



KEY FEATURES

- ±12,459 SF | ±0.95 Acres
- Freestanding Medical Office
- Zoned LO
- ±74 parking spaces
- Convenient to I-40, Silas Creek Parkway, Novant Forsyth Hospital, and Wake Forest Baptist Medical Center

LEARN MORE ABOUT THIS PROPERTY

JEFF ANDREWS

Jeff@commercialrealtync.com

336.793.0890, ext 103

MEDICAL OFFICE BUILDING

FOR LEASE

1806 S HAWTHORNE RD

Winston Salem, NC 27103

1806 South Hawthorne Road is a ±12,459 SF freestanding Medical Office building situated on ±0.95 acres in the most desirable medical office submarket in Winston-Salem, with convenient access to I-40, Silas Creek Parkway, Novant Forsyth Hospital, and Wake Forest Baptist Hospital. The property was built in 1972 with a full renovation in 2003, and is zoned LO.

Existing layout was for Hawthorne OBGYN with numerous exam rooms, conference rooms, kitchen, receptionist and waiting areas, nurses' stations, and private offices.



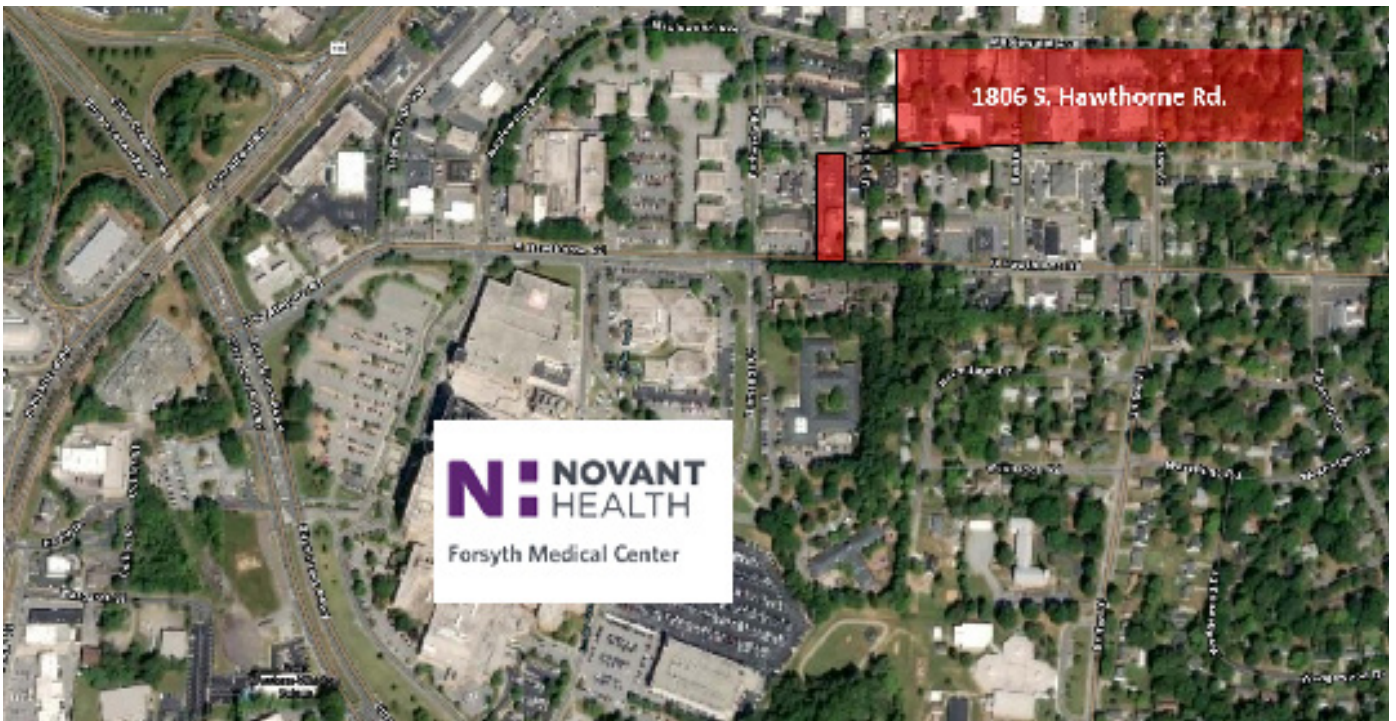
1806 SOUTH HAWTHORNE ROAD

LOCATION

City	Winston-Salem	State	NC	Zip Code	27103
County	Forsyth	Zoning	LO	Year Built	1972; Renovated 2003

