



Downtown
Winston-Salem

NC School
of the Arts

Sunnyside Avenue

FOR LEASE

FLEX AVAILABLE, 1,200-12,300+/- SF

2101 SUNNYSIDE AVENUE | WINSTON-SALEM, NC

**LEE CHEWNING
ABNER WRIGHT**

FREEMAN | COMMERCIAL REAL ESTATE

336.768.4410
lee@freemancommercial.com
abner@freemancommercial.com

PROPERTY SUMMARY

2101 Sunnyside Avenue
Winston-Salem, NC 27127

- BLDG SIZE:** 12,300 +/- SF (warehouse & conditioned office)
- LAND AREA:** .51 +/- AC
- ZONING:** LI (Light Industrial)
- LEASE RATES:** See page 3

HIGHLIGHTS

- Warehouse & conditioned office space (office to be refurbished to tenant needs)
- Recent upgrades and varying lease options (see pg. 3)
- Fenced parking and laydown yard
- Rollup/drive-in doors
- Box truck (2 foot) dock
- Convenient to downtown Winston-Salem and NC School



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	70,677	150,111	243,227
HOUSEHOLDS	30,592	61,363	100,584
TOTAL BUSINESSES	3,826	6,990	9,660

LEE CHEWNING

O: 336-768-4410

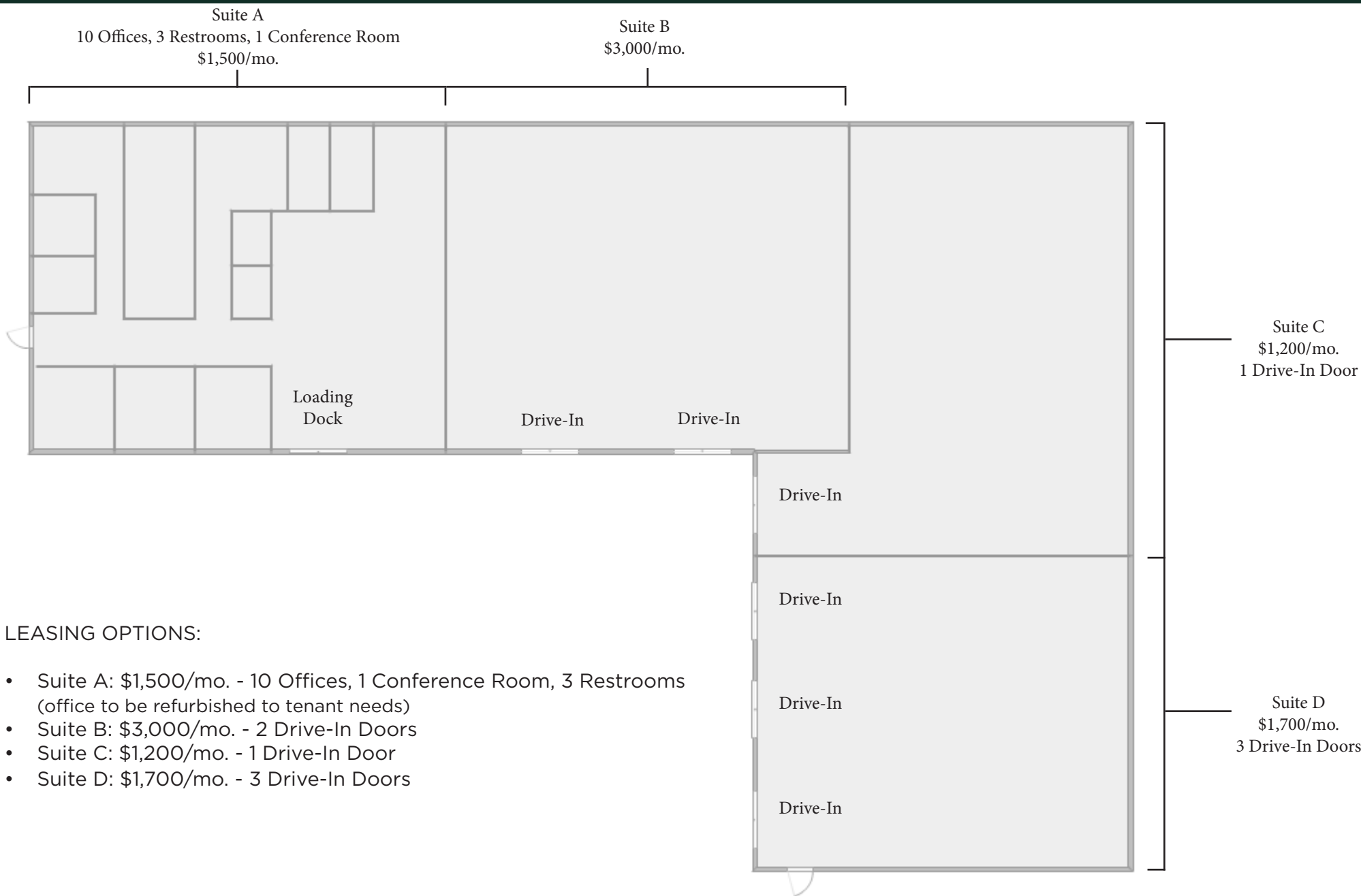
M: 336-655-8063

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ABNER WRIGHT

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LEASING OPTIONS:

- Suite A: \$1,500/mo. - 10 Offices, 1 Conference Room, 3 Restrooms (office to be refurbished to tenant needs)
- Suite B: \$3,000/mo. - 2 Drive-In Doors
- Suite C: \$1,200/mo. - 1 Drive-In Door
- Suite D: \$1,700/mo. - 3 Drive-In Doors



