



## KEY FEATURES

- Excellent location in Vest Mill Office Plaza
- Currently built-out as a medical testing facility
- 3,000± SF medical office building
- Convenient access to I-40, Hwy-158, and Hwy-421
- Centrally located in Winston-Salem's premier medical office submarket
- 1.5± mile drive to Novant Health Forsyth Medical Center
- Parking ratio of 10.38 spaces/1,000 SF

MEDICAL OFFICE BUILDING

FOR SALE

# WESTGATE CENTER CIRCLE OFFICE BUILDING

3611 Westgate Center Circle  
Winston Salem, NC 27101

Don't miss this opportunity to purchase a freestanding office building in Winston-Salem's premier medical submarket. Located within 1.5± miles from Novant Health Forsyth Medical Center, this building can facilitate a multitude of medical or general office uses. Excellent parking situation with roughly 10.38 parking spaces per 1,000 square feet.

## LEARN MORE ABOUT THIS PROPERTY

### JEFF ANDREWS, SIOR

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### HOUSTON HOUGH

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336.416.8520 (cell)





# WESTGATE CENTER CIRCLE OFFICE BUILDING

## LOCATION

Address	3611 Westgate Center Circle				
City	Winston-Salem	Zip Code	27103	County	Forsyth

## PROPERTY DETAILS

Property Type	Medical Office	Dimension ±	60' x 50'	Acres ±	0.50 ±
Available SF ±	3,000 ±	Floors ±	1	Parking ±	30 surface spaces
Year Built ±	1991	Building Exterior	Brick Veneer		

## UTILITIES

Electrical	Duke	Sewer	Municipal	Water	Municipal
Gas	PNG				

## TAX INFORMATION

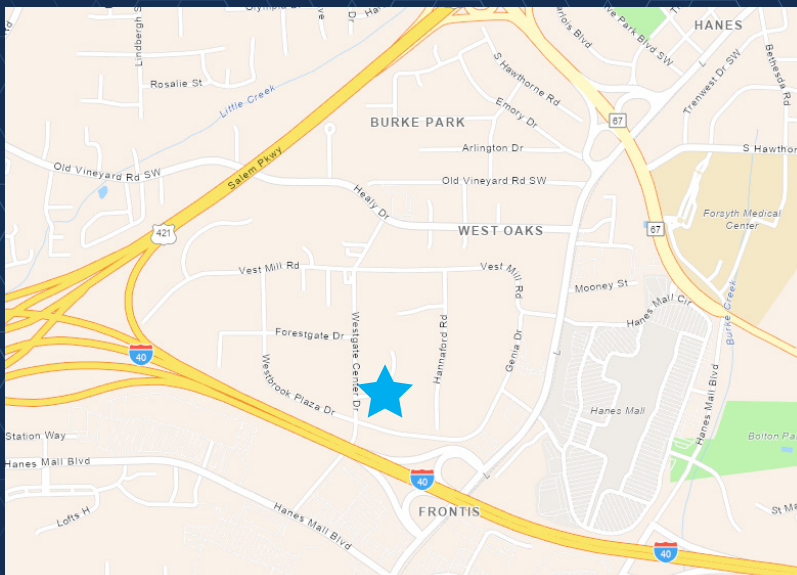
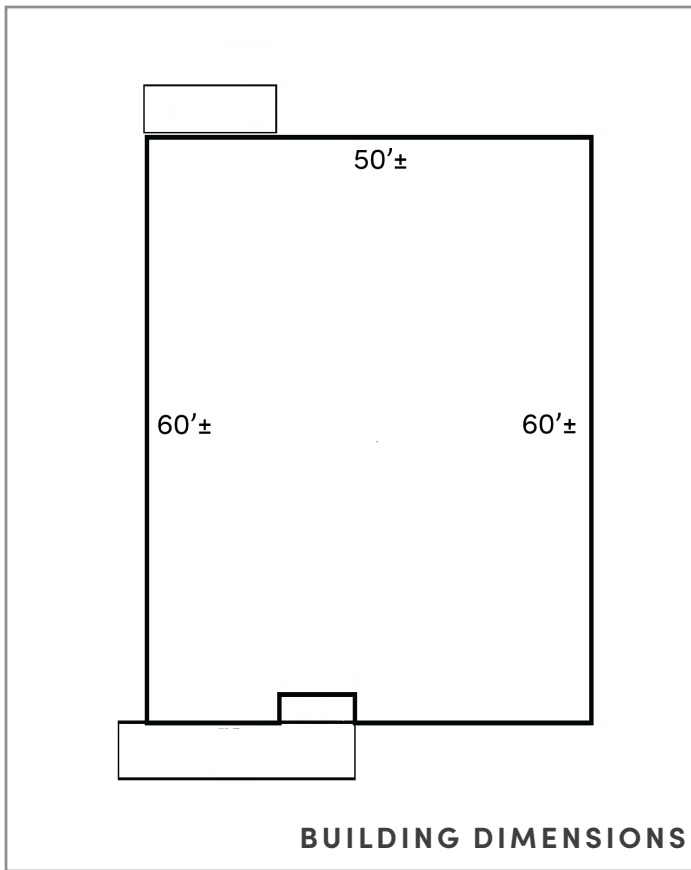
Zoning	GO	Tax PIN	6814-27-4051	Tax Map	612862
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## PRICING & TERMS

Price	\$495,000	Price/SF	\$171.28	
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