



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

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.

LEARN MORE ABOUT THIS PROPERTY

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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 LYNDBURST 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

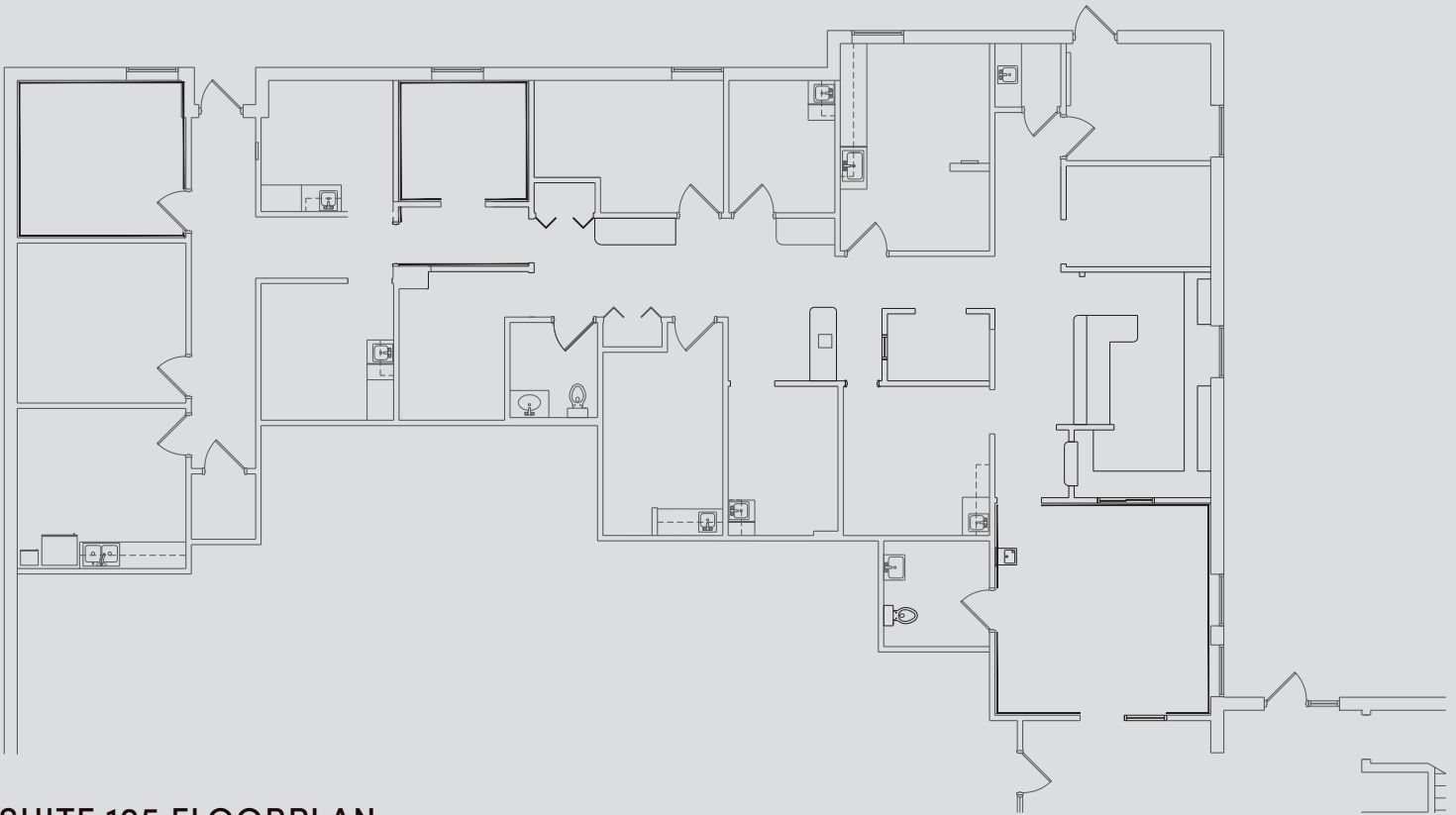
PRICING AND TERMS

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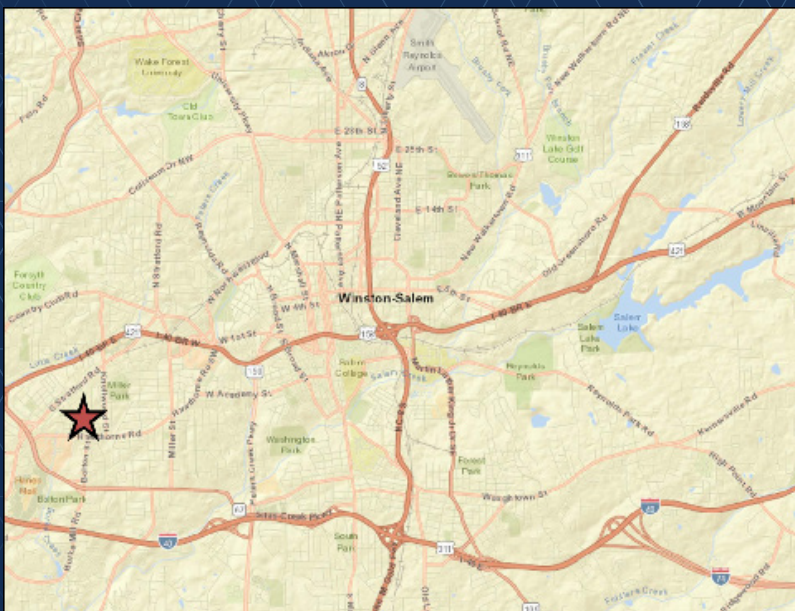


MEDICAL OFFICE

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