

2860 LYNTHURST AVENUE

FOR LEASE | WINSTON-SALEM, NC 27103

Linville | Team Partners

COMMERCIAL REAL ESTATE



MEDICAL OFFICE SPACE FOR LEASE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office, Medical
AVAILABLE SF ±	3,663
LEASE RATE	\$18.00, Modified Gross

DESCRIPTION

A ±3,663 Class A office space, last utilized as a dental lab. Well located in a medical submarket off Stratford Road, within 0.5 miles of Novant Health Forsyth Medical Center and within 2 miles of Atrium Health Wake Forest Baptist Medical Center. Property includes lobby, multiple exam rooms, private offices, conference room, break room, and surface parking with ground-level access.



JORDAN COOPER

E Jordan@LTPcommercial.com

M 303.717.3160

P 336.724.1715

CALI RICH

E Cali@LTPcommercial.com

M 857.204.8326

P 336.724.1715

2860 LYNTHURST AVENUE

FOR LEASE | WINSTON-SALEM, NC 27103

Linville | Team Partners

COMMERCIAL REAL ESTATE



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

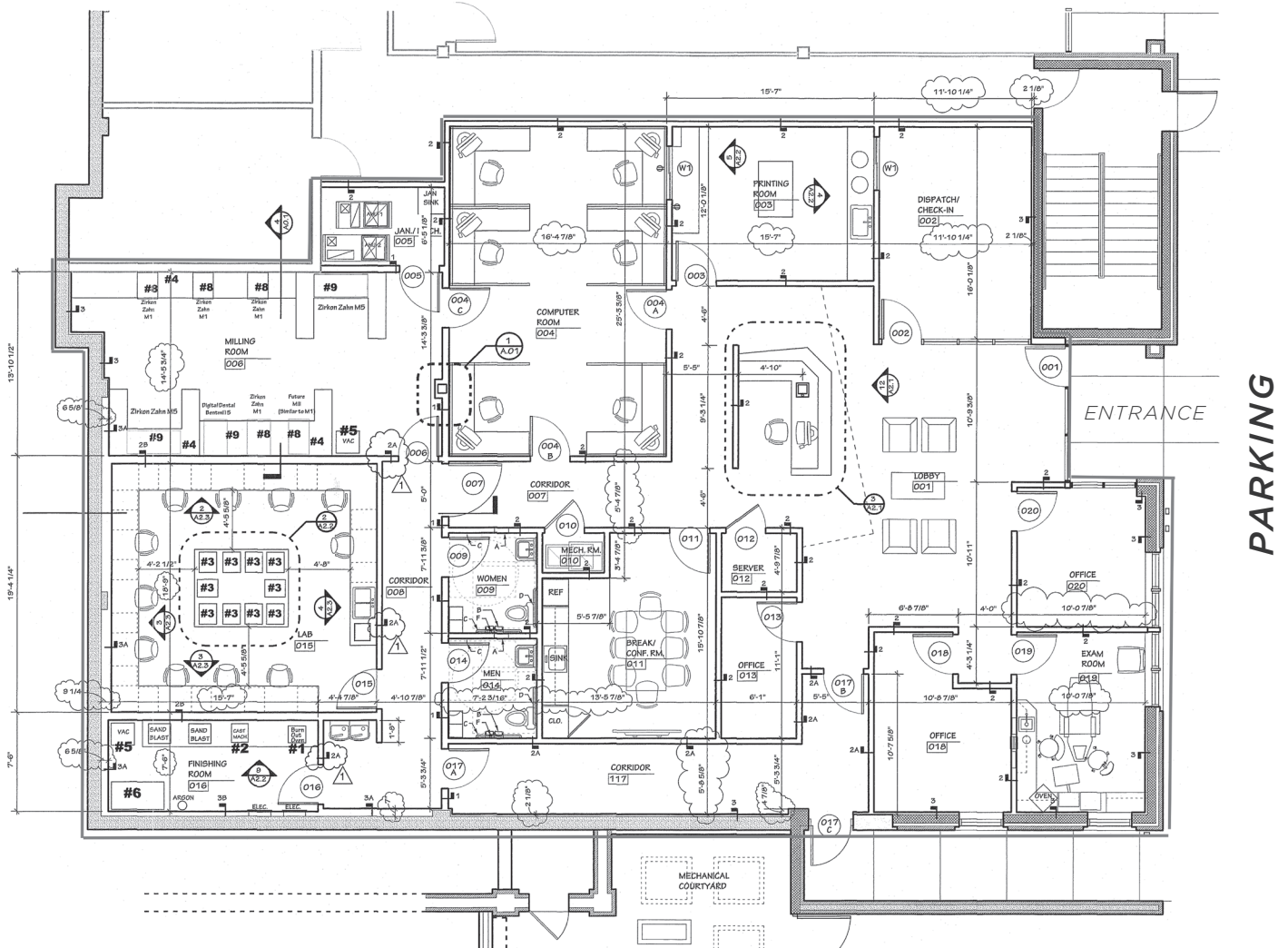
LTPCOMMERCIAL.COM • 336.724.1715

2860 LYNTHURST AVENUE

FOR LEASE | WINSTON-SALEM, NC 27103

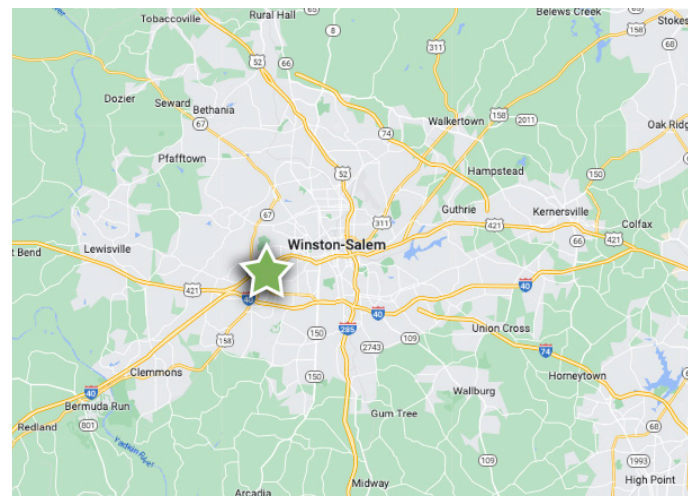
Linville | Team Partners

COMMERCIAL REAL ESTATE



KEY FEATURES

- ±3,663 Class A office space, last utilized as a dental lab
- Well located in a medical submarket off Stratford Road, near Novant Health Forsyth Medical Center and Atrium Health Wake Forest Baptist Medical Center
- Includes lobby, multiple exam rooms, private offices, conference room, and break room



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715

2860 LYNTHURST AVENUE

FOR LEASE | WINSTON-SALEM, NC 27103

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY INFORMATION

PROPERTY TYPE	Office	PROPERTY SUBTYPE	Medical
AVAILABLE SF ±	3,663	RESTROOMS	2
YEAR BUILT	2014	ZONING	LO
YEAR RENOVATED	2019	TAX PIN	6815-80-6055

PRICING & TERMS

LEASE RATE	\$18.00	LEASE TYPE	Modified Gross
------------	---------	------------	----------------

DESCRIPTION

A ±3,663 Class A office space, last utilized as a dental lab. Well located in a medical submarket off Stratford Road, within 0.5 miles of Novant Health Forsyth Medical Center and within 2 miles of Atrium Health Wake Forest Baptist Medical Center. Property includes lobby, multiple exam rooms, private offices, conference room, break room, and surface parking with ground-level access.

The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715