



## KEY FEATURES

- Class A Office - ±113,850 RSF on 5 floors
- ±Parking ratio in excess of 4.3 spaces per 1,000 RSF
- On-site amenities include: Property Management, Coffee Shop and Women's Apparel
- Prime Location off Stratford Road with easy access to shopping, banks, restaurants, Salem Parkway (Bs. 40) and Highway 52
- Suite 520 - ±3,151 RSF For Lease
- Suite 450 - ±3,902 RSF For Lease
- Suite 200 - ±10,755 RSF For Lease (Note: ±1,369 RSF within the space may be leased independently)

CLASS A OFFICE ±3,151 RSF | ±10,755 RSF

FOR LEASE

## 110 OAKWOOD DRIVE

Suite 520 | Suite 450 | Suite 200 - Winston Salem, NC 27103

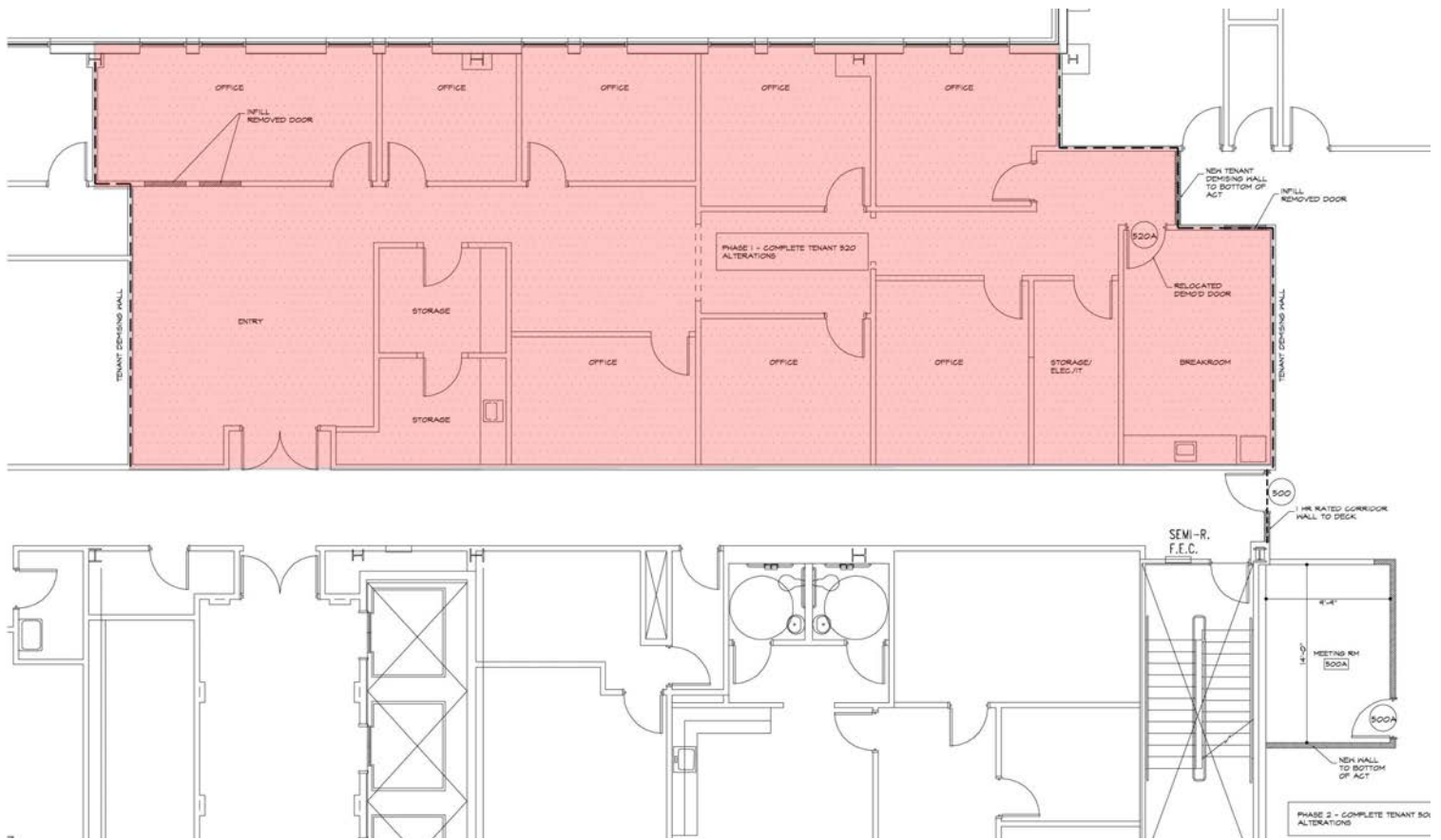


### LEARN MORE ABOUT THIS PROPERTY

## JEFF ANDREWS

[jeff@commercialrealtync.com](mailto:jeff@commercialrealtync.com)

