



## KEY FEATURES

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

EXECUTIVE OFFICE

FOR LEASE BY SUITE

## BROOKSTOWN AVE EXECUTIVE SUITES

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 furnished lobby, break area, and private bathrooms. Perfect for small office users in need of a professional setting to meet clients and build their business, In a great downtown location with easy to access and walkable amenities. Rates start at \$500/month including internet.

### LEARN MORE ABOUT THIS PROPERTY

## BRAD KLOSTERMAN, CCIM

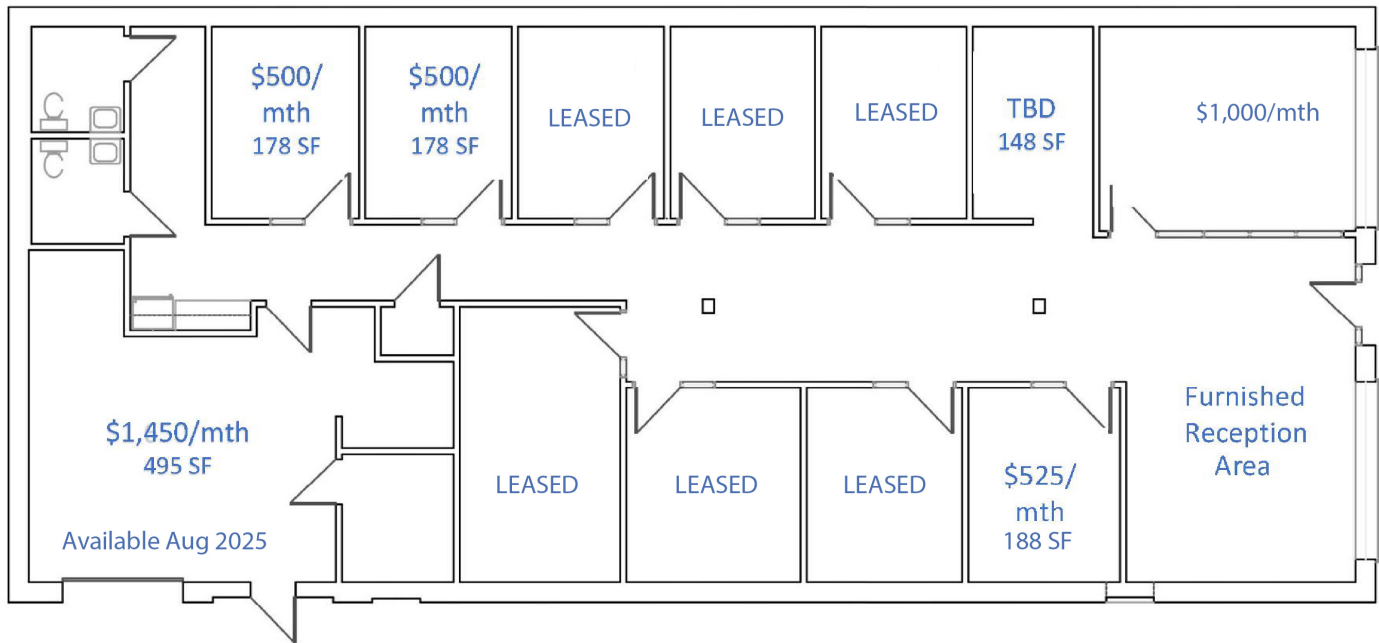
BradK@CommercialRealtyNC.com

336.793.0890, ext 106









## BROOKSTOWN PRIVATE OFFICE SUITES

### LOCATION

<b>Address</b>	11 Brookstown Avenue				
<b>City</b>	Winston-Salem	<b>Zip Code</b>	27101	<b>County</b>	Forsyth

### PROPERTY DETAILS

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

### UTILITIES

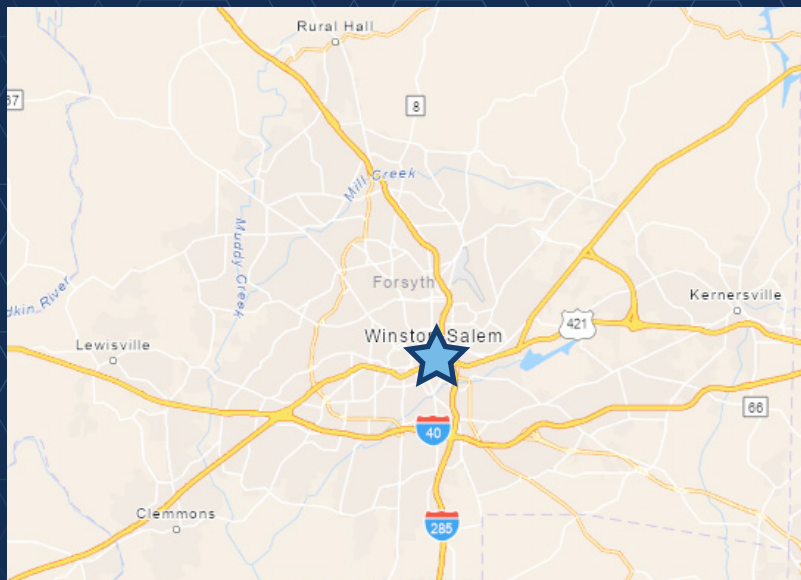
<b>Electrical</b>	Duke	<b>Water/Sewer</b>	Municipal
<b>Heat</b>	Electric	<b>Gas</b>	Piedmont

### TAX INFORMATION

<b>Zoning</b>	PB	<b>Tax Block</b>	64
<b>Tax PIN</b>	6835-24-6433	<b>Tax Lots</b>	111B

### PRICING & TERMS

<b>Per Suite Lease Price</b>	From \$500/month	<b>Lease Type</b>	Full Service
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## 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