



KEY FEATURES

- 3,824± SF Medical Office Condo available for lease
- \$17.50 PSF NNN Rental Rate
- 6 exam rooms, a lab area, a break room, several office areas and a business office
- Strategically located in Highland Oaks Medical Park
- Convenient access to Exit 190 of I-40
- Zoning: GB-S

LEARN MORE ABOUT THIS PROPERTY

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MEDICAL OFFICE CONDO

FOR LEASE | NNN TERMS

725 HIGHLAND OAKS DR. SUITE 106

Winston-Salem, NC 27103

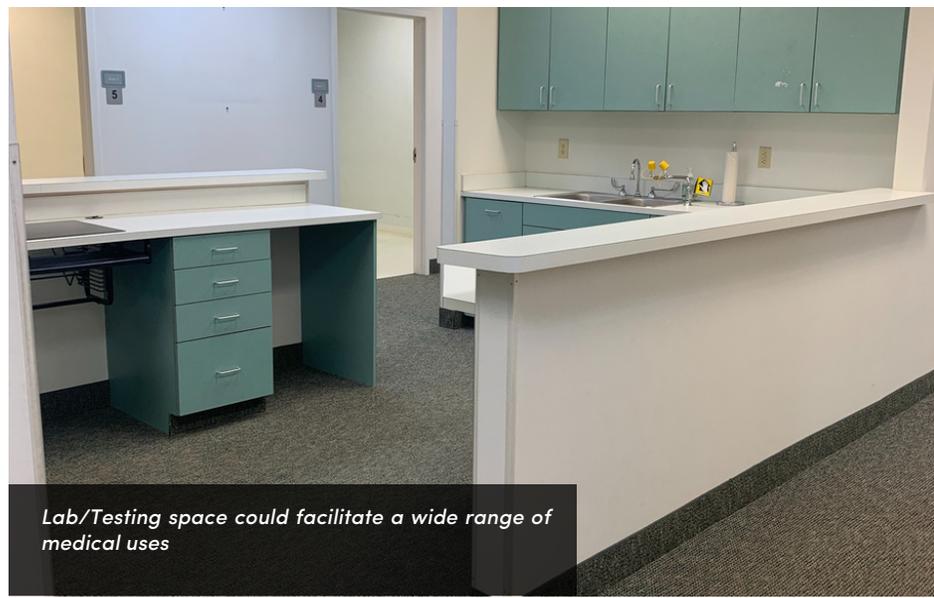
725 Highland Oaks Dr. Suite 106 is a 3,824± SF class A medical office condo that is currently listed for lease. Located in the highly desirable Highland Oaks Medical Park, this property offers convenient access to I-40 (101,000 VPD) and Hanes Mall Blvd. (23,500 VPD). Bolstering access to 6 exam rooms, a lab area, a break room, several offices and a business office, this space could facilitate a multitude of medical office uses.



Signage opportunities available within one of Winston-Salem's strongest medical submarkets



Reception area



Lab/Testing space could facilitate a wide range of medical uses



Multiple points of ingress/egress would allow for customization options



725 HIGHLAND OAKS DR. SUITE 106

LOCATION

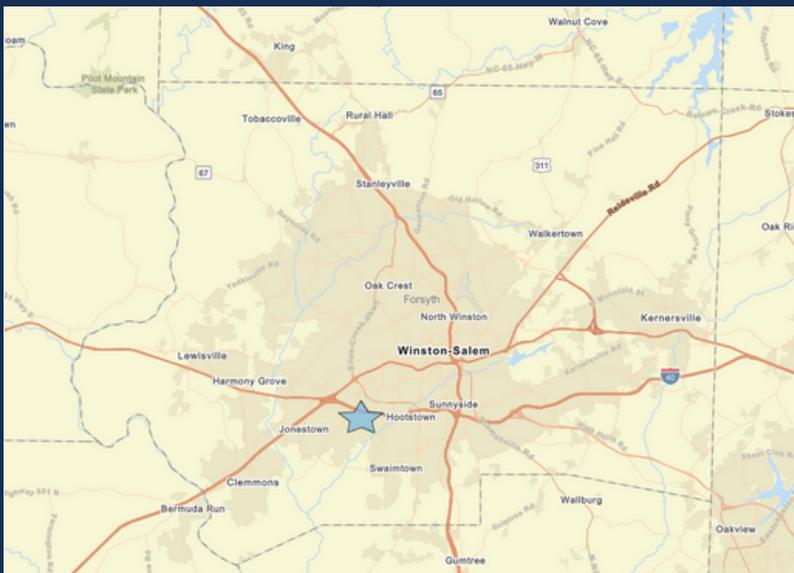
Address	725 Highland Oaks Dr. Suite 106				
City	Winston-Salem	Zip	27103	County	Forsyth

PROPERTY DETAILS

Property Type	Medical Office Condo	Construction	Brick Masonry	Electrical	Duke Energy
Available SF	3,824±	Zoning	GB-S	Lease Rate PSF	\$17.50
Year Built	1997	Water/Sewer	Municipal	Lease Type	NNN
Forsyth County PIN	6814-43-9780				



Suite 106 Floor Plan



LOCATION FEATURES

- In close proximity to Winston-Salem's premier medical submarkets, including Novant Health's Forsyth Medical Center
- Convenient access to I-40 (101,000 VPD) and Hanes Mall Blvd. (23,500 VPD)