336.793.0890, ext 103



## 110 OAKWOOD DRIVE SUITE 520

### LOCATION

<b>Address</b>	110 Oakwood Drive, Suite 520				
<b>City</b>	Winston Salem	<b>Zip</b>	27103	<b>County</b>	Forsyth

### PROPERTY DETAILS

<b>Property Type</b>	Class A Office	<b>Dimensions</b>		<b>Acres ±</b>	5.77
<b>Avail SF ±</b>	3,151	<b>Restrooms ±</b>	14	<b>Parking ±</b>	475
<b>SF per Floor ±</b>	22,770	<b>Floors</b>	5	<b>Roof</b>	Membrane
<b>Building SF ±</b>	113,850	<b>Elevators ±</b>	3	<b>Flooring</b>	Marble/Carpet
<b>Office SF ±</b>		<b>Year Built</b>	2001	<b>Sprinklered</b>	Yes
<b>Retail SF ±</b>					

### UTILITIES

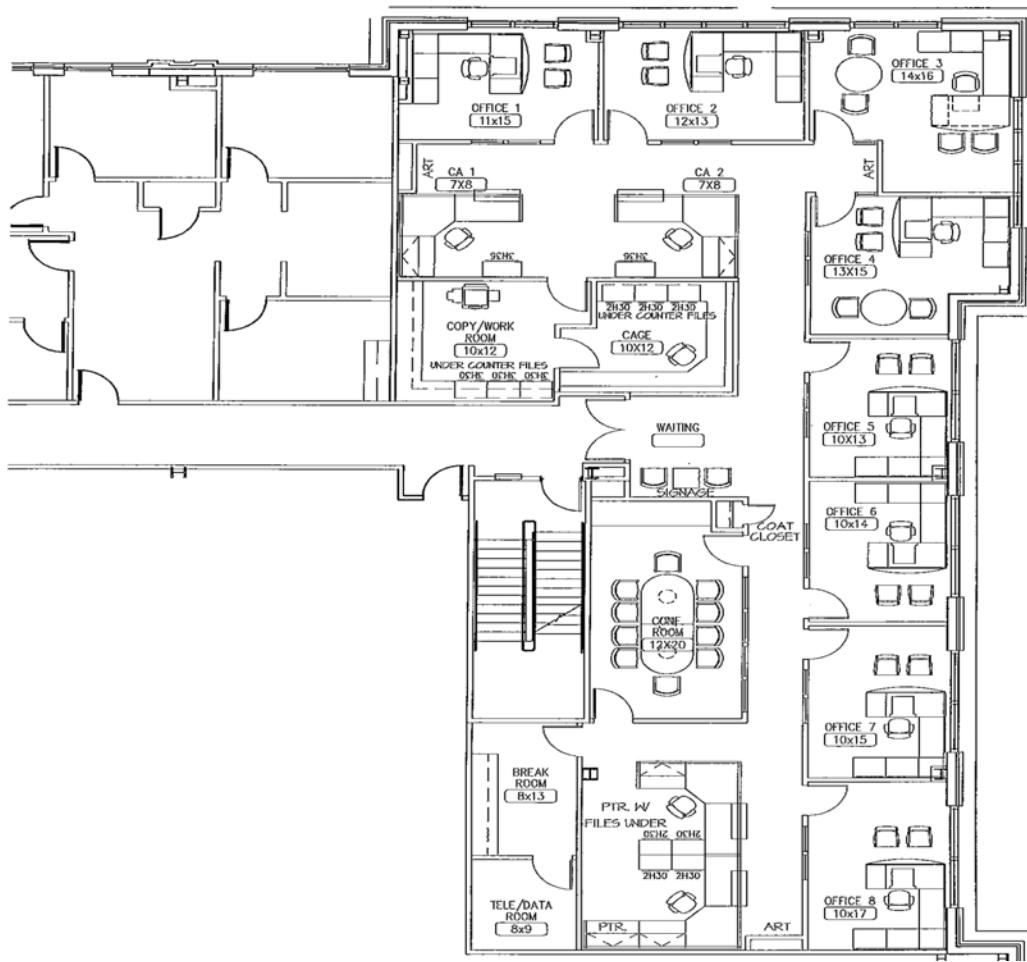
<b>Electrical</b>	Duke Energy	<b>Sewer</b>	City of WS	<b>Heat</b>	Central
<b>Water</b>	City of WS	<b>Air</b>	Central	<b>Gas</b>	

