



470 West Hanes Mill Rd

Winston-Salem, NC 27105

*Beautifully-landscaped corporate campus
Up to 30,000 SF of office-space available
Easy access via HWY 52 and I-74
Generous parking and tenant improvements*

Contact:

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Highlights

- Convenient location with nearby highway access
- 6 parking spaces/1000 ft
- All services provided, including utilities and janitorial
- Flexible and generous custom tenant improvements
- 24/7 access and conditioning



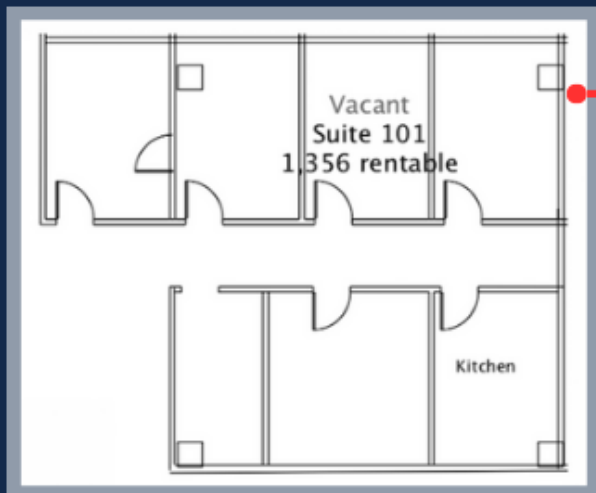
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First Floor Suites

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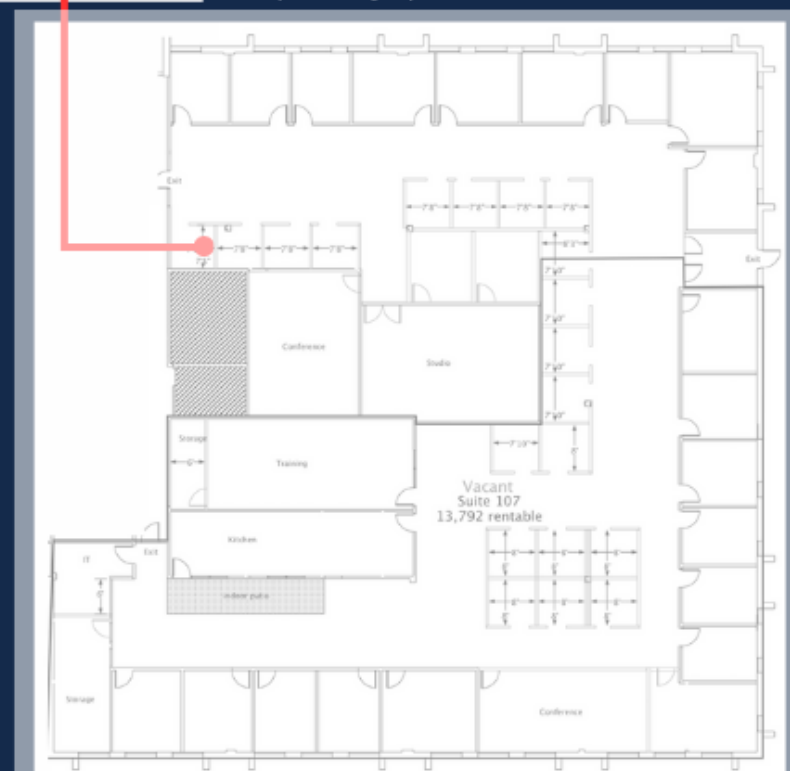
Suite 101

- 1,300+ SF
- 5 offices or 4 office + conference
- Private kitchen area
- 6 parking spots/1000 SF



Suite 107

- Up to 13,700 SF that can be split into separate 5,000 SF and 7,000 SF suites
- 21 private offices and central open floorplan
- 2 kitchens, 3 conference/huddle rooms
- 6 parking spots/1000 SF



Lambe

Cameron

Commercial

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First Floor Suites - Additional Information

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- *Complementary new paint and flooring for new tenants*
- *LED lighting in all offices*
- *Multiple conference rooms and kitchen areas*
- *Scenic patio overlook behind building*
- *6 parking spots/1000 SF*



Beautiful landscaping and patio area



Modern Kitchen and breakroom spaces



Large hard-walled offices throughout space

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Second Floor

- 30,000 SF available
- Plentiful spacious offices as well as open floor designs
- Multiple conference rooms and modern kitchen/breakroom





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