



## KEY FEATURES

- ±2,109 SF Medical Office Condo
- \$17.50 PSF NNN Rental Rate
- Strategically located in Highland Oaks Medical Park
- Convenient access to Exit 190 of I-40
- Zoning: GB-S

MEDICAL OFFICE CONDO

FOR LEASE | NNN

## HIGHLAND OAKS MEDICAL CONDO

725 Highland Oaks Drive, Suite 106

Winston Salem, NC 27103

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). Featuring several offices, break room/kitchen, and a reception/waiting area, this space could facilitate a multitude of medical office uses.

### LEARN MORE ABOUT THIS PROPERTY

#### JEFF ANDREWS, SIOR

Jeff@CommercialRealtyNC.com

336.793.0890, ext 103









# HIGHLAND OAKS MEDICAL CONDO

## LOCATION

Address	725 Highland Oaks Drive, Suite 106				
City	Winston-Salem	Zip	27103	County	Forsyth

## PROPERTY DETAILS

Property Type	Medical Office Condo	Year Built	1997
Available SF ±	2,109	Building Exterior	Brick Masonry

## UTILITIES

Electrical	Duke	Water	Municipal	Sewer	Municipal
------------	------	-------	-----------	-------	-----------

## TAX INFORMATION

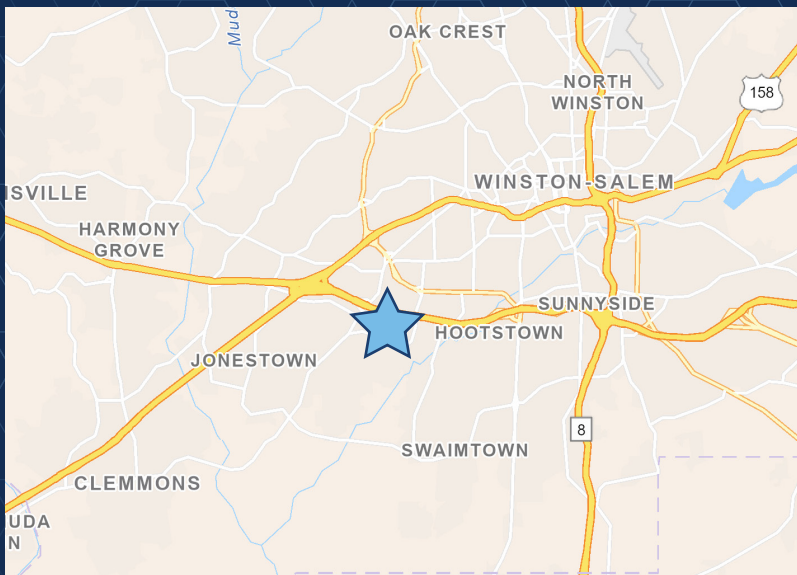
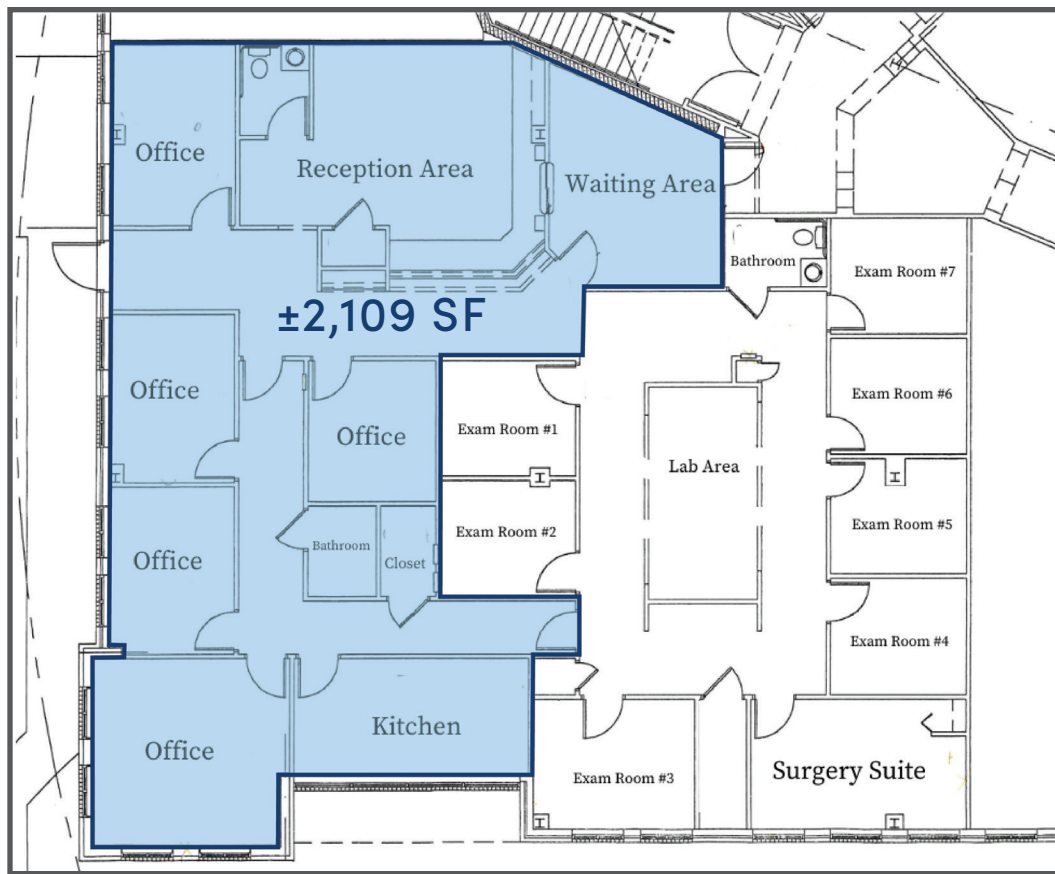
Zoning	GB-S	Tax Pin	6814-43-9780
--------	------	---------	--------------

## PRICING & TERMS

Lease R <sup>t</sup> /SF ±	\$17.50	Lease Type	NNN
----------------------------	---------	------------	-----

MEDICAL OFFICE CONDO

FOR LEASE | NNN



## LOCATION FEATURES

- Located in Winston-Salem's premier medical office parks of Brookview Hills, Highland Oaks, and Kimel Park
- Approximately 6 minutes (1.7 miles) to Novant Health Forsyth Medical Center
- Approximately 8 minutes (3.8 miles) to Atrium Health Wake Forest Baptist Medical Center
- Convenient access to I-40 (101,000 VPD) and Hanes Mall Boulevard (23,500 VPD)