



KEY FEATURES

- Available suite, ±3,338 SF, already built-out for medical office
- Medical Office space located in Winston-Salem's most desirable medical submarket
- Close proximity to Forsyth Medical Center
- Easy access to Silas Creek Parkway, Salem Parkway and I-40

LEARN MORE ABOUT THIS PROPERTY

JEFF ANDREWS, SIOR

Jeff@commercialrealtync.com

336.793.0890, ext 103

MEDICAL OFFICE

FOR LEASE - ±3,338 SF

LYNDHURST MEDICAL OFFICE

2825-2827 Lyndhurst Avenue, Suite 105
Winston-Salem, NC 27103

2825-2827 Lyndhurst Avenue is a ±22,458 SF Medical Office building situated on ±0.88 acres in the most desirable Medical Office submarket in Winston-Salem, with excellent access to Novant Forsyth Medical Center, Wake Forest Baptist Medical Center, as well as other amenities and freeways.

The two-story multi-tenant property was built in 1984 and is zoned LO Limited Office. The property features ample parking, as well as pylon and building signage.

Suite 105 with ±3,338 SF, is already built-out for a medical office, and is currently available for NNN lease at \$17.50 PSF.



2825-2827 Lyndhurst Avenue
Ample Parking, ADA Accessible



2825-2827 Lyndhurst Avenue
Spacious Check-Out Counter



2825-2827 Lyndhurst Avenue
Several Private Exam Rooms



2825-2827 Lyndhurst Avenue
Interior Lobby and Check-In Area



MEDICAL OFFICE FOR LEASE - 2825-2827 LYNDHURST AVENUE, SUITE 105

PROPERTY INFORMATION

| | | | | | |
|----------------------|----------------|--------------------------|---|---------------------|---------|
| City | Winston-Salem | Zip | 27103 | County | Forsyth |
| Property Type | Medical Office | Total Building SF | ±22,258 | Available SF | ±3,338 |
| Year Built | 1984 | Construction Type | Brick | # of Stories | 2 |
| Restrooms | 3 | Parking | 70 Surface Parking Spaces; Access to 26 Addl. Close to Building | Elevator | 1 |