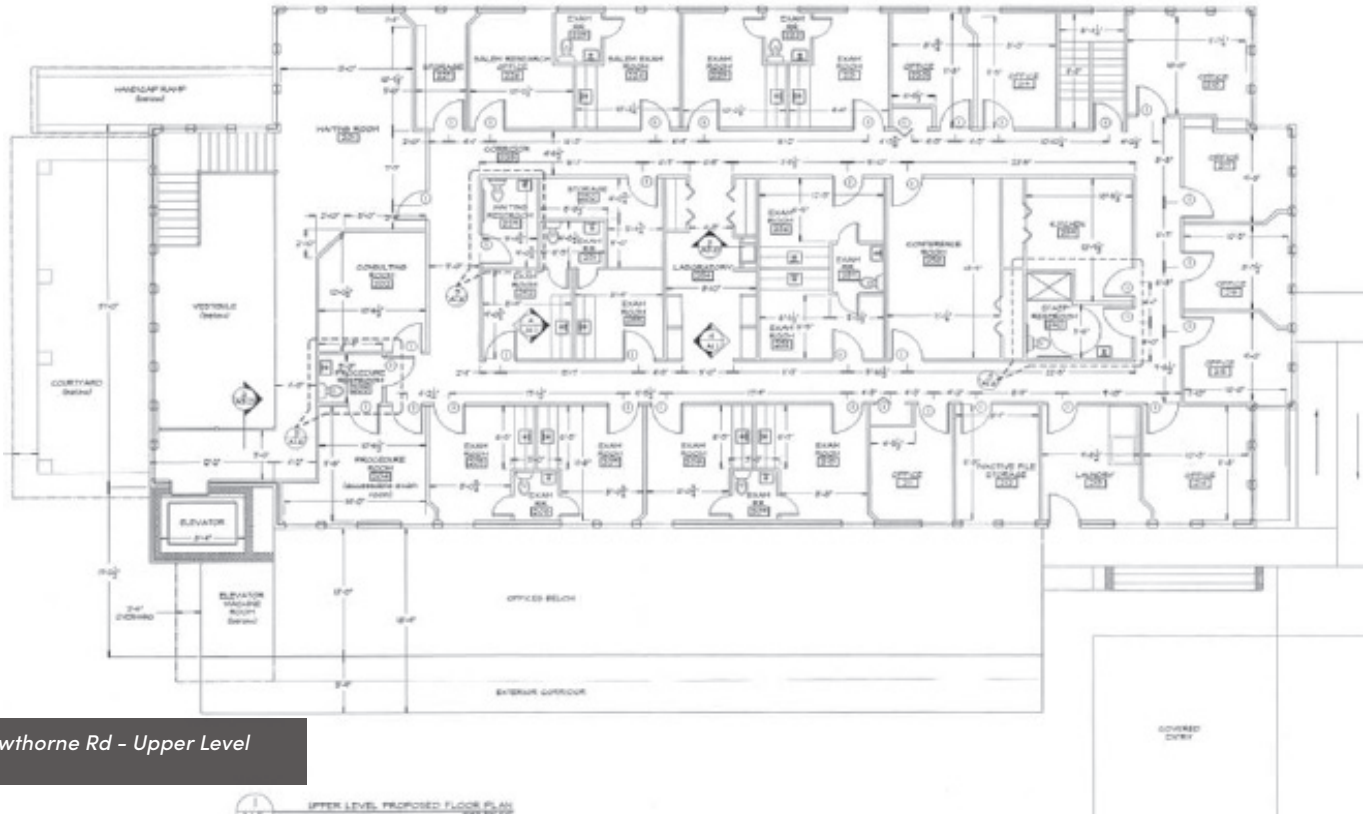
PROPERTY DETAILS

Building SF	±12,459	Acres	±0.95	Available SF	±12,459
Stories	2	Elevator	Yes	Building Exterior	Brick



