# WELL-POSITIONED OFFICE SPACE AVAILABLE, WINSTON-SALEM

## EASILY ACCESSIBLE TO I-40/HWY 421

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FOR LEASE

# PROPERTY HIGHLIGHTS

## WESTBROOK OFFICE PARK

WINSTON-SALEM, NC 27103

- Prime location off I-40 & Stratford Rd in Winston-Salem's largest retail market
- Surrounded by hotels, restaurants, banks and retail centers and minutes from downtown Winston-Salem, high traffic Hanes Mall corridor, Atrium Health/Wake Forest Baptist and Novant Health
- Key tenants include professional services, healthcare providers, government agencies, and corporate offices

**Ample Parking**

**ACCESSIBILITY**

Excellent access to heavily traveled Stratford corridor, I-40 & Hwy 421

**AVERAGE HH INCOME**

*3 mi. - $101,313*
*5 mi. - $103,564*
*7 mi. - $96,901*

**POPULATION**

*3 mi. - 61,554*
*5 mi. - 152,969*
*7 mi. - 261,673*

*Your paragraph text*

1

FULLY LEASED

1348 Westgate Center Dr.

*280-450 +/- SF Available*

2

1495 Rymco Drive

*725-856 +/- SF Available*

3

1321 Westbrook Plaza Dr.

*320-2,018 +/- SF Available*

4

FULLY LEASED

1540 Westbrook Plaza Dr.

*975 +/- SF Available*

FREEMAN | COMMERCIAL REAL ESTATE

1255 CREEKSHIRE WAY WINSTON-SALEM, NC 27103 | 336.768.4410 | www.freemancommercial.com

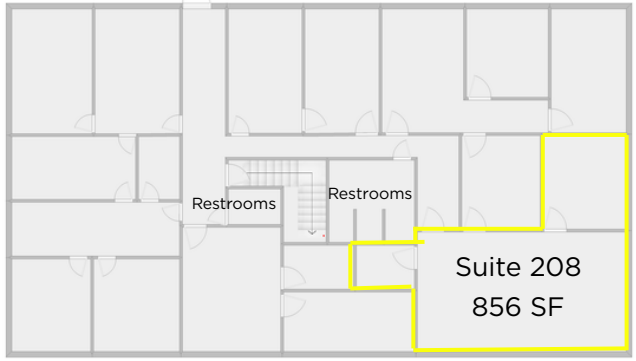
# 1495 RYMCO DRIVE
# WINSTON-SALEM, NC 27103

## AVAILABLE SF

| SUITE | SIZE | LEASE RATE |
|---|---|---|
| Suite 108 | 735 SF | $950.00/per mo. |
| Suite 208 | 856 SF | $1,100.00/per mo. |

First Floor

Second Floor



# 1311/1321 WESTBROOK PLAZA DRIVE
# WINSTON-SALEM, NC 27103

## *1311 Westbrook Plaza Drive*

| SUITE | SIZE | LEASE RATE |
|---|---|---|

*FULLY LEASED*

## *1321 Westbrook Plaza Drive*

| SUITE | SIZE | LEASE RATE |
|---|---|---|
| Suite 100 | 2,018 SF | $3,200/per mo. |
| Suite 210 | 1,660 SF | $2,400/per mo. |
| Suite 215 | 1,561 SF | $2,250/per mo. |
| Suite 220 | 320 SF<br>*Single Office* | $500/per mo. |
| Suite 280 | 445 SF<br>*2-Office Suite* | $850/per mo. |

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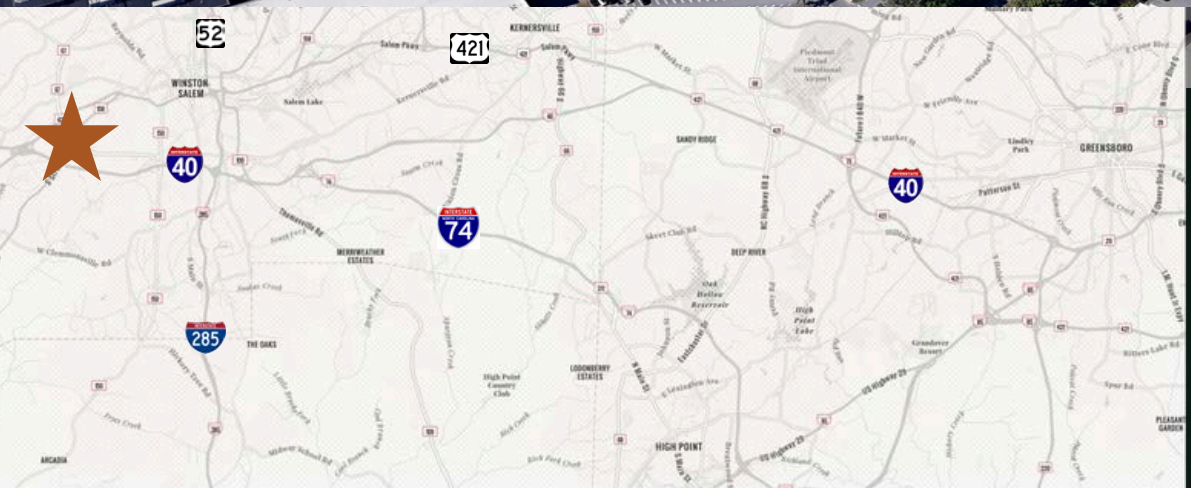



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