

FOR LEASE



WELL-POSITIONED OFFICE
SPACE AVAILABLE, WINSTON-SALEM

EASILY ACCESSIBLE TO I-40/HWY 421

CHARLIE FREEMAN
336.768.4410
charlie@freemancommercial.com

FREEMANCOMMERCIAL.COM

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

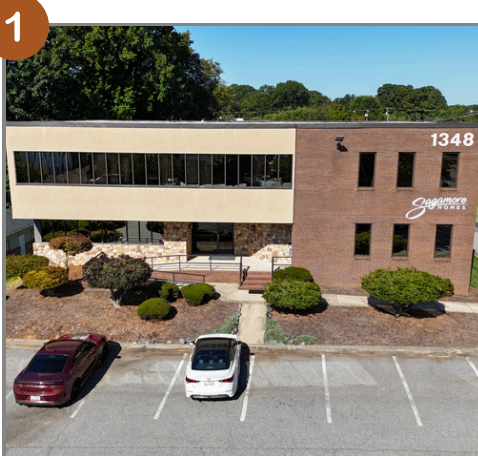


POPULATION

3 mi. - 61,554

5 mi. - 152,969

7 mi. - 261,673



1348 Westgate Center Dr.
280-450 +/- SF Available



1495 Rymco Drive
730-850 +/- SF Available



1311/1321 Westbrook Plaza Dr.
450-2000 +/- SF Available



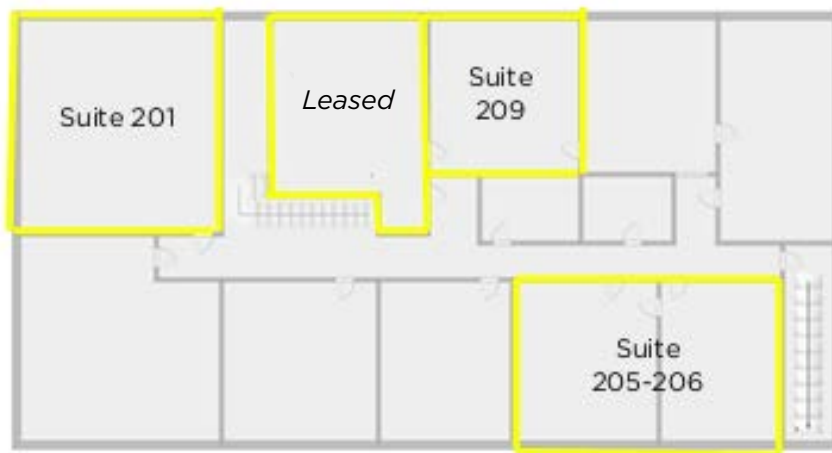
1540 Westbrook Plaza Dr.
975 +/- SF Available

1348 WESTGATE CENTER DRIVE WINSTON-SALEM, NC 27103

AVAILABLE SF

SUITE	SIZE	LEASE RATE
Suite 201	377 SF	\$525.00/per mo.
Suite 205-206	453 SF	\$625.00/per mo.
Suite 209	282 SF	\$450.00/per mo.

Second Floor

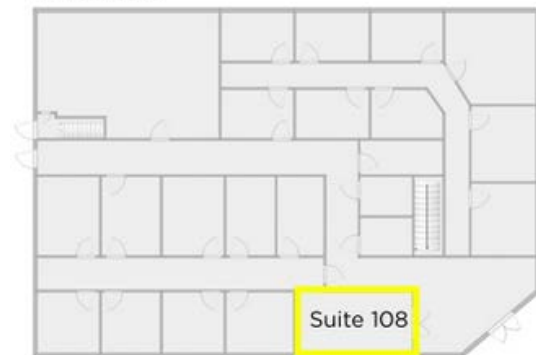


1495 RYMCO DRIVE WINSTON-SALEM, NC 27103

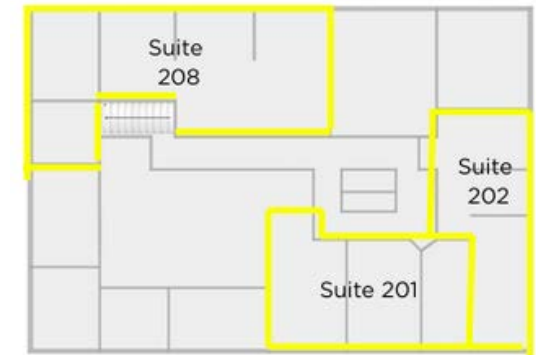
AVAILABLE SF

SUITE	SIZE	LEASE RATE
Suite 108	735 SF	\$950.00/per mo.
Suite 201	655 SF	\$850.00/per mo.
Suite 202	809 SF	\$1,000.00/per mo.
Suite 208	856 SF	\$1,100.00/per mo.

First Floor



Second Floor



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

AVAILABLE SF

SUITE	SIZE	LEASE RATE
Suite 104	1,800 SF	\$2,550.00/per mo.



SUITE	SIZE	LEASE RATE
Suite 110	2,016 SF	\$2,750.00/per mo.
Suite 210	1,660 SF	\$2,400.00/per mo.
Suite 215	1,561 SF	\$2,250.00/per mo.
Suite 280	445 SF	\$850.00/per mo.

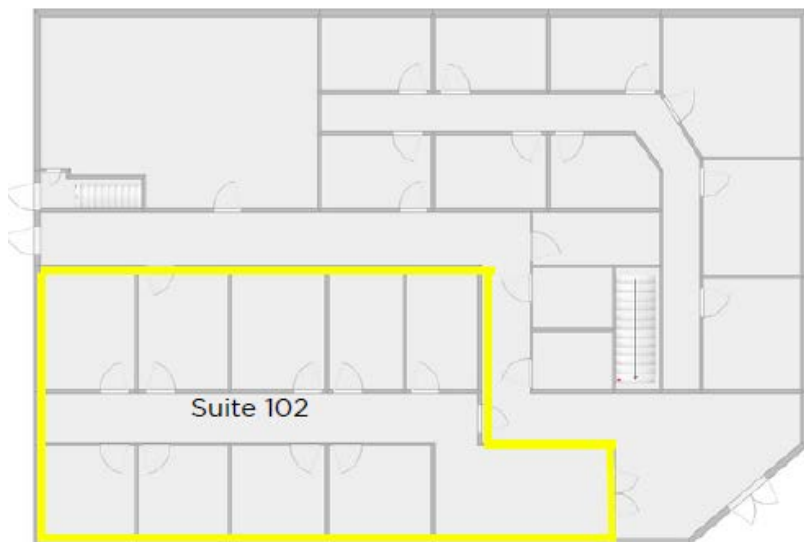


1540 WESTBROOK PLAZA DRIVE WINSTON-SALEM, NC 27103

AVAILABLE SF

SUITE	SIZE	LEASE RATE
Suite 102	975 SF	\$1,350.00/per mo.

First Floor



FOR LEASE

OFFICE AVAILABLE, WINSTON-SALEM, NC 27103

