



KEY FEATURES

- Approximately ±50,000 rentable square feet
- Available land and zoning in place to create additional parking spaces
- Located at corner of Coliseum Drive & Pilgrim Court, convenient to Downtown Winston-Salem, Wake Forest University, restaurants, banks and University Parkway
- Building Features: 250KW Generator, Redundant Fiber Optic Cabling, Loading Dock, Secure Card Access System, and New HVAC Controls

PILGRIM COURT I

OFFICE FOR LEASE

PILGRIM COURT I

2601 Pilgrim Court

Winston Salem NC, 27106



LEARN MORE ABOUT THIS PROPERTY

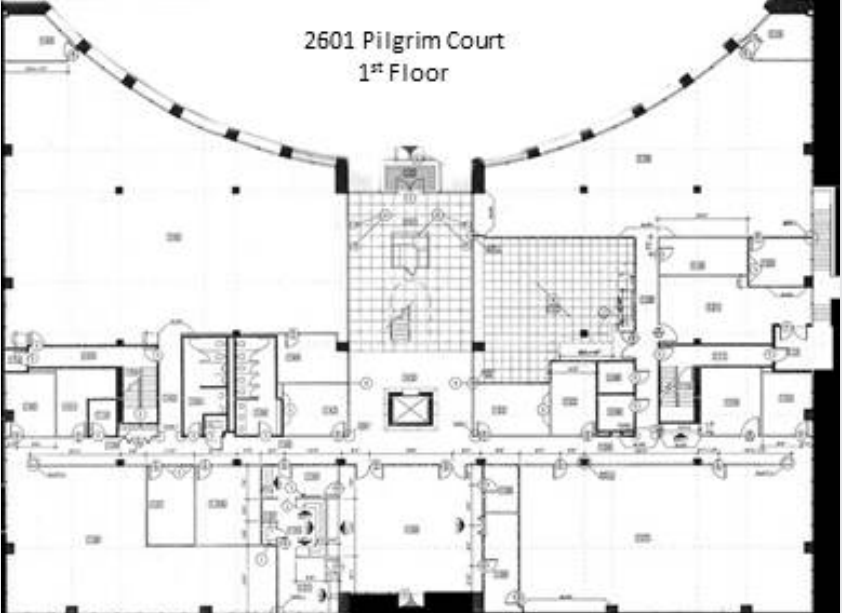
JOHN E. REECE II

john@commercialrealtync.com

336.793.0890, ext 101



Front Entrance



2601 Pilgrim Court
1st Floor



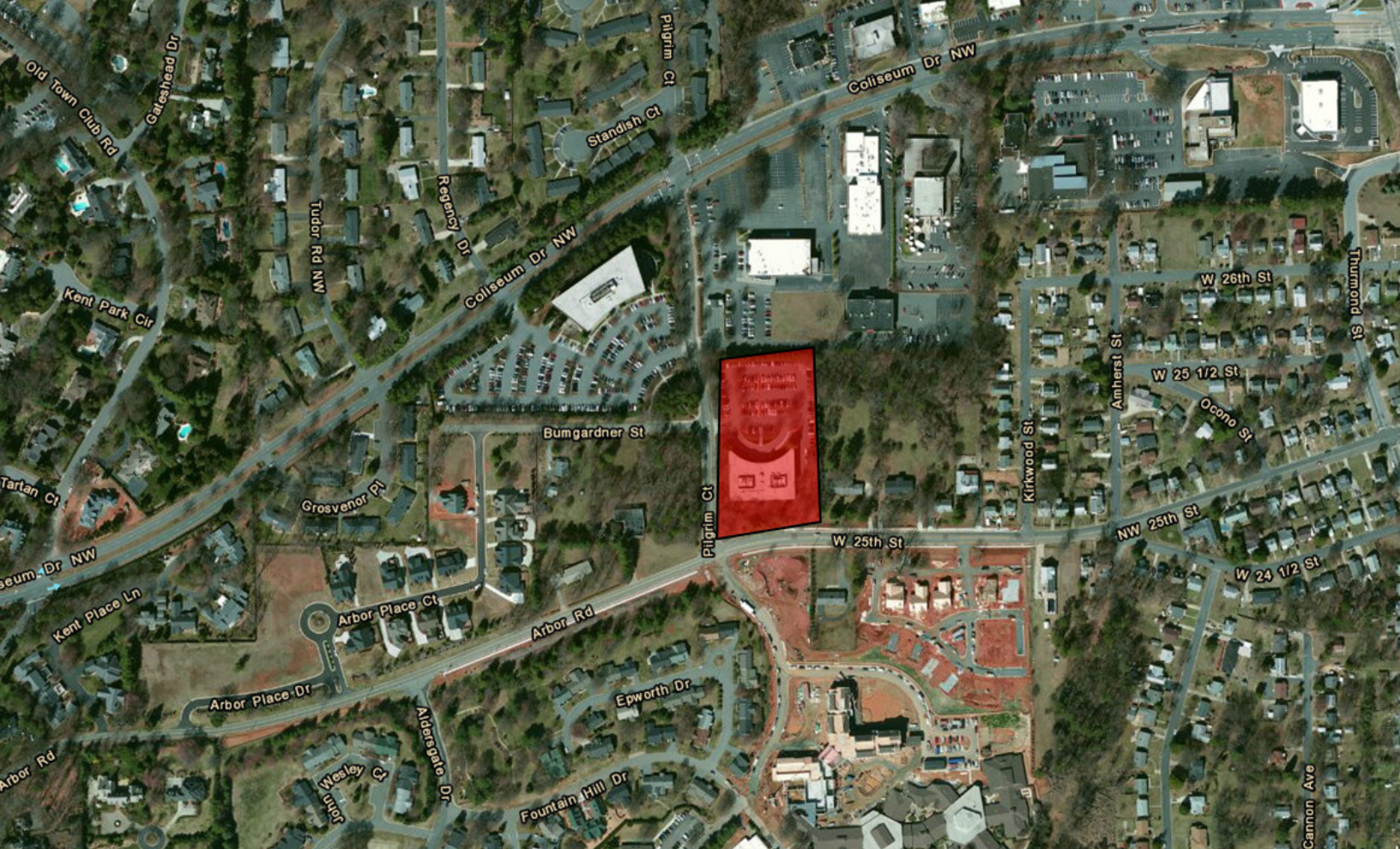
Front Entrance Interior Space



2601 Pilgrim Court
Basement



2601 Pilgrim Court
2nd Floor



PILGRIM COURT I

LOCATION

Address	2601 Pilgrim Court				
City	Winston Salem	Zip	27106	County	Forsyth

PROPERTY DETAILS

Property Type	Office	Acres ±	3.03		
Avail SF ±	50,000	Floors	2	Year Built ±	1987
Bldg Exterior	Granite/Glass				

