Interiors



Restrooms Available For Large Suites and Smaller Offices

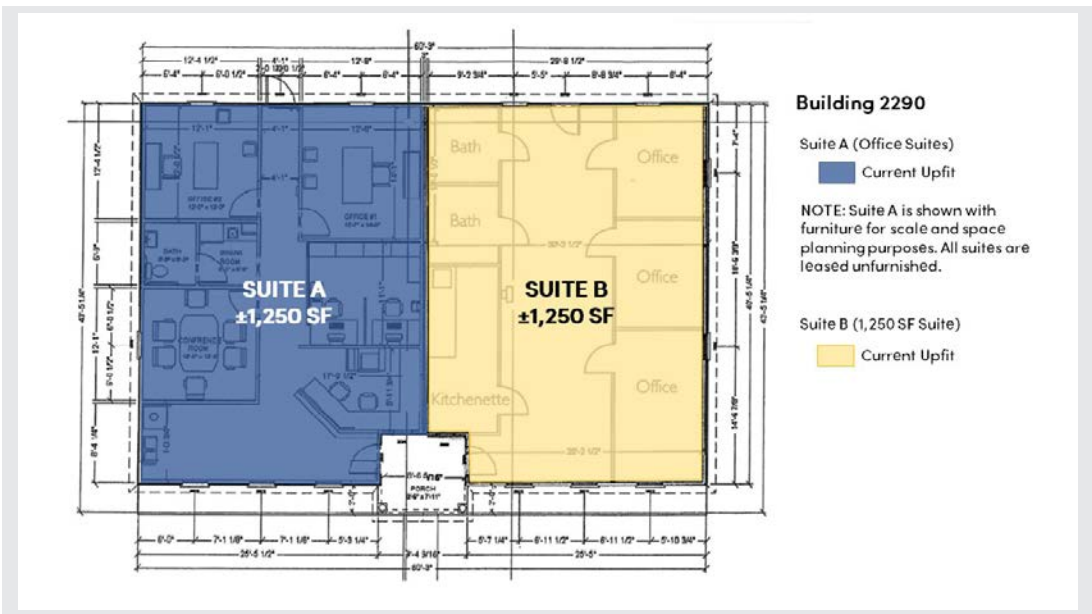
