



KEY FEATURES

- Opportunity Zone property with tax advantages for qualified businesses
- Spaces vary in size
±1,200- ±1,500 SF
- Shell building allows tenant to customize to desired needs (Build to suit)
- Building pads also available
- Flexible PB-L zoning allows for a range of office, retail, and restaurants
- Retail GAP analysis identifies a retail demand in a majority of the retail sectors
- Accepting applications & proposals

LEARN MORE ABOUT THIS PROPERTY

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OFFICE / RETAIL

MG LEASE

SADDLE SEAT EXECUTIVE PARK

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

PRELEASING

Grow your business all in one business park with options ranging from ±1,250 - ±2,500 SF. Reasonable MG lease rates starting at \$12/SF. Customize the space to suit your needs with build to suit proposals. The buildings feature carpet/vinyl flooring, 9' tall ceilings, bright and open interiors and ample restrooms and parking. Newly rezoned to PB-L allows for a wide range of uses - offices, retail or even small restaurants. 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.



Shell building allows tenant to customize to desired needs



Restrooms available for large suites and smaller offices

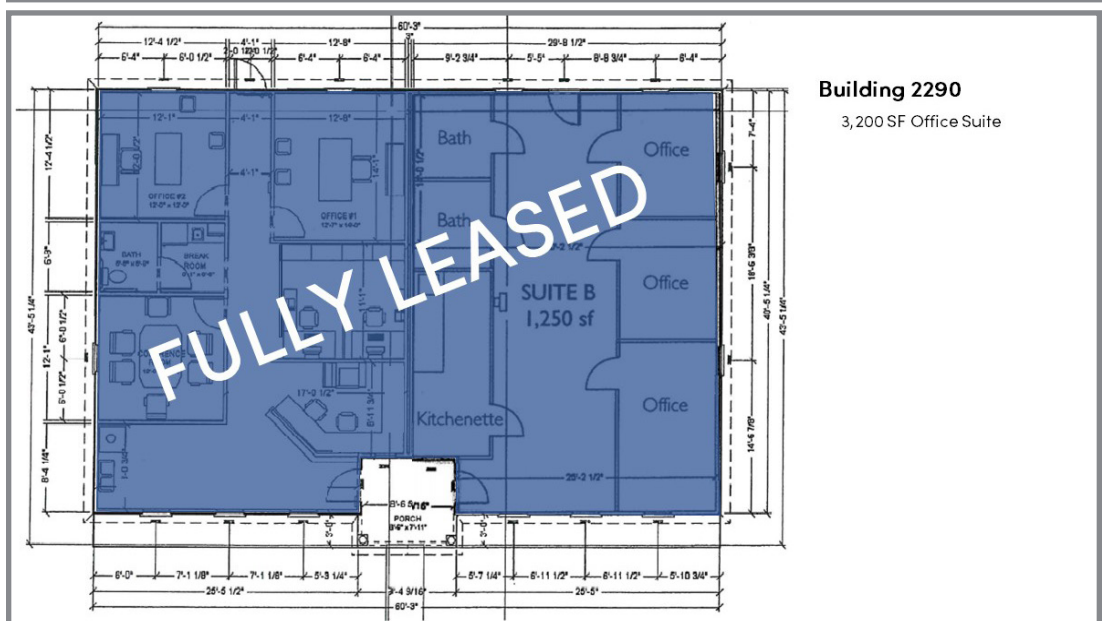
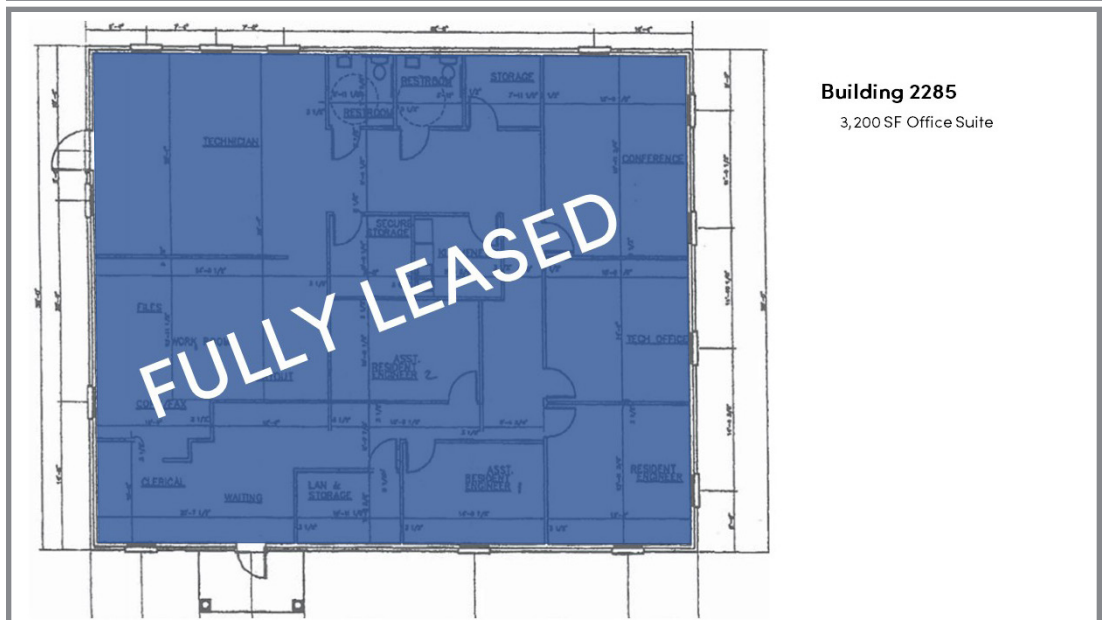
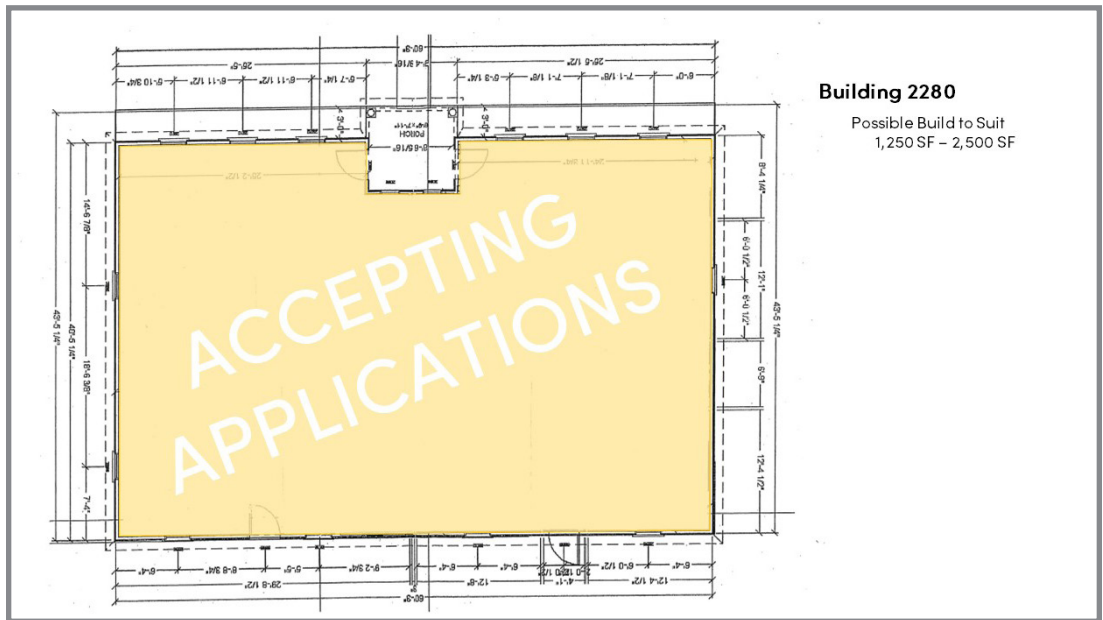


Large open spaces with 9' tall ceilings, fresh carpet and bright natural light



Ample parking for each unit

AVAILABLE
BUILDING
FLOORPLANS





SADDLE SEAT EXECUTIVE 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 ±	1,250 - 2,500
Ceiling Height ±	9'	Parking	100+	Building SF ±	1,250 - 2,500
Flooring	Carpet/Vinyl	Building Exterior	Stucco	Roof	Asphalt
Year Built ±	2004-2009 Existing New Construction				

