



KEY FEATURES

- Modern office design
- Large lobby
- Copy / Mail Area
- 11 oversized offices and cubicle/
storage area
- 2 Private Bathrooms

EXECUTIVE OFFICE

FOR LEASE

BROOKSTOWN AVE SMALL OFFICE OR KEYMAN

11 Brookstown Avenue
Winston Salem, NC 27101

This ±3,422 SF office space is conveniently located on the edge of Historic Old Salem, with easy access to Salem Parkway and is adjacent to Sayso Coffee and the Winston-Salem Strollway. This space has a total of 11 very spacious offices, large lobby, break area, and private bathrooms. Perfect for single office users in need of a professional setting to meet clients and build their business, or a single office user that needs a great downtown location but easy to access and walkable amenities.

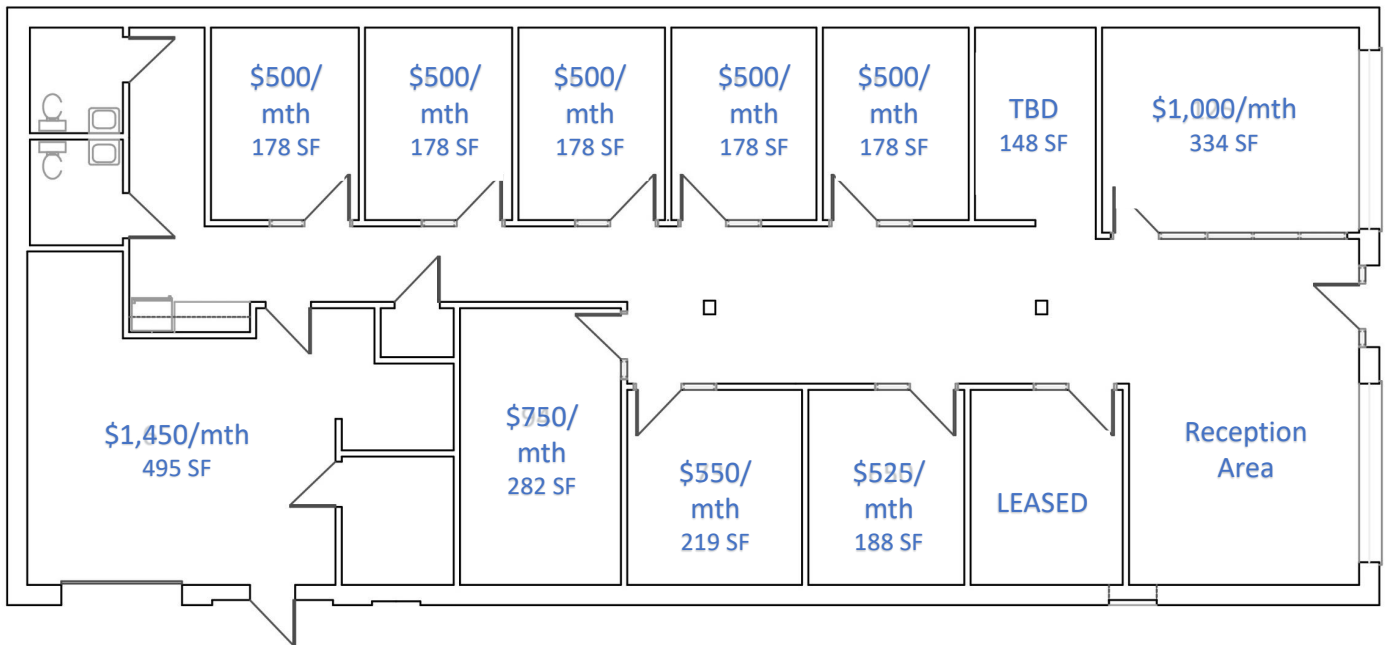
LEARN MORE ABOUT THIS PROPERTY

BRAD KLOSTERMAN, CCIM

BradK@CommercialRealtyNC.com

336.793.0890, ext 106





BROOKSTOWN PRIVATE OFFICE SUITES

LOCATION

Address	11 Brookstown Avenue				
City	Winston-Salem	Zip Code	27101	County	Forsyth

PROPERTY DETAILS

Property Type	Office	Avail SF ±	178 - 3,422	Acres ±	0.9
Restrooms ±	2	Ceiling Height ±	9'	Parking ±	5+
Office SF ±	178 - 3,422	Retail SF ±	3,422 w/ Change of Use	Roof	Flat/Membrane
SF per Floor ±	3,422	Year Built ±	1945	Bldg Exterior	Brick

UTILITIES

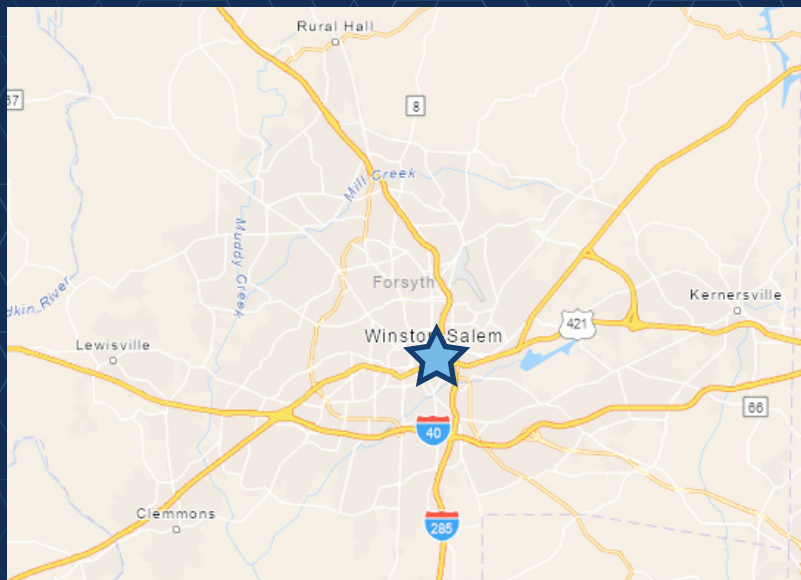
Electrical	Duke	Water/Sewer	Municipal
Heat	Electric	Gas	Piedmont

TAX INFORMATION

Zoning	PB	Tax Block	64
Tax PIN	6835-24-6433	Tax Lots	111B

PRICING & TERMS

Full Lease Rt/SF±	\$16.50 - Negotiable	Lease Type	MG
Per Suite Lease Price	From \$500/month	Lease Type	Full Service



LOCATION FEATURES

- Located on the edge of Historic Old Salem
- Easy access (0.2 miles) to Salem Parkway/ US - 421
- Located adjacent to the new Sayso Coffeehouse and the Winston-Salem Strollway
- Located in DTWS zip code