### TAX INFORMATION

<b>Zoning</b>	GO	
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### PRICING & TERMS

<b>Lease Rt/SF ±</b>	\$22.00	<b>Lease Type</b>	Full Service
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## 110 OAKWOOD DRIVE SUITE 450

### LOCATION

<b>Address</b>	110 Oakwood Drive, Suite 450				
<b>City</b>	Winston Salem	<b>Zip</b>	27103	<b>County</b>	Forsyth

### PROPERTY DETAILS

<b>Property Type</b>	Class A Office	<b>Dimensions</b>		<b>Acres ±</b>	5.77
<b>Avail SF ±</b>	3,902	<b>Restrooms ±</b>	14	<b>Parking ±</b>	475
<b>SF per Floor ±</b>	22,770	<b>Floors</b>	5	<b>Roof</b>	Membrane
<b>Building SF ±</b>	113,850	<b>Elevators ±</b>	3	<b>Flooring</b>	Marble/Carpet
<b>Office SF ±</b>		<b>Year Built</b>	2001	<b>Sprinklered</b>	Yes
<b>Retail SF ±</b>					

### UTILITIES

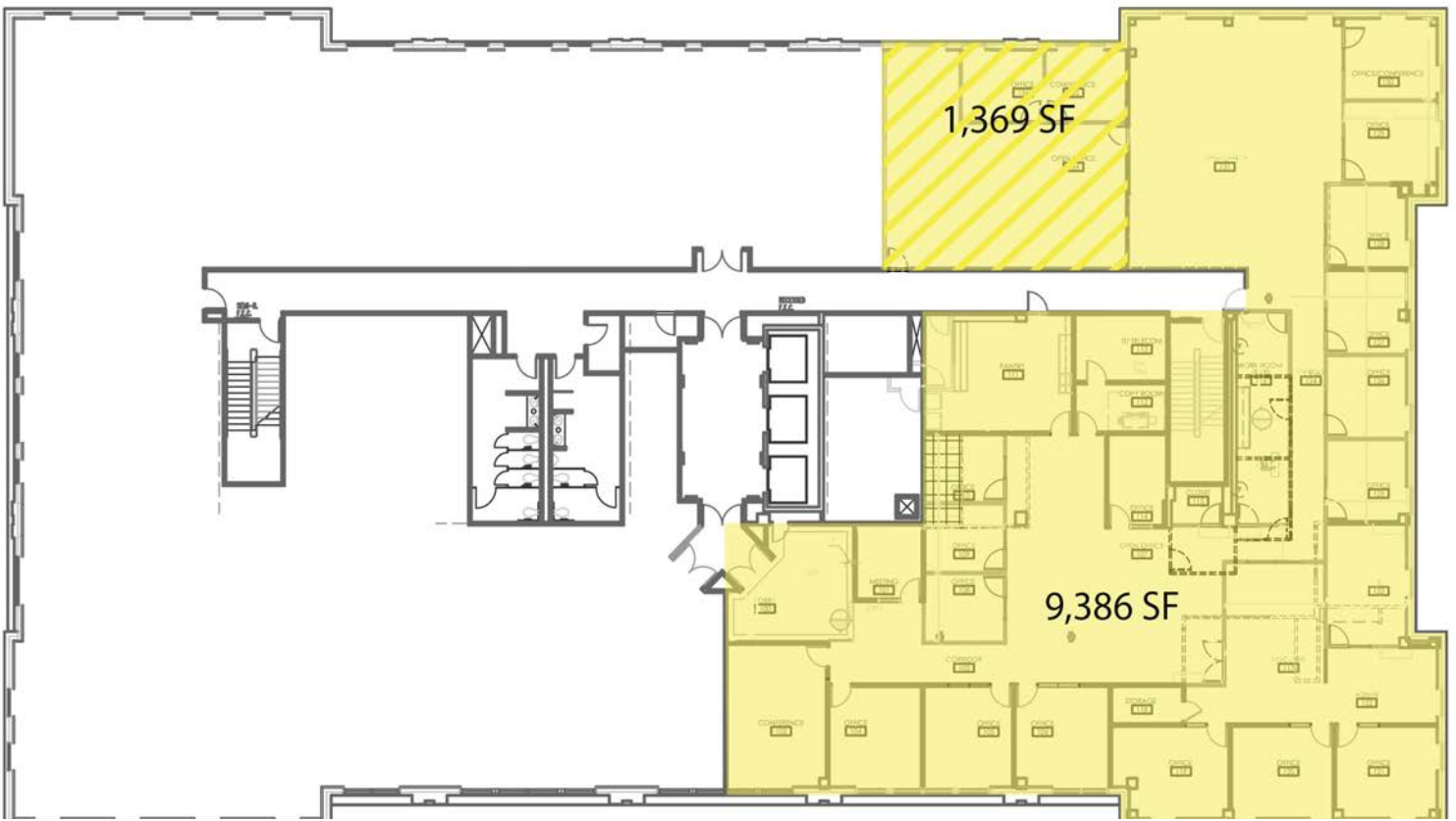
<b>Electrical</b>	Duke Energy	<b>Sewer</b>	City of WS	<b>Heat</b>	Central
<b>Water</b>	City of WS	<b>Air</b>	Central	<b>Gas</b>	

### TAX INFORMATION

<b>Zoning</b>	GO		
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### PRICING & TERMS

<b>Lease Rt/SF ±</b>	\$22.00	<b>Lease Type</b>	Full Service
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## 110 OAKWOOD DRIVE SUITE 200

### LOCATION

<b>Address</b>	110 Oakwood Drive, Suite 200				
<b>City</b>	Winston Salem	<b>Zip</b>	27103	<b>County</b>	Forsyth

### PROPERTY DETAILS

<b>Property Type</b>	Class A Office	<b>Dimensions</b>		<b>Acres ±</b>	5.77
<b>Avail SF ±</b>	10,755 (±9,386/±1,369 Available as Separate Leases)	<b>Restrooms ±</b>	14	<b>Parking ±</b>	475
<b>SF per Floor ±</b>	22,770	<b>Floors</b>	5	<b>Roof</b>	Membrane
<b>Building SF ±</b>	113,850	<b>Elevators ±</b>	3	<b>Flooring</b>	Marble/Carpet
<b>Office SF ±</b>		<b>Year Built</b>	2001	<b>Sprinklered</b>	Yes
<b>Retail SF ±</b>					

