

# 3333 BROOKVIEW HILLS

FOR SALE/LEASE | SUITE 207, WINSTON-SALEM, NC 27103

Linville | Team Partners

COMMERCIAL REAL ESTATE



## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office, Medical
AVAILABLE SF ±	5,803
SALE PRICE	\$928,000
LEASE RATE	\$17.50, Modified Gross

## DESCRIPTION

Versatile suite in Brookview Hills Medical Center with a private entrance. Well-known outpatient healthcare facility just off Hanes Mall Boulevard and I-40. Only 1 mile from Forsyth Medical Center, this ±5,803 SF space currently features a reception area with large lobby, 6 restrooms, lab space, private breakroom, and 18 exam/offices. Current ownership is open to up-fit allowance and reconfiguration with acceptable lease terms.



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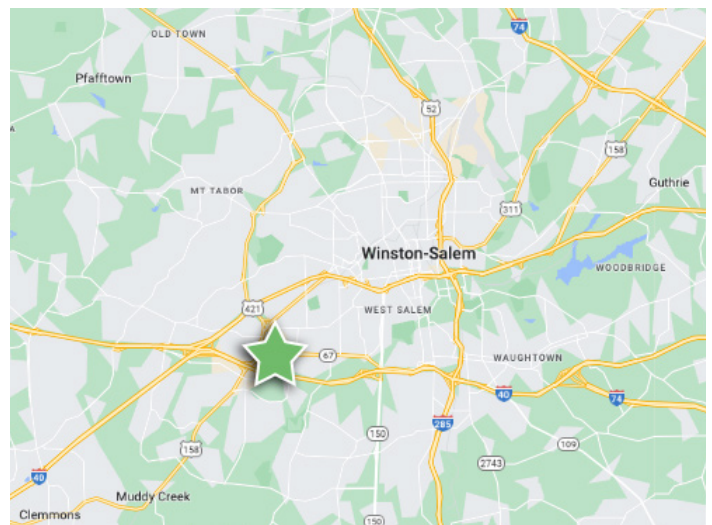
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## KEY FEATURES

- Versatile suite with a private entrance
- Well-known outpatient healthcare facility just off Hanes Mall Boulevard and I-40
- Only 1 mile from Forsyth Medical Center
- Current ownership is open to up-fit allowance and reconfiguration with acceptable lease terms

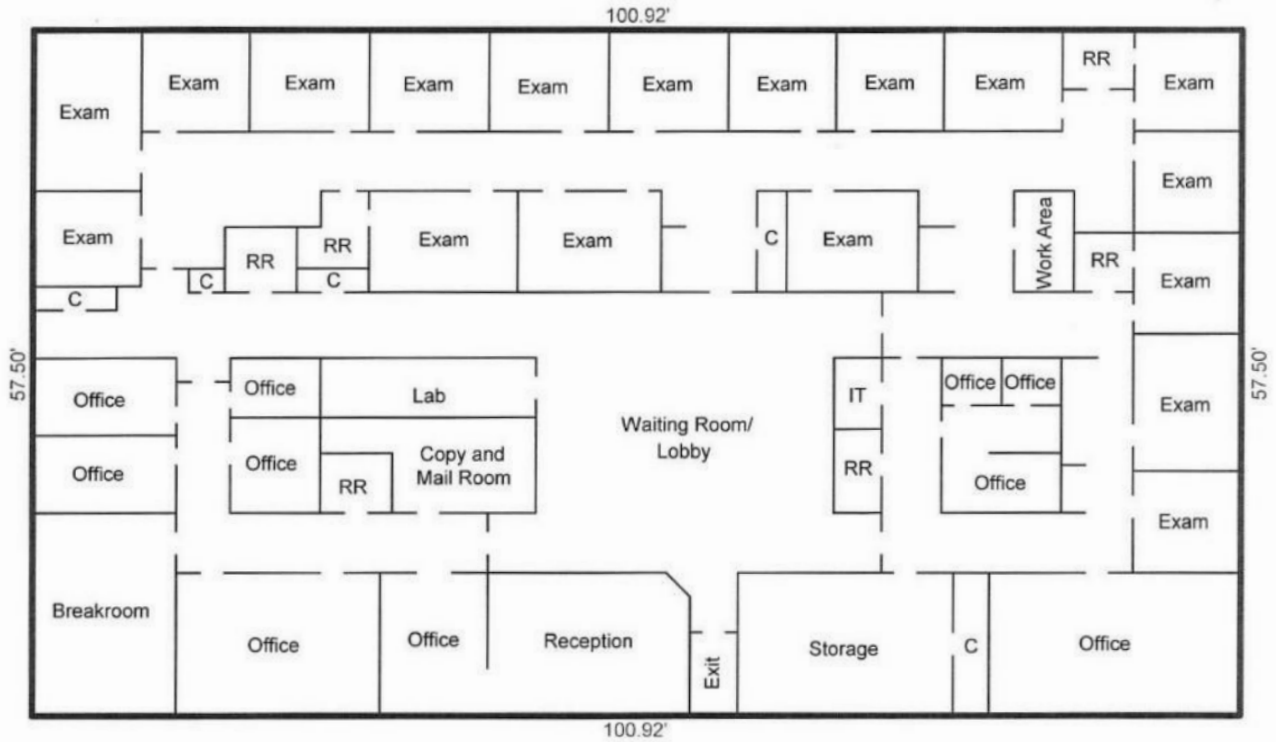


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## FLOOR PLAN



## PROPERTY INFORMATION

PROPERTY TYPE	Office	PROPERTY SUBTYPE	Medical
AVAILABLE SF ±	5,803	FLOORS	2
BUILDING SF ±	53,900	ELEVATOR	Yes
YEAR BUILT	1991	RESTROOMS	6
ACRES	4.13	PARKING	190 Surface

## PRICING & TERMS

SALE PRICE	\$928,000	LEASE RATE	\$17.50, Modified Gross
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