



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





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First Floor Suites - Additional Information

- 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



arge hard-walled offices throughout space



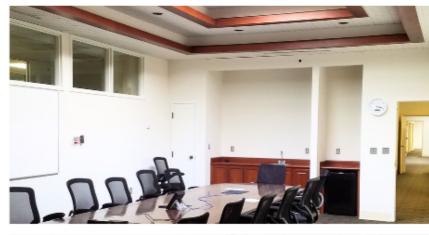
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Second Floor

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









Lambe Cameron S White trash motorcycles Commercial Oak Forest Health and Rehabilitation Center Bethany Bar Hatcher's Auto Sales ofts at Mill Creek Marshalls Walmart Supercenter Take 5 Car Wash c Hanes Mill Ro Hanesbrands Inc Samis Club Maple Chase Golf and Country Club Kaleideum North ADT Security Services: DoubleTree by Grizzled Warrior Hilton Hotel Winston... Modern Nissan of Nutrition and Athletics Vulcan Materials 470 West Company The Home Depot Hanes Mill Merchandising Displays North Forsyth Grand 18 -High Schoo Winston-Salem New Era Motors Forsyth County k Summit Park Animal Shelter Cooks Flea Market Chipotle Mexican Grill eak Fork Frank Myers Auto Maxx Worth Painting Leak Fork Jackson Oil Professional Tax Filers Alaris Village Apartments Google Scotties Muffler Shop

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