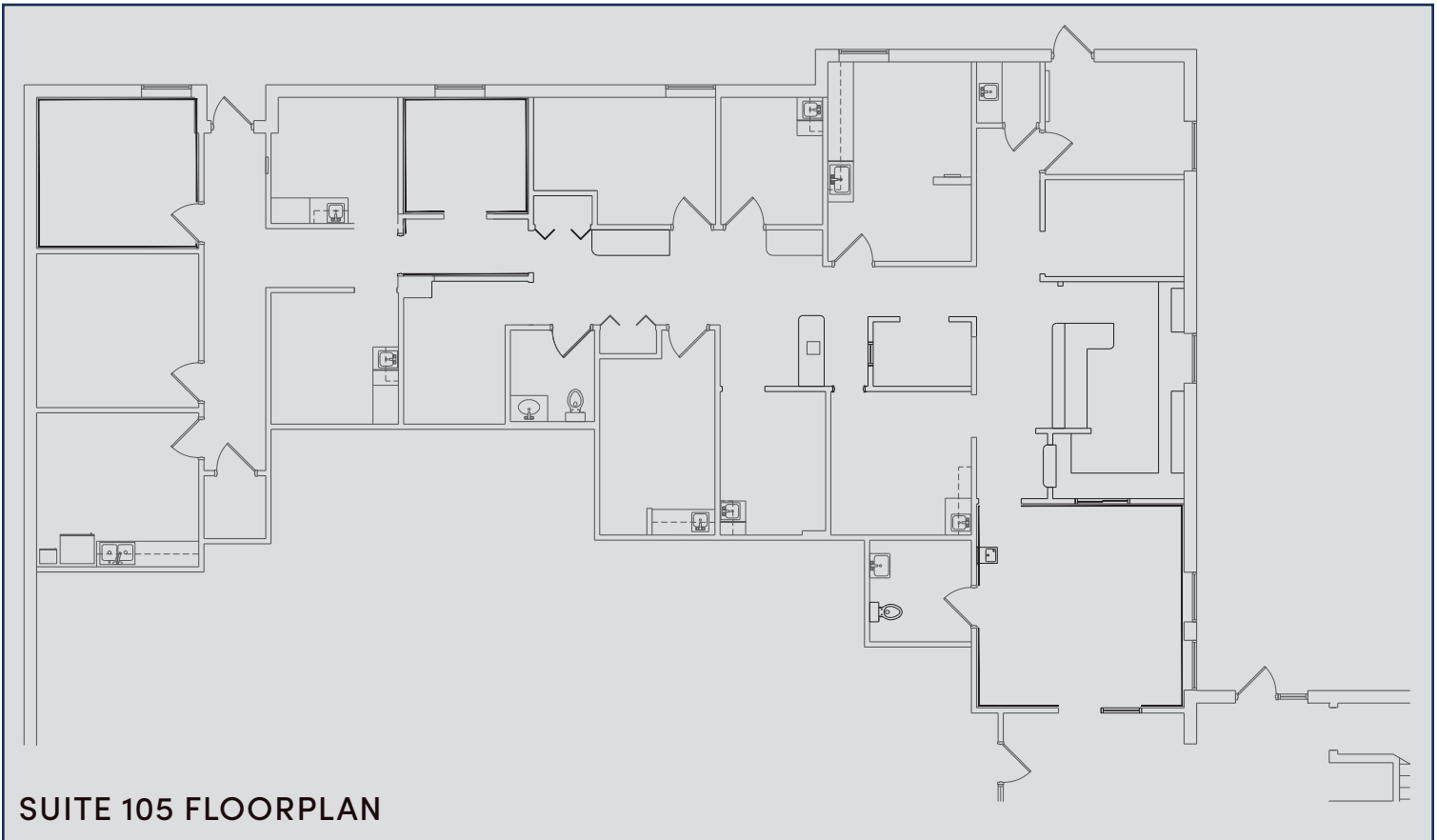
PRICING AND TERMS

| | | | |
|-----------------------|-------------|--------------------------|------------|
| Lease Rate PSF | \$17.50 NNN | Monthly Base Rent | \$4,867.92 |
|-----------------------|-------------|--------------------------|------------|

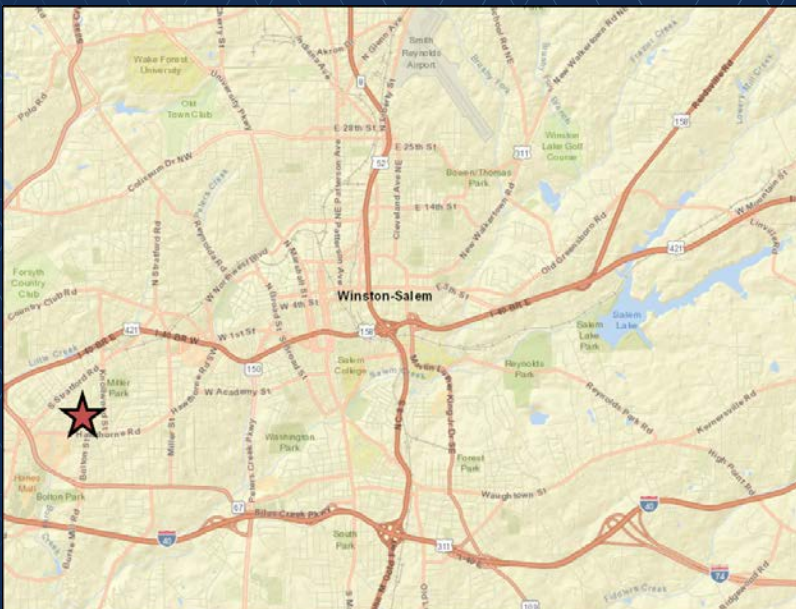


MEDICAL OFFICE

FOR LEASE - ±3,338 SF



SUITE 105 FLOORPLAN



LOCATION FEATURES

- Located in Winston-Salem's most desirable medical submarket
- Close proximity to Forsyth Medical Center
- Convenient to Silas Creek Parkway, Salem Parkway and I-40
- Excellent access to local restaurants, shops, and amenities