University of NC
School of the Arts

Center Stage
Apartments

Sunnyside Avenue

1255 CREEKSHIRE WAY SUITE 200 WINSTON-SALEM NC 27103 | WWW.FREEMANCOMMERCIAL.COM

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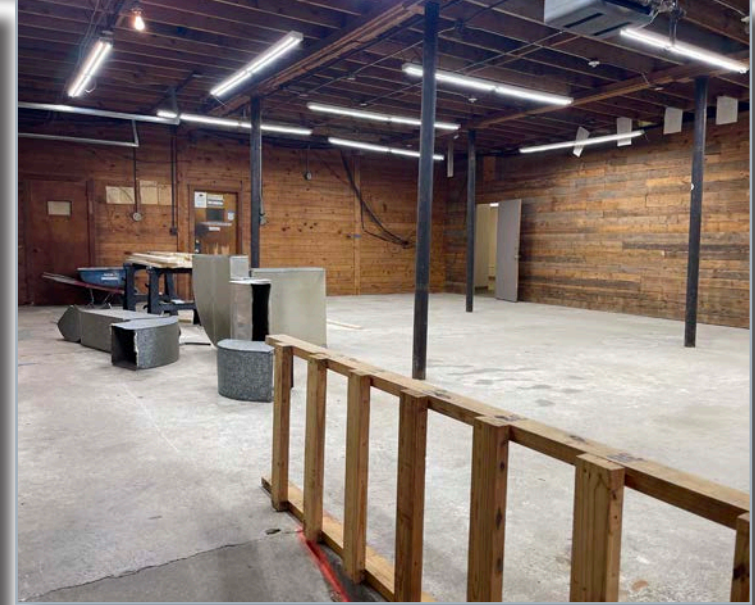
Building Front

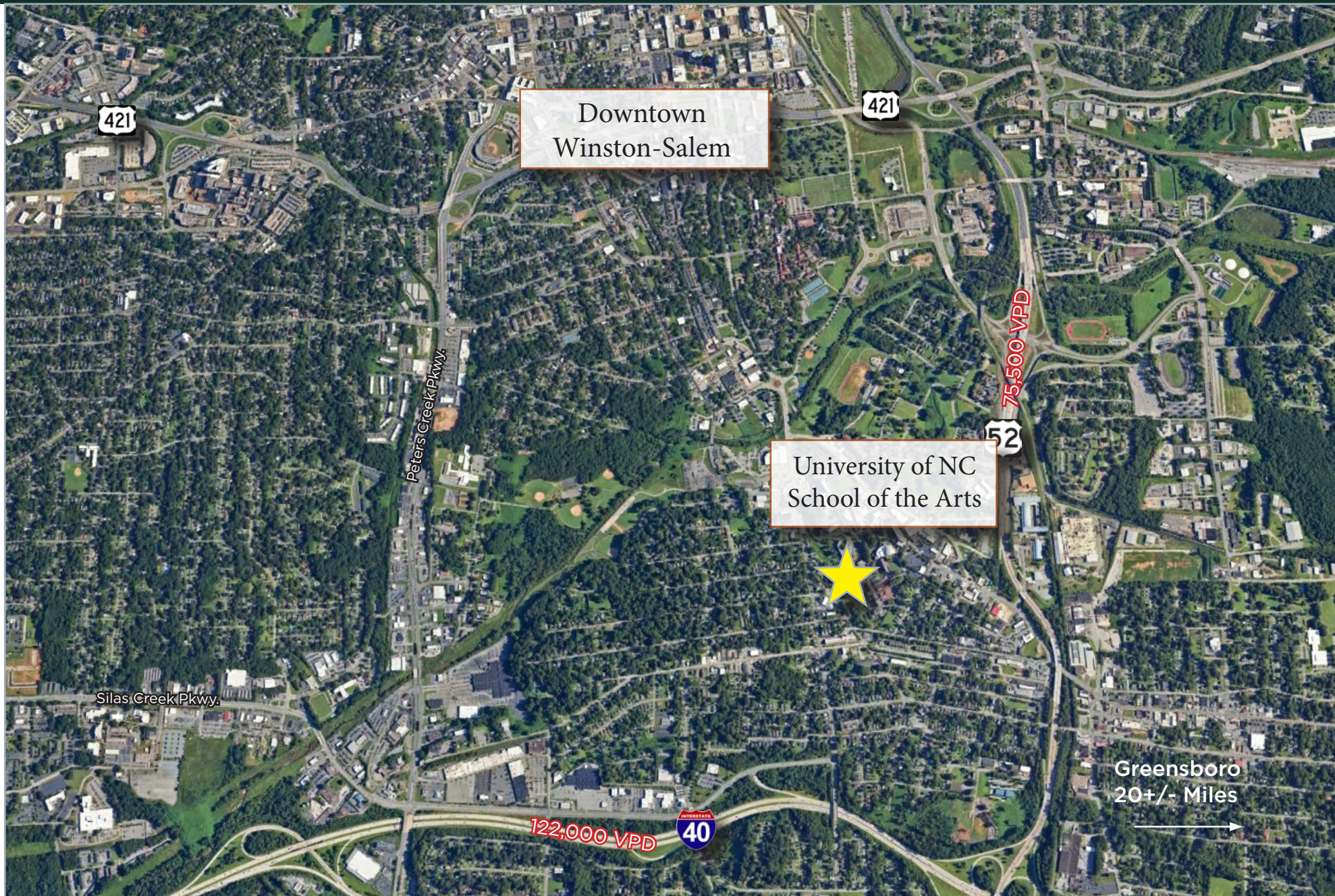


Roll-Up Doors



Dock Door





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