UTILITIES

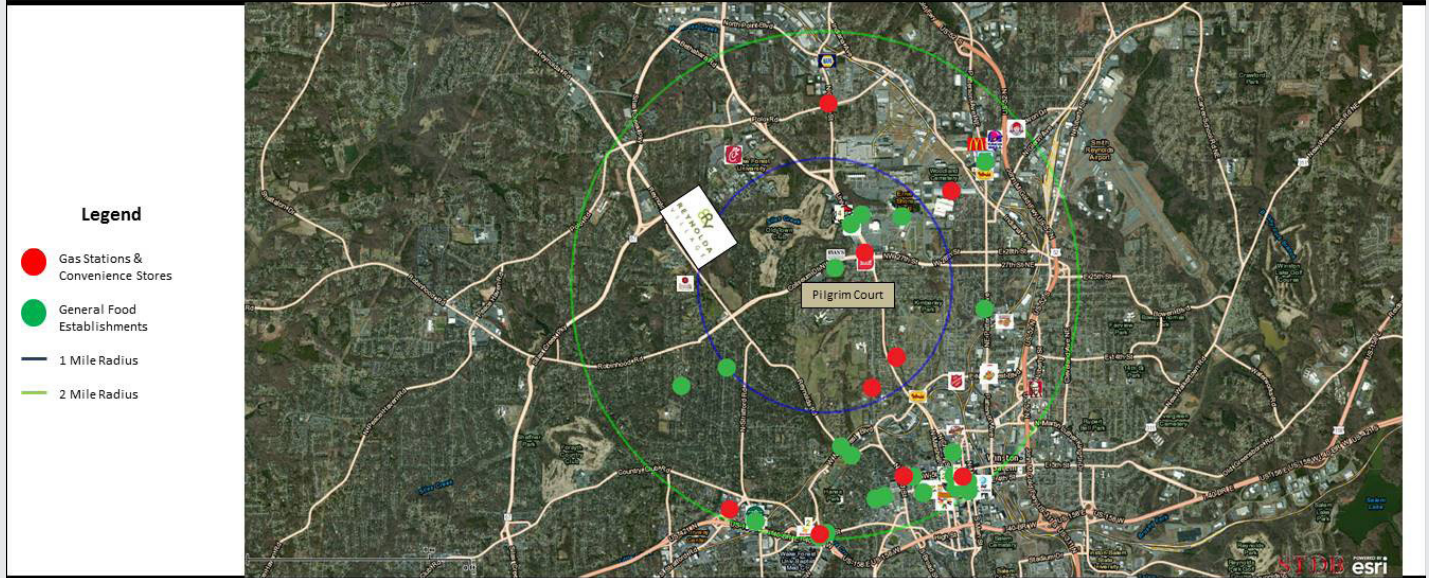
Electrical	Duke Energy	Sewer	City of W-S	Heat	Yes
Water	City W-S	Air	Yes	Gas	

PRICING & TERMS

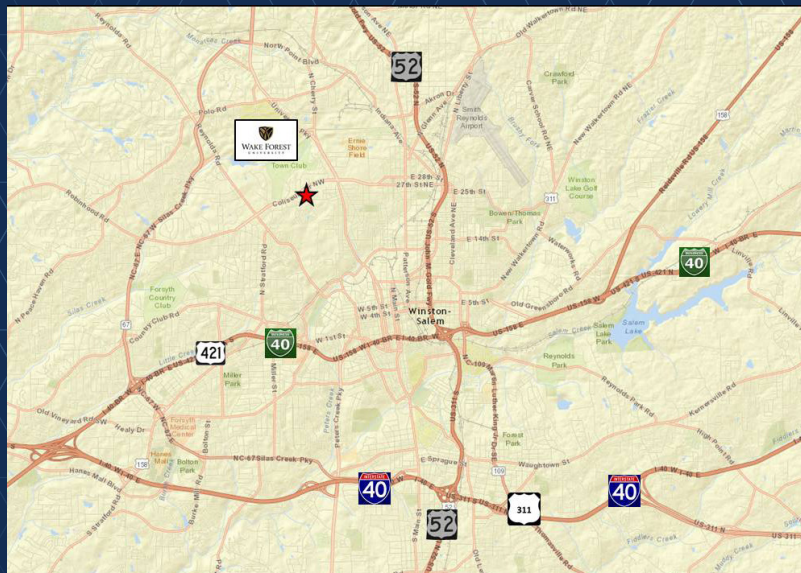
Lease Rt/SF ±	\$19.50	
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Pilgrim Court I & II – Winston-Salem, NC 27106

Map of Surrounding Amenities



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LOCATION FEATURES

- Pilgrim Court I (2601 Pilgrim Court) is located at the corner of Coliseum Drive and Pilgrim Court near Downtown Winston-Salem.
- The property is situated on approximately 3.03 acres and totals ±50,000 SF on two floors.