

KEY FEATURES

- Beautifully landscaped grounds with irrigation and walking trail
- Ample parking – covered and surface lot
- 24/7 Security
- ±96,239 SF available
±19,248 SF per floor
- \$15.50 PSF Full Service

OFFICE

FOR LEASE

MADISON PARK V

5660 University Parkway

Winston Salem, NC 27105

Madison Park consists of 7 office buildings in a park like setting just minutes from Downtown Winston-Salem, with a beautifully landscaped grounds and walking trail.

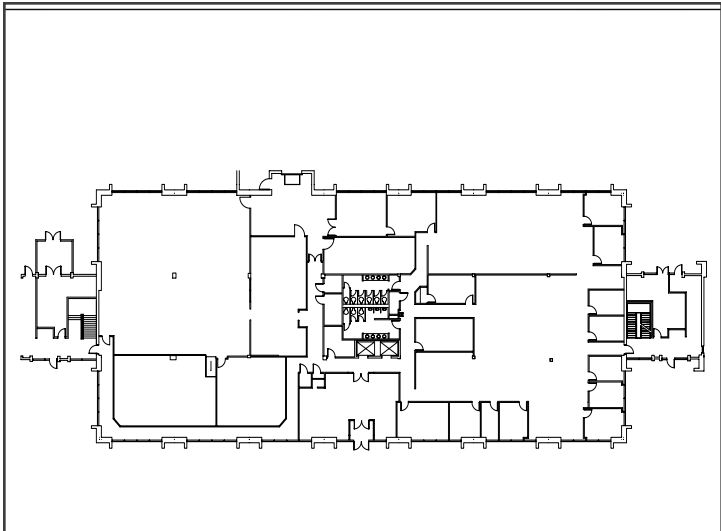
LEARN MORE ABOUT THIS PROPERTY

JEFF ANDREWS, SIOR

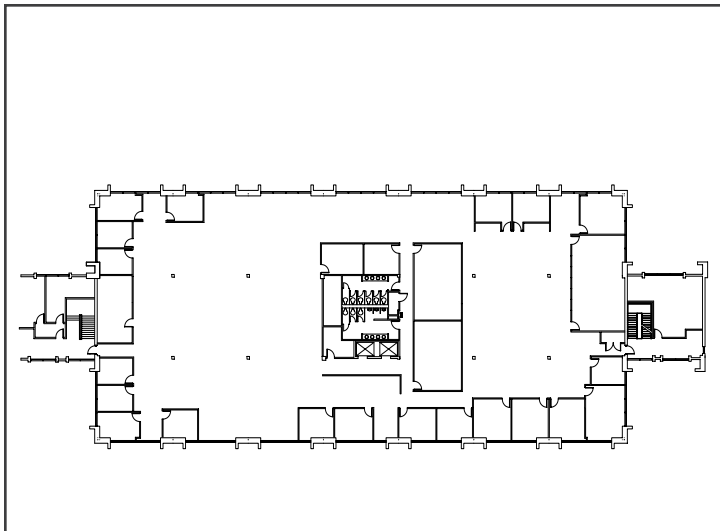
Jeff@CommercialRealtyNC.com

336.793.0890, ext 103

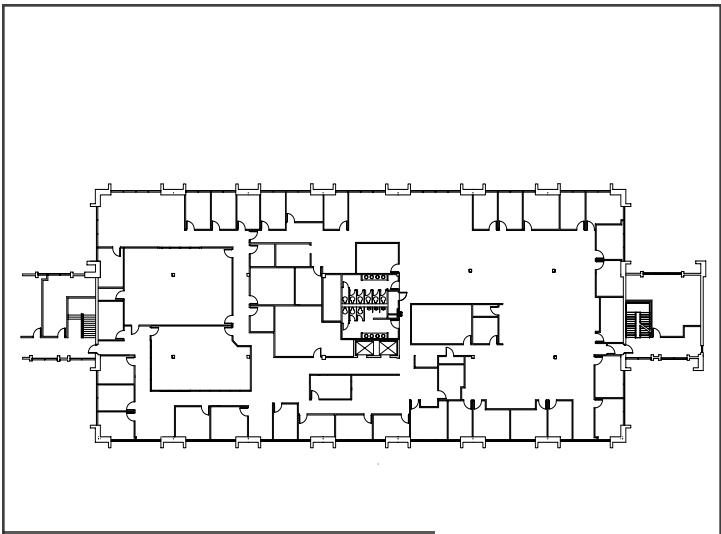




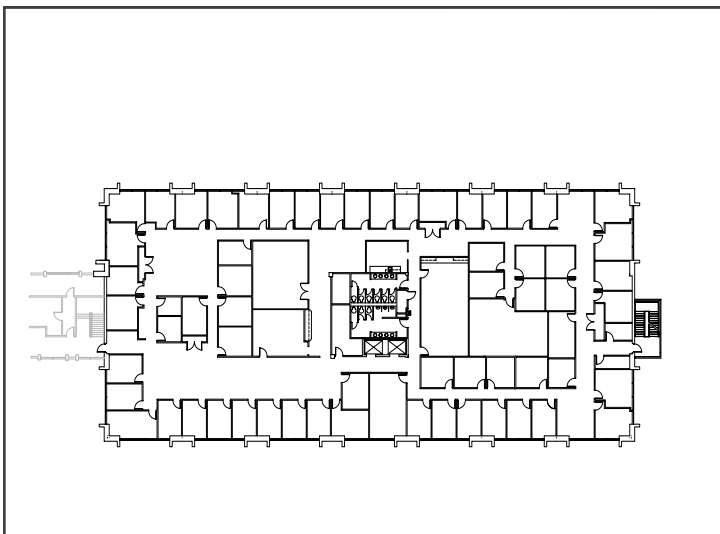
First Floor Plan | ±19,247 SF



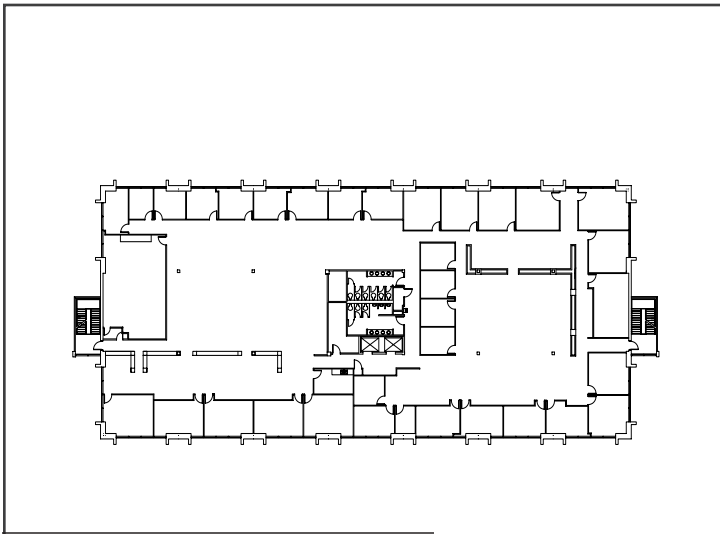
Second Floor Plan | ±19,248 SF



Third Floor Plan | ±19,248 SF



Fourth Floor Plan | ±19,248 SF



