



## KEY FEATURES

- Modern office design
- Large lobby and conference room
- Copy / Mail room
- 9 oversized offices and cubicle/ storage area
- 2 Private Bathrooms
- Front and rear entrances

OFFICE/POTENTIAL RETAIL

FOR LEASE | \$18 PSF MG

## BROOKSTOWN MODERN OFFICE

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 9 very spacious offices, large lobby, and conference room, in addition to a copy room and private bathrooms.

### LEARN MORE ABOUT THIS PROPERTY

#### BRAD KLOSTERMAN, CCIM

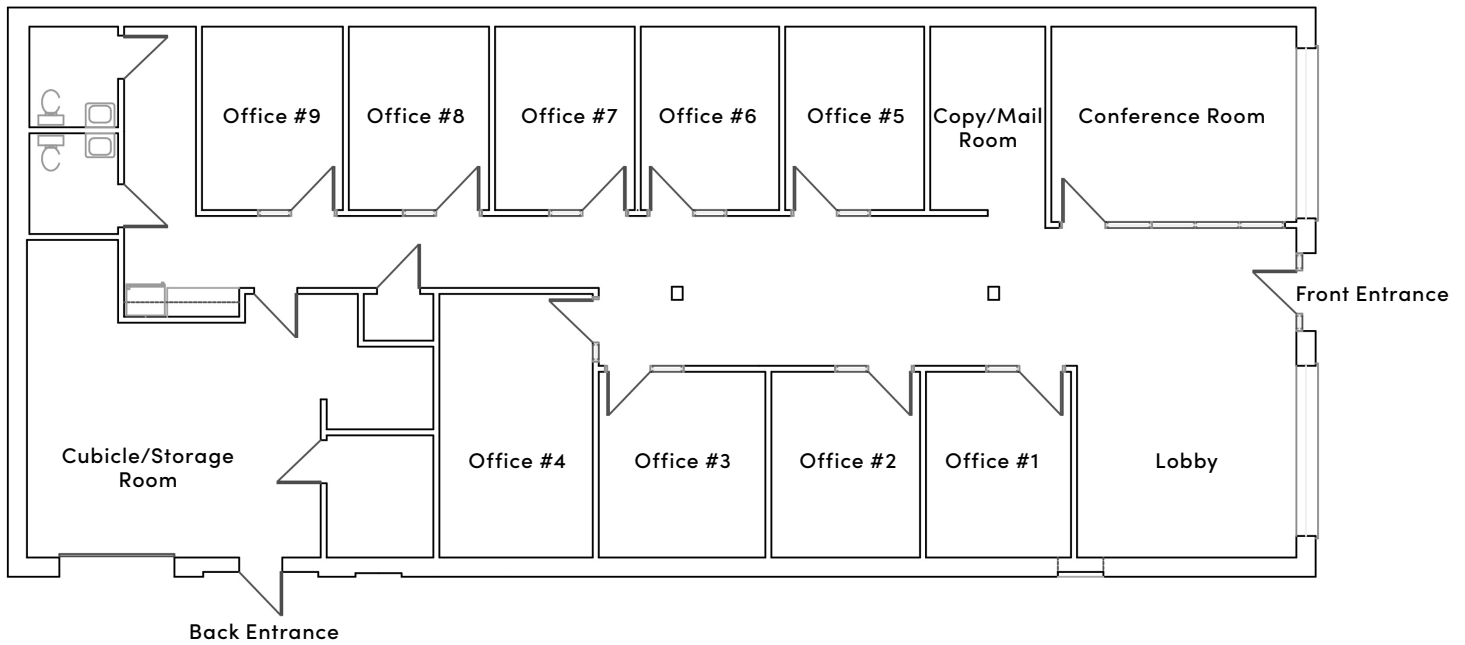
BradK@CommercialRealtyNC.com

336.793.0890, ext 106









## BROOKSTOWN MODERN OFFICE

### LOCATION

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

### PROPERTY DETAILS

Property Type	Office	Avail SF ±	3,422	Acres ±	0.9
Restrooms ±	2	Ceiling Height ±	9'	Parking ±	5+
Office SF ±	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

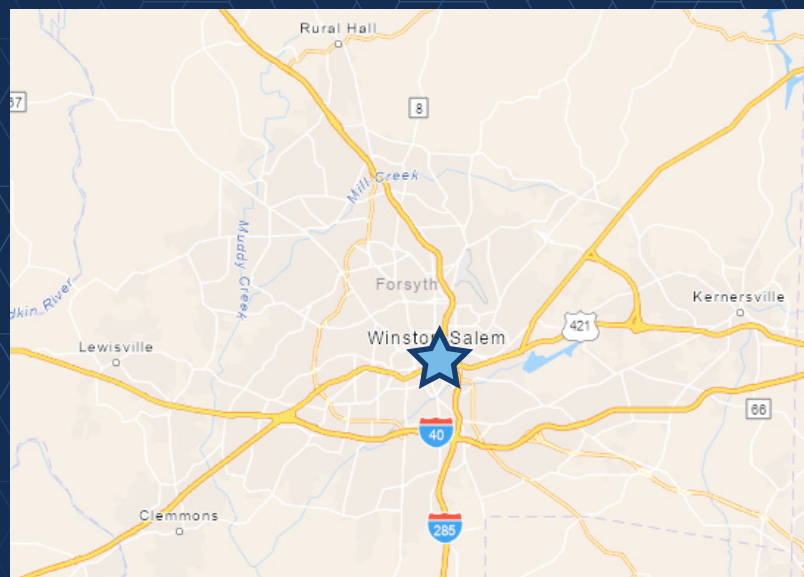
Electrical	Duke	Water/Sewer	Municipal
Heat	Electric	Gas	Piedmont

### TAX INFORMATION

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

### PRICING & TERMS

Lease Rt/SF±	\$18 - Negotiable	Lease Type	MG
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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