UTILITIES

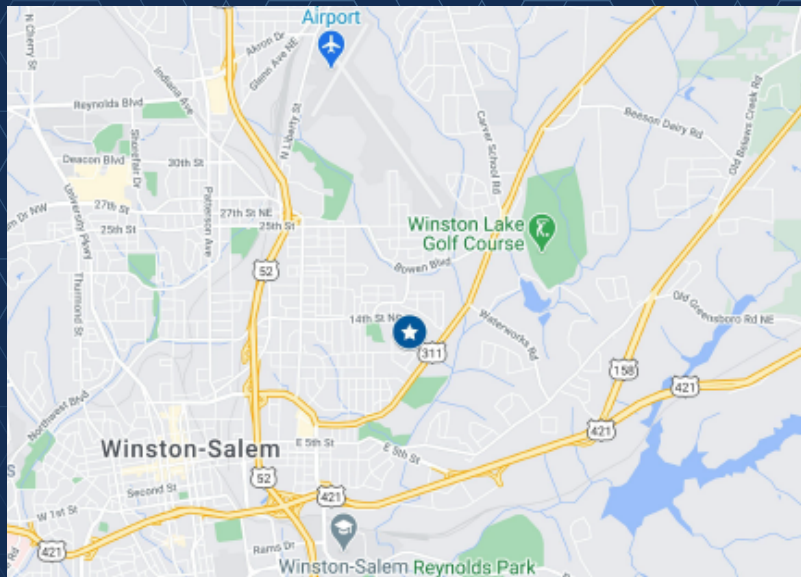
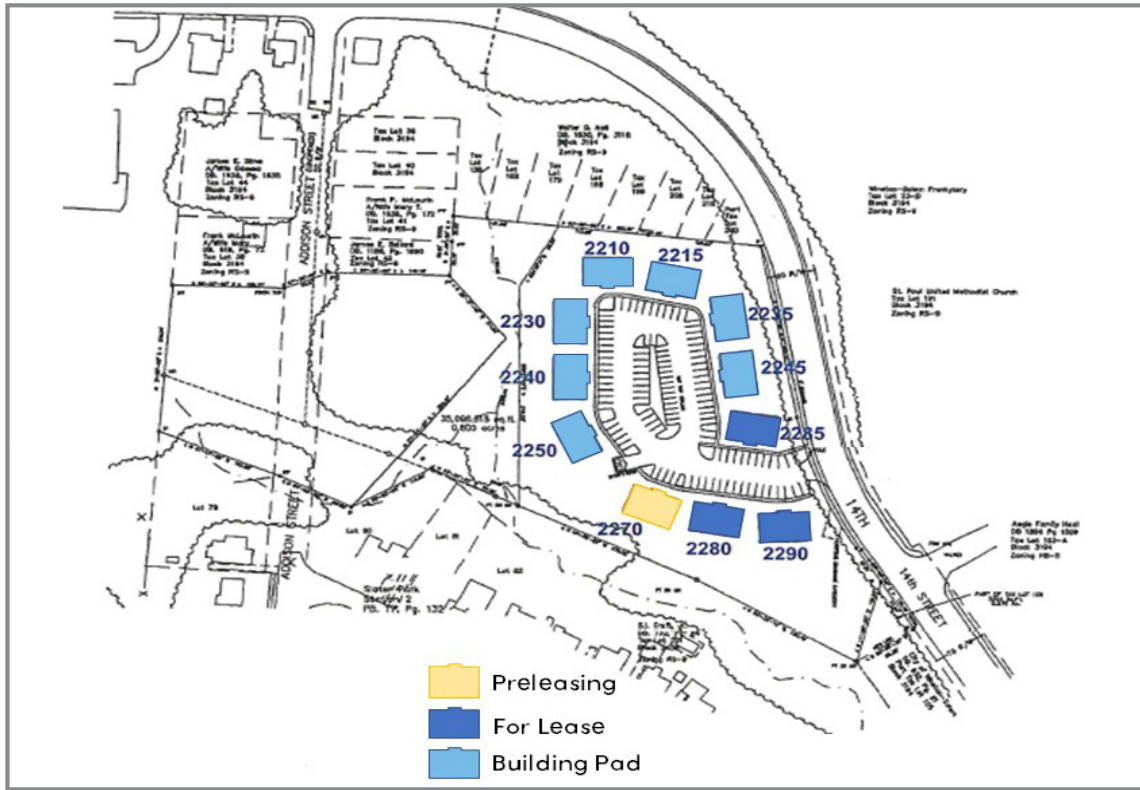
Electrical	Duke	Sewer	Municipal	Water	Municipal
Gas	PNG				

TAX INFORMATION

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

PRICING & TERMS

Lease Rt/SF ±	From \$12/SF	Lease Type	MG		
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LOCATION FEATURES

- Located in Opportunity Zone with tax advantages for qualifying businesses
- Flexible PB-L zoning - range of office, retail, and restaurants
- Convenient location, close to thriving downtown Winston-Salem and Smith Reynolds Airport as well as major highways US-311, US-52, Salem Parkway and I-40