Fifth Floor Plan | ±19,248 SF



MADISON PARK V

LOCATION

Address	5660 University Parkway				
City	Winston-Salem	Zip	27105	County	Forsyth

PROPERTY DETAILS

Property Type	Office	Building SF ±	96,239	Available SF ±	Up to ±96,239
Floors	5	SF Per Floor ±	19,248	Acres ±	9.44
Year Built ±	1984	Building Exterior	Masonry	Elevator	Yes
Sprinklered	First Floor Only	Ceiling Height ±	18'	Parking	5:1000

UTILITIES

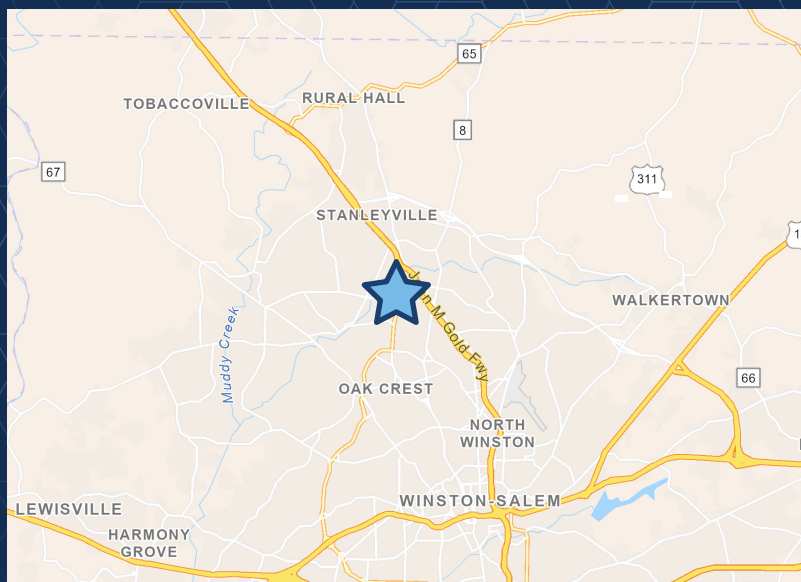
Electrical	Yes	Heat/Air	Yes
Water	Yes	Sewer	Yes

TAX INFORMATION

Zoning	GB	Tax PIN	6828-35-1407
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PRICING

Lease Rate PSF	\$15.50	Lease Type	Full Service
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LOCATION FEATURES

- Madison Park is just minutes from Downtown Winston-Salem
- Excellent access to US-52
- Ample nearby amenities including shopping, restaurants, and banking facilities