

FREEMAN | COMMERCIAL REAL ESTATE



FOR LEASE

FULL SERVICE OFFICE SPACE AVAILABLE

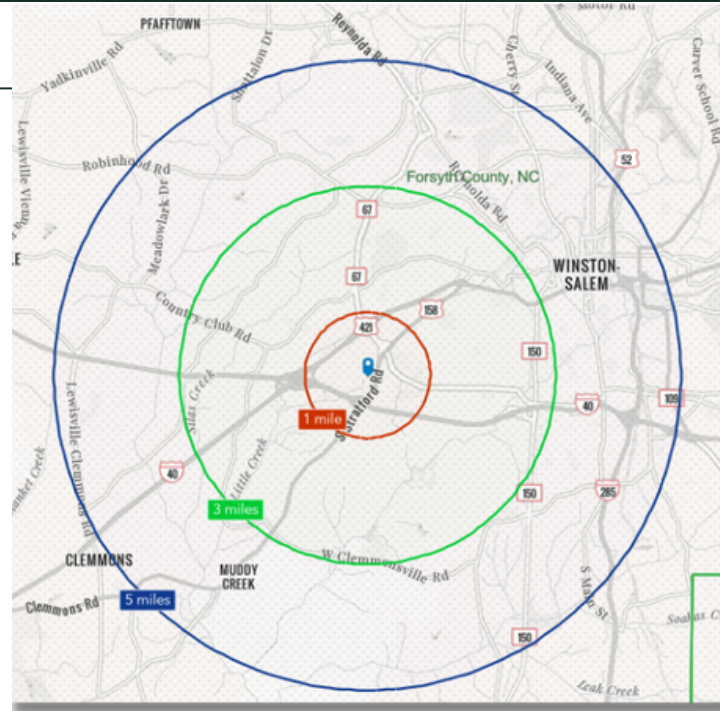
3504 VEST MILL RD. | WINSTON-SALEM, NC 27103

PROPERTY FEATURES

- Single and adjoining offices available, varying SF
- Private access & ample parking
- Located off high traffic Stratford Rd corridor
- Ideal for counseling, esthetician, massage therapy, law practice
- Lease Structure: Full Service
- Lease Rate: \$300-\$350/per month

DEMOGRAPHICS

	3 MI.	5 MI.	7 MI.
POPULATION	4,251	66,005	161,773
AVG HH INCOME	\$68,448	\$102,144	\$99,444
BUSINESSES	1,404	4,015	7,809
EMPLOYEES	23,881	81,416	131,596



LEE CHEWNING

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Floor plan of the second floor showing various offices and a central corridor.

Offices and their dimensions:

- Office 11'-8" x 13'-5" (St 21)
- Office 11'-10" x 13'-5" (St 22)
- Office 11'-5" x 16'-10" (St 20)
- Office 11'-1" x 13'-5" (St 23)
- Office 11'-1" x 13'-5"
- Office 12'-1" x 13'-5"
- Office 16'-9" x 16'-10"

Central Corridor: 4' CORRIDOR

Other areas and features:

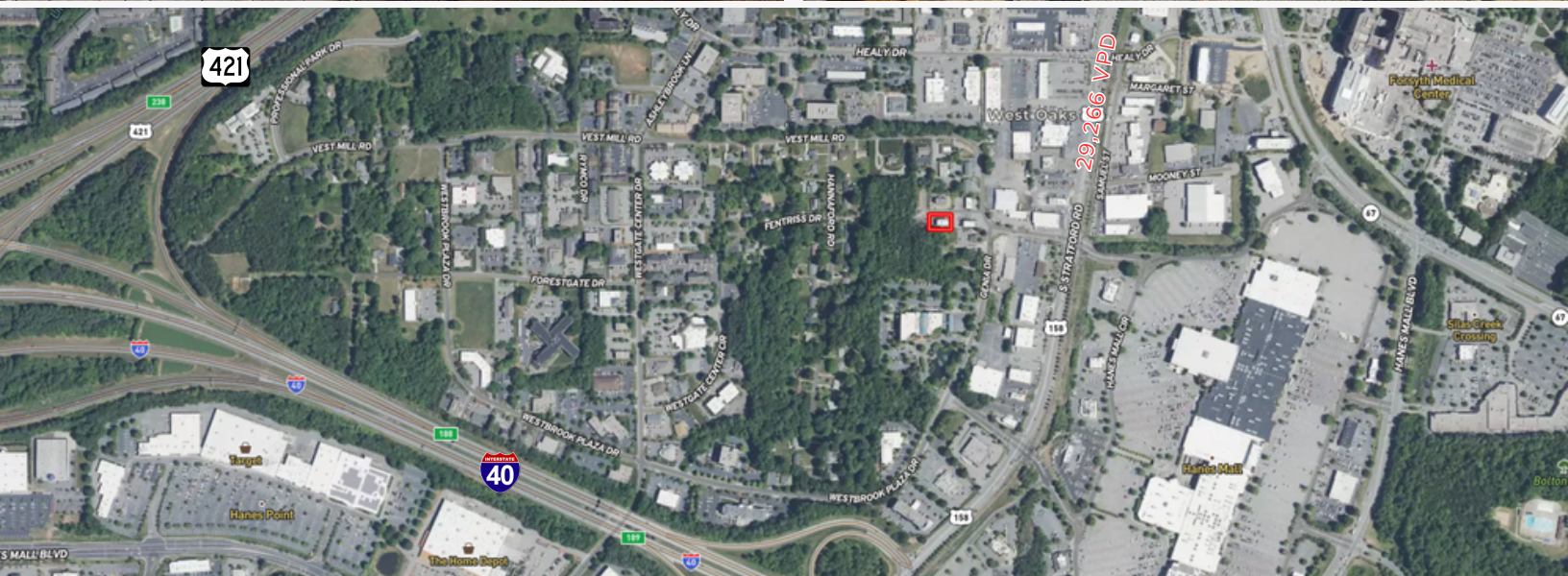
- LANDING
- TOL. RT 5'-0" x 7'-8"
- PHOT. ALARM 6' SL. GL. DOOR
- EVAC. ONLY
- MANAGED ROOM

Hand-drawn floor plan of the first floor of the building. The plan shows a central 'ENTRY HALL 16' x 16'-6"' with a 'LANDING' and stairs. To the left is 'Site 4' and 'OFFICE 14'-2" x 30'-4"'. To the right are 'Site 5', 'OFFICE 18' x 13'-2"', 'OFFICE 18' x 13'-2"', 'OFFICE 18' x 13'-2"', and 'Site 6'. Further right is 'Site 7' and 'OFFICE 16'-7" x 16'-8"'. Restrooms are labeled 'MEN 6' x 6'-10"' and 'WOMEN 6' x 6'-10"'. A '5'-9" HALL' connects the restrooms to the main hall. Various numbered circles (1-6) and arrows indicate specific locations and movement paths.

Hand-drawn floor plan of a building with multiple rooms and corridors. The plan includes rooms labeled L3 & L3-1 (OFFICE 12' x 12'), L4 (STORAGE 13'-6" x 32'), L5 (OFFICE 11'-9" x 12'), L6 (STORAGE 6'-4" x 6'-4"), L7 (TOILET 6'-4" x 6'-4"), L8 (OFFICE 12' x 16'), and L9 (OFFICE 1' x 31'-6"). It also shows a 4' CORRIDOR, a 7' x 8'-5" HALL, and a 16.0' area. Other features include a MECH. room, a CLO., a STOR. room, and a 15' OVERHEAD LIFT. The plan is marked with various dimensions, room numbers, and a north arrow.

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