



KEY FEATURES

- Premier location within an established medical office park
- No stairs for clientele with same level parking
- Proximity to Novant and Baptist Hospitals
- Easy access to Hanes Mall Blvd, Stratford Rd., Silas Creek Pkwy, and I-40
- Proximate to regional shopping and Winston-Salem's restaurant district
- 2 Suites Available: ±1,235 SF or ±4,845 SF

MEDICAL OFFICE

FOR LEASE

730 HIGHLAND OAKS DR.

Winston Salem, NC 27103

730 Highland Oaks Drive is a ±21,926 SF multi-tenant Class B office building situated on ±1.98 acres in the premier medical office submarket of Winston-Salem. The property was built in 1987 and is zoned CPO.

The property currently has two suites available. Suite 103 totals ±4,845 SF and consists of multiple exam rooms, a large check-in area, a check-out area, private offices, a transcription room, and a lab area. Suite 105 totals ±1,235 SF and consists of exam rooms and restrooms.

LEARN MORE ABOUT THIS PROPERTY

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730 Highland Oaks Drive
Office Reception



730 Highland Oaks Drive
Nurse's Station



730 Highland Oaks
Exam Room



730 Highland Oaks Drive
Waiting Room



730 Highland Oaks Drive
Representative Physician's Office



730 HIGHLAND OAKS DRIVE

LOCATION

City	Winston-Salem	State County	NC Forsyth	Zip	27103
Year Built	1987	Zoning	CPO	Acres±	1.98

BUILDING INFORMATION

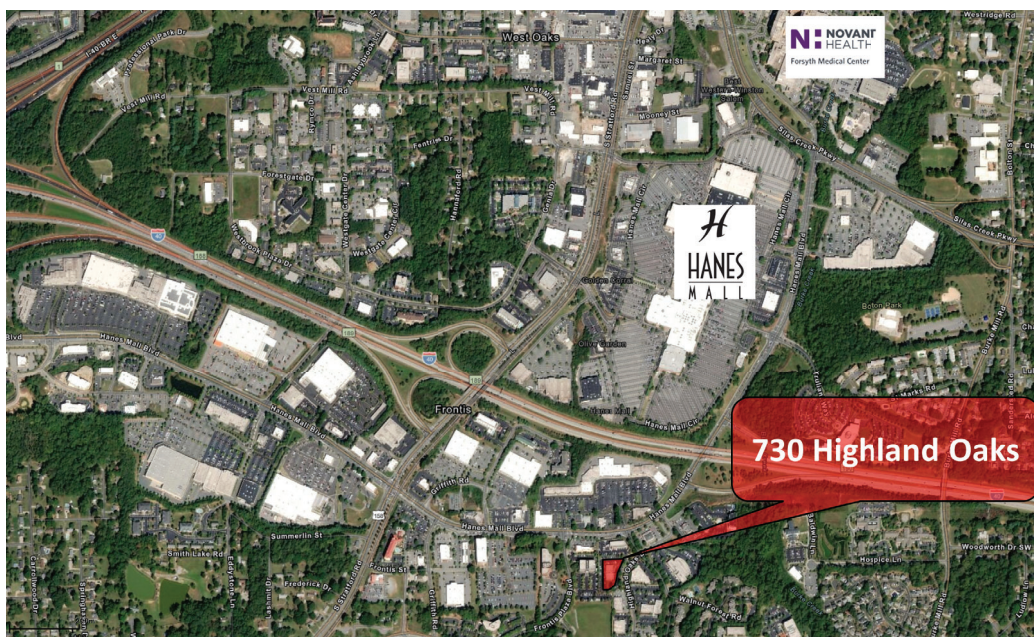
Property Type	Medical / Office	Building SF±	21,926	Available SF±	1,235 - 6,080
Building Exterior	Brick	Parking Ratio	5.8:1000	Flooring	Carpet/LVT/Tile

UTILITIES

Electrical	Duke Energy	Sewer	Municipal	Heat	Electric
Water	Municipal	Air	Electric	Gas	N/A