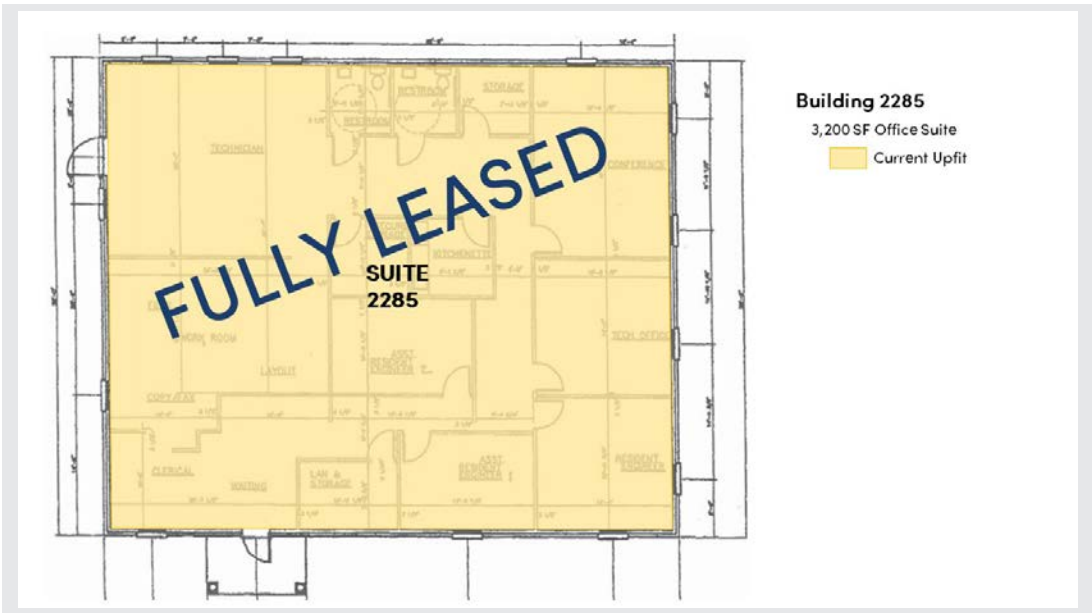
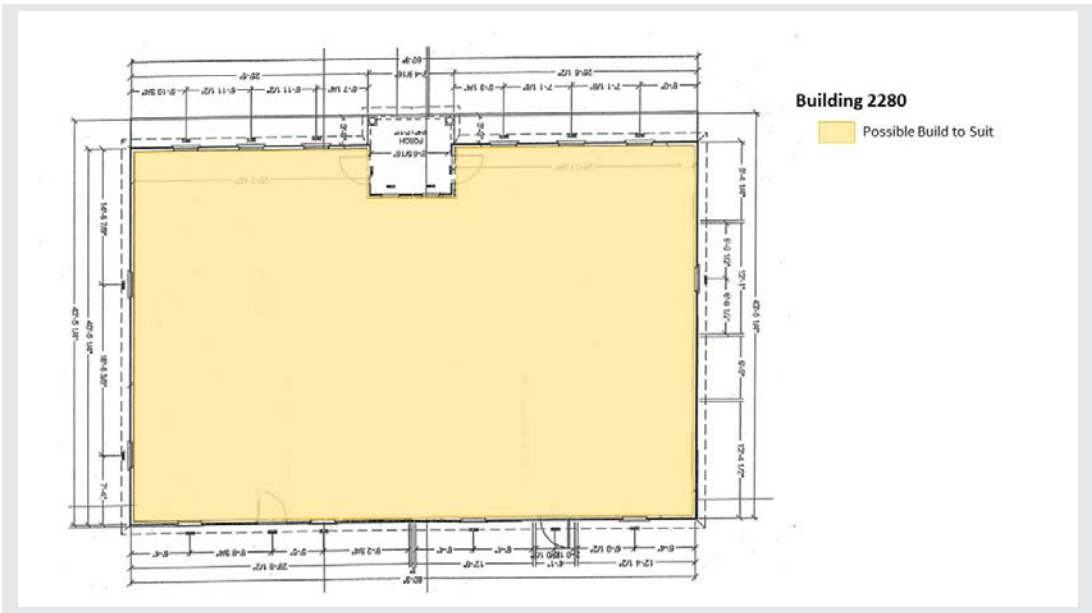