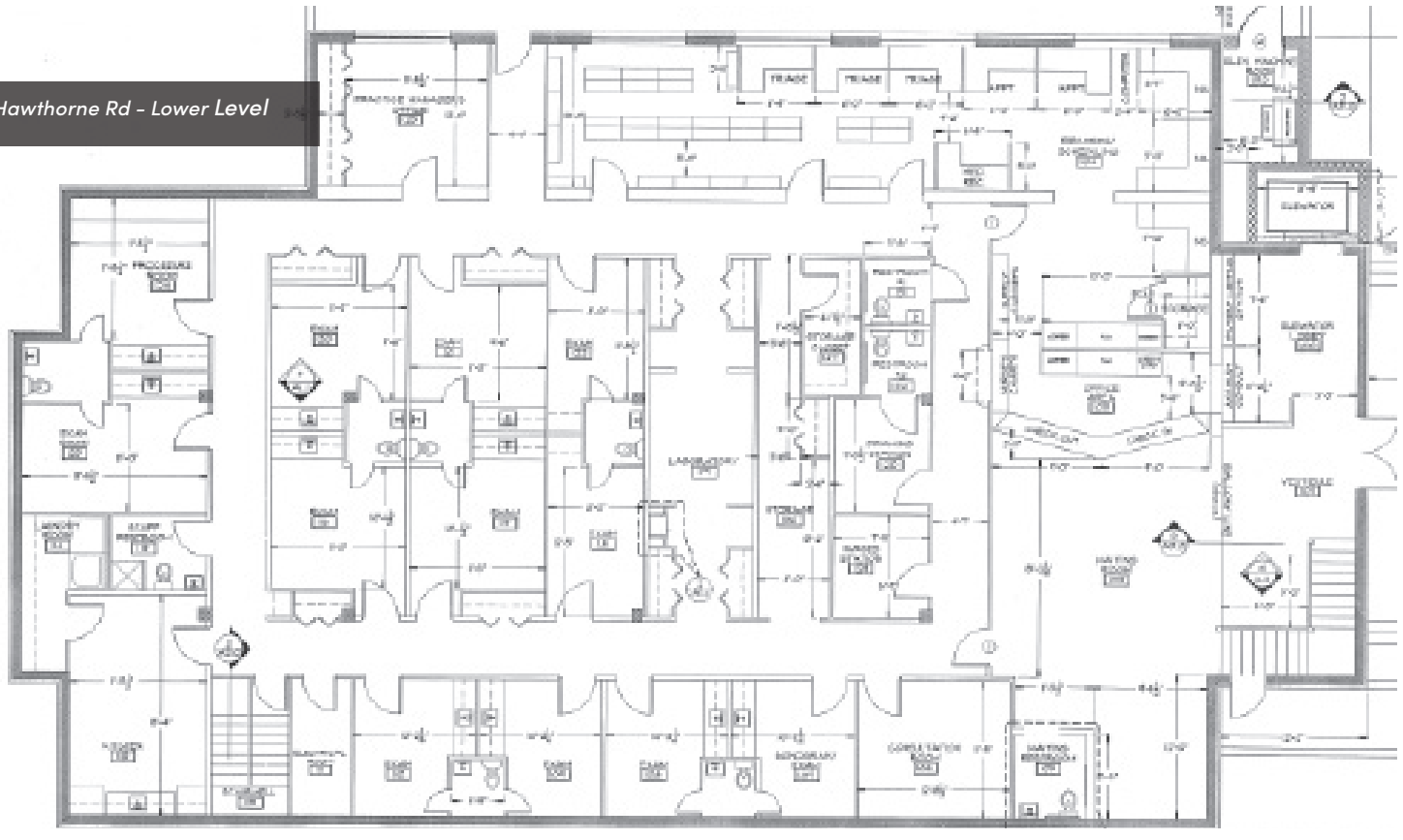
MEDICAL OFFICE BUILDING

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1806 S Hawthorne Rd - Upper Level

UPPER LEVEL PROPOSED FLOOR PLAN



1806 S Hawthorne Rd - Lower Level