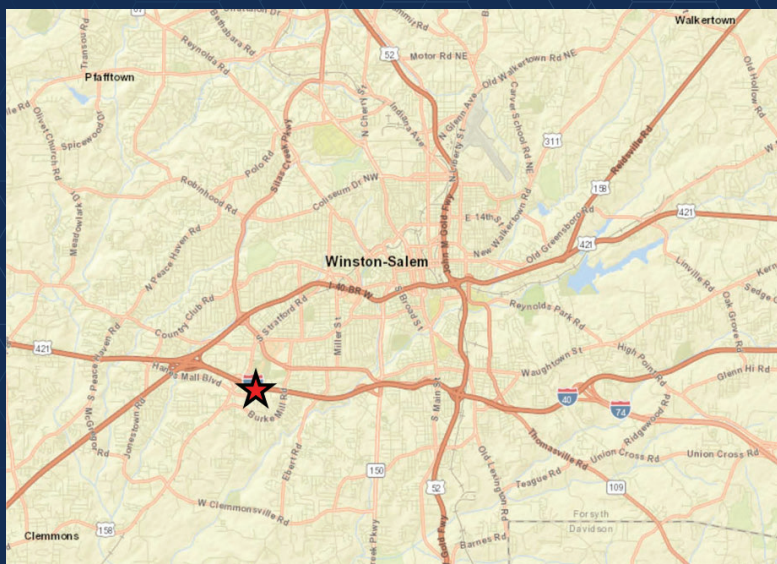
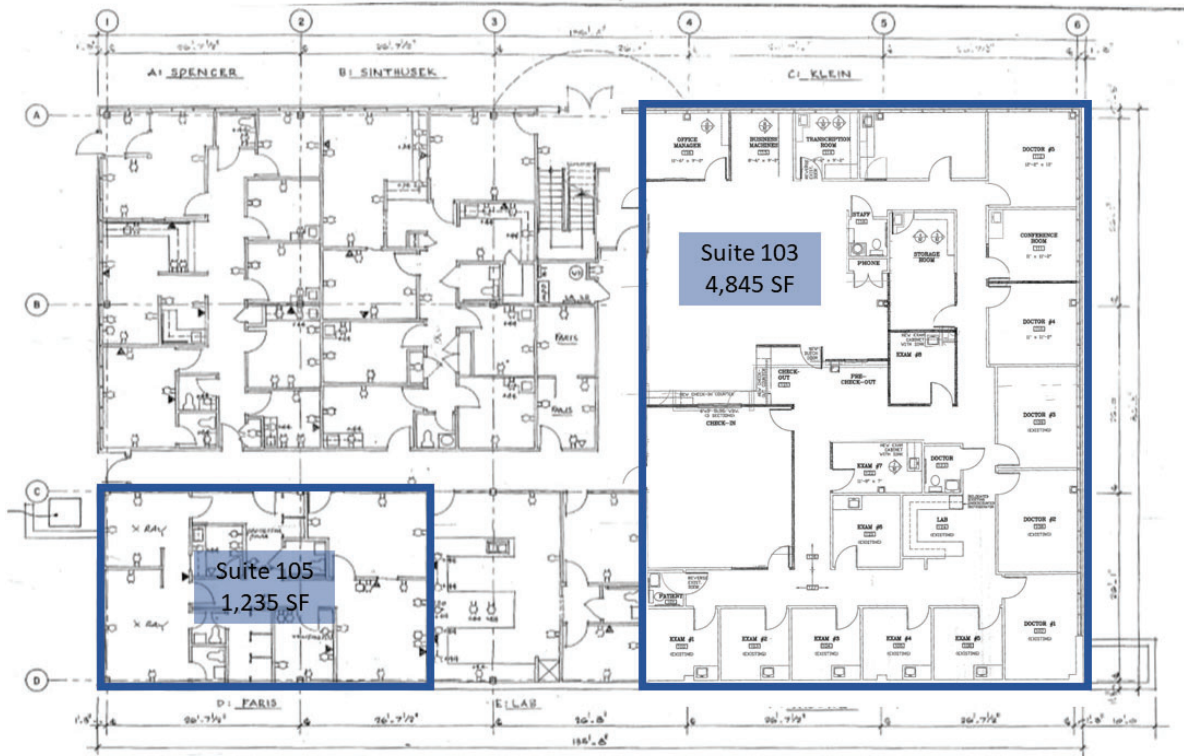
PRICING

Lease Rate PSF	\$18.50 Full Service
Comments	Rate includes utilities, janitorial, taxes, insurance, common area maintenance.



MEDICAL OFFICE

FOR LEASE



CURRENT UPFIT

- 8 exam rooms
- 7 offices
- 3 bathrooms
- 1 transcription room