### UTILITIES

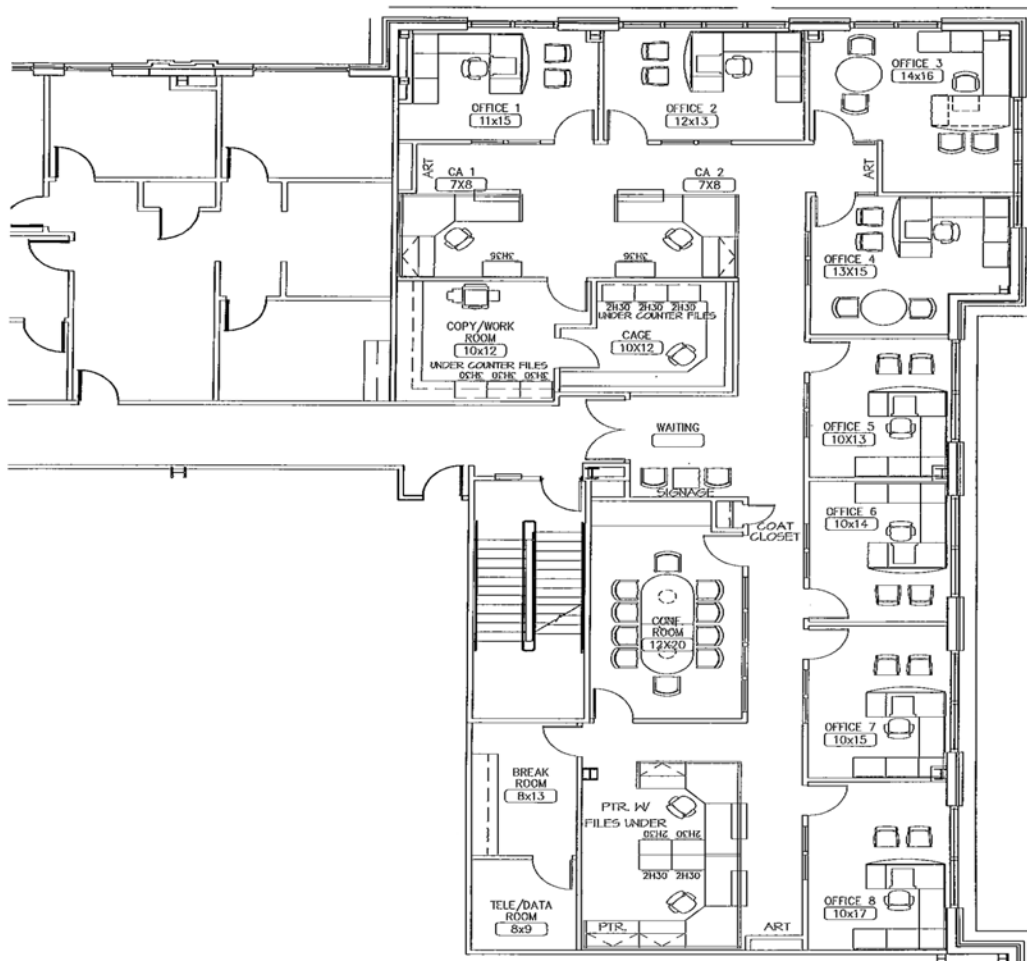
<b>Electrical</b>	Duke Energy	<b>Sewer</b>	City of WS	<b>Heat</b>	Central
<b>Water</b>	City of WS	<b>Air</b>	Central	<b>Gas</b>	

### TAX INFORMATION

<b>Zoning</b>	GO
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### PRICING & TERMS

<b>Lease Rt/SF ±</b>	\$22.00	<b>Lease Type</b>	Full Service
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## 110 OAKWOOD DRIVE SUITE 450

### LOCATION

<b>Address</b>	110 Oakwood Drive, Suite 450				
<b>City</b>	Winston Salem	<b>Zip</b>	27103	<b>County</b>	Forsyth

### PROPERTY DETAILS

<b>Property Type</b>	Class A Office	<b>Dimensions</b>		<b>Acres ±</b>	5.77
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<b>Retail SF ±</b>					

### UTILITIES

<b>Electrical</b>	Duke Energy	<b>Sewer</b>	City of WS	<b>Heat</b>	Central
<b>Water</b>	City of WS	<b>Air</b>	Central	<b>Gas</b>	

### TAX INFORMATION

<b>Zoning</b>	GO				
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### PRICING & TERMS

<b>Lease Rt/SF ±</b>	\$22.00	<b>Lease Type</b>	Full Service
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