



KEY FEATURES

- Beautifully landscaped grounds with irrigation and walking trail
- Ample parking - covered and surface lot
- 24/7 Security
- First floor amenity space with fitness center and showers
- Second floor available for Lease: ±15,000 SF
- Third floor available for Lease: ±15,000 SF
- \$14.50 PSF Full Service

OFFICE

FOR LEASE

MADISON PARK

5650 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, PARTNER

Jeff@CommercialRealtyNC.com
336.793.0890, ext 103

BRAD KLOSTERMAN, AICP, LEED AP ND

BradK@CommercialRealtyNC.com
336.793.0890, ext 106



Large Open Work Space



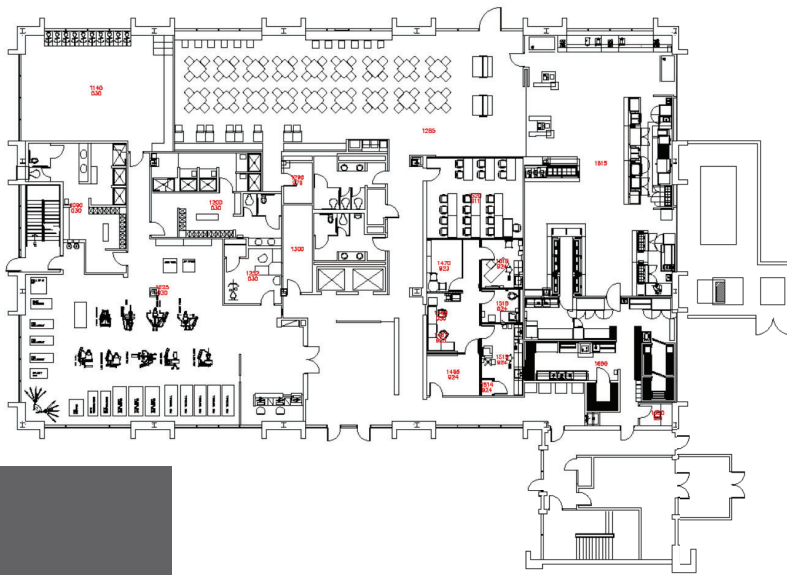
*Covered Parking Garage
Additional Surface Parking*



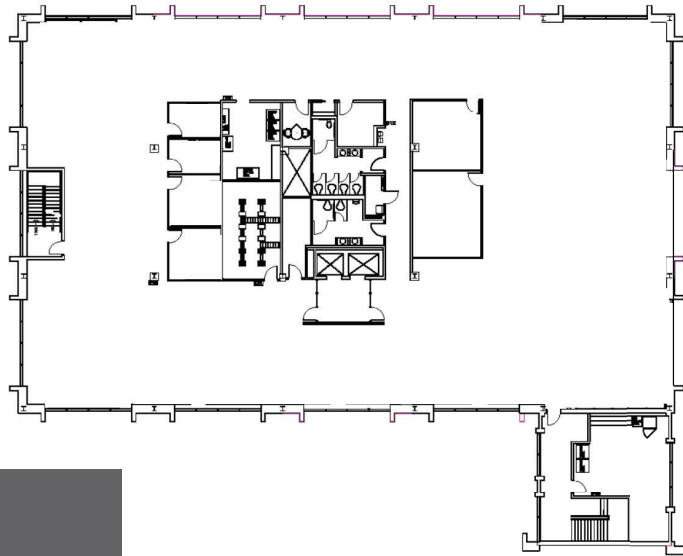
Reception Area



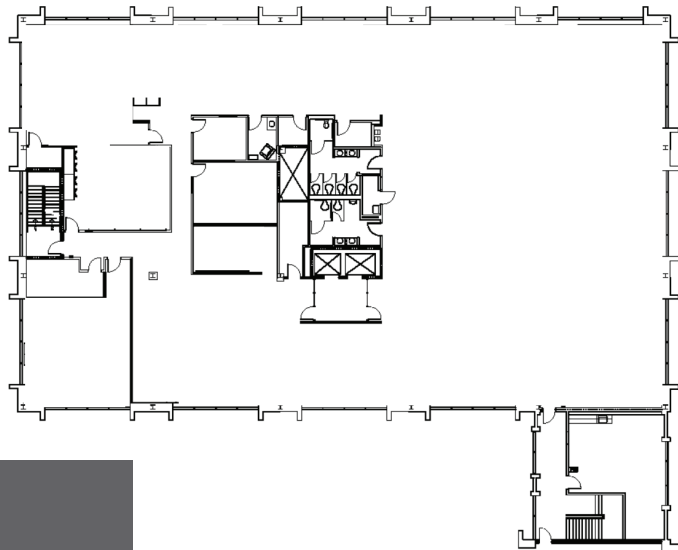
State of the Art Fitness Center



First Floor Plan



Second Floor Plan



Third Floor Plan

OFFICE

FOR LEASE



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION:	3,419	43,102	95,160
MEDIAN HOUSEHOLD INCOME:	\$35,551	\$38,297	\$43,725
NUMBER OF HOUSEHOLDS:	1,486	16,707	39,926

SOURCE: ESRI 2018



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