Exterior Entrances and Private Restrooms Available



Large Open Spaces With 9' Tall Ceilings, Fresh Carpet and Bright Natural Light

AVAILABLE BUILDING FLOORPLANS





PREMIER BUSINESS PARK

LOCATION

Address	2245-2290 Premier Park Ln	City / Zip	Winston-Salem / 27105	County	Forsyth
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PROPERTY DETAILS

Property Type	Office/Retail	Acres ±	6.92	Available SF ±	7,900
Ceiling Height ±	9'	Parking	100+	Building SF ±	2,500
Flooring	Carpet/Vinyl	Retail SF ±	1,250 - 2,500	Roof	Asphalt
Year Built ±	2004-2009	Building Exterior	Stucco		

UTILITIES

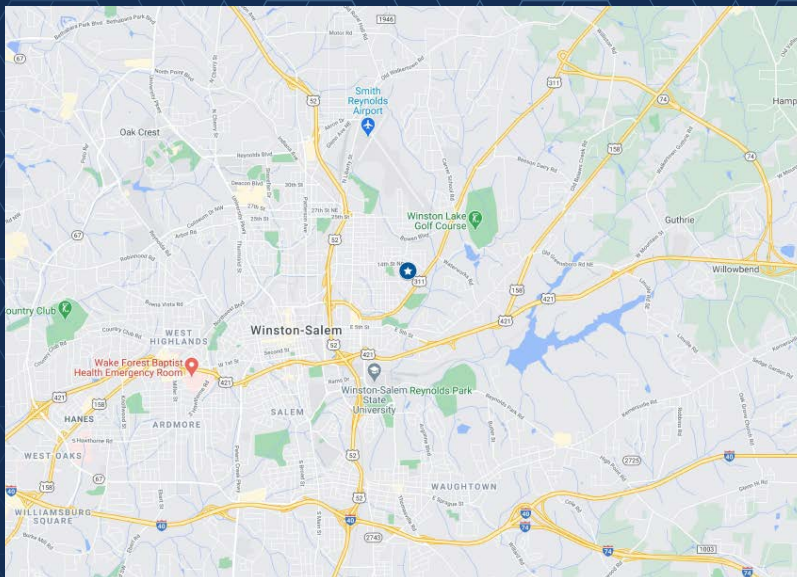
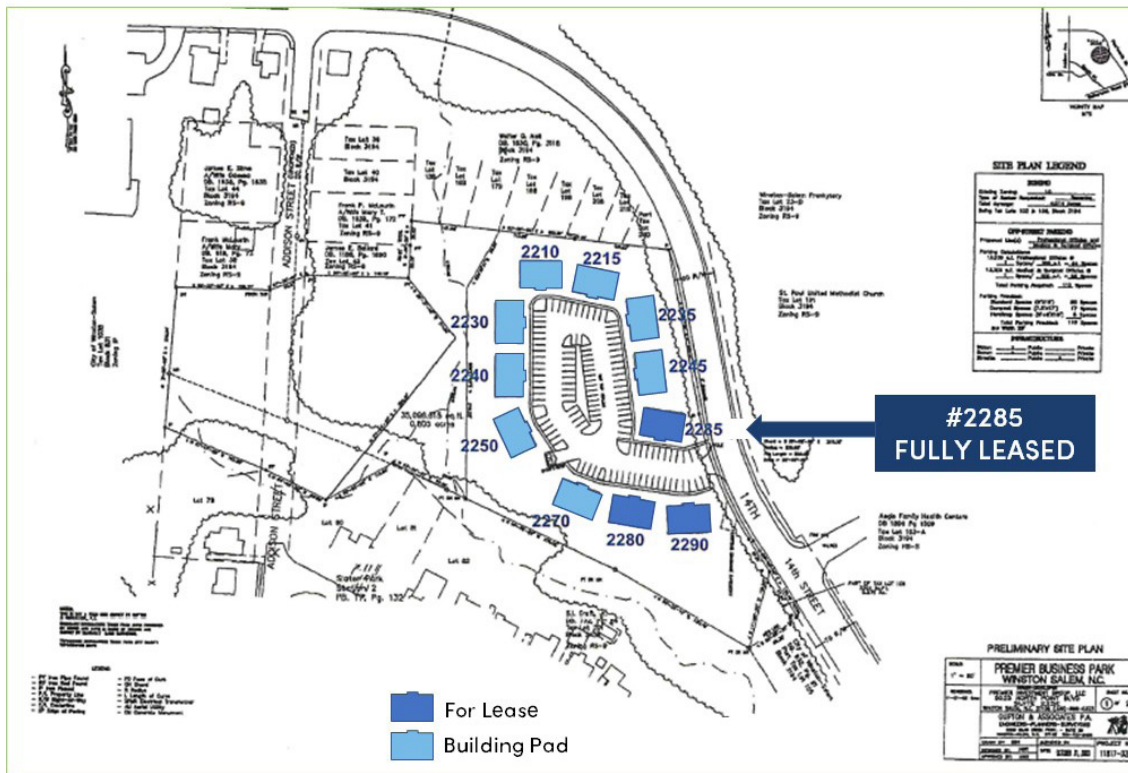
Electrical	Duke	Sewer	Municipal	Water	Municipal
Gas	PNG				

TAX INFORMATION

Zoning	LO	Tax Block	3194	Tax PIN	6846-1-3539
Tax Map	636858	Tax Lots	102C * 106		

PRICING & TERMS

Lease Rt/SF ±	\$12.00	Lease Type	MG	
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LOCATION FEATURES

- Located in Opportunity Zone with tax advantages for qualifying businesses
- Flexible LO zoning - range of office, retail and residential uses
- Convenient location, close to thriving downtown Winston-Salem and Smith Reynolds Airport as well as major highways US31, US52, Salem Parkway and I40