

3690 REYNOLDA ROAD

FOR SALE/LEASE | WINSTON-SALEM, NC 27106

Linville | Team Partners

COMMERCIAL REAL ESTATE



STAND-ALONE OFFICE FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office
AVAILABLE SF ±	3,000
SALE PRICE	\$595,000
LEASE RATE	\$14.50, Modified Gross

DESCRIPTION

Great stand-alone office building in northern Winston-Salem available! The space is ±3,000 SF and features a generously sized lobby, reception area, 6 offices, a break room, 3 restrooms, and a large open work area. The lot is fenced and there is surface parking in the front and in the rear. Perfect for traditional office users as well as many medical uses! Located near Pfafftown and about 3 miles to the future northern beltway.



REAR PARKING LOT

KATIE HAYES

E Katie@LTPcommercial.com

M 336.473.0206

P 336.724.1715

NICK GONZALEZ

E Nick@LTPcommercial.com

P 336.724.1715

3690 REYNOLDA ROAD

FOR SALE/LEASE | WINSTON-SALEM, NC 27106

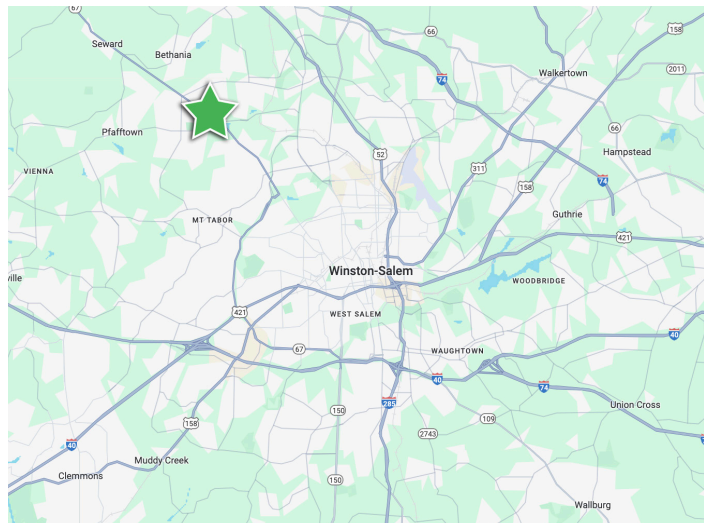
Linville | Team Partners

COMMERCIAL REAL ESTATE



KEY FEATURES

- ±3,000 Stand-alone office building
- Features a lobby, reception area, 6 offices, a break room, 3 restrooms, and a large open work area
- Fenced lot with surface parking in the front and in the rear
- 3 miles to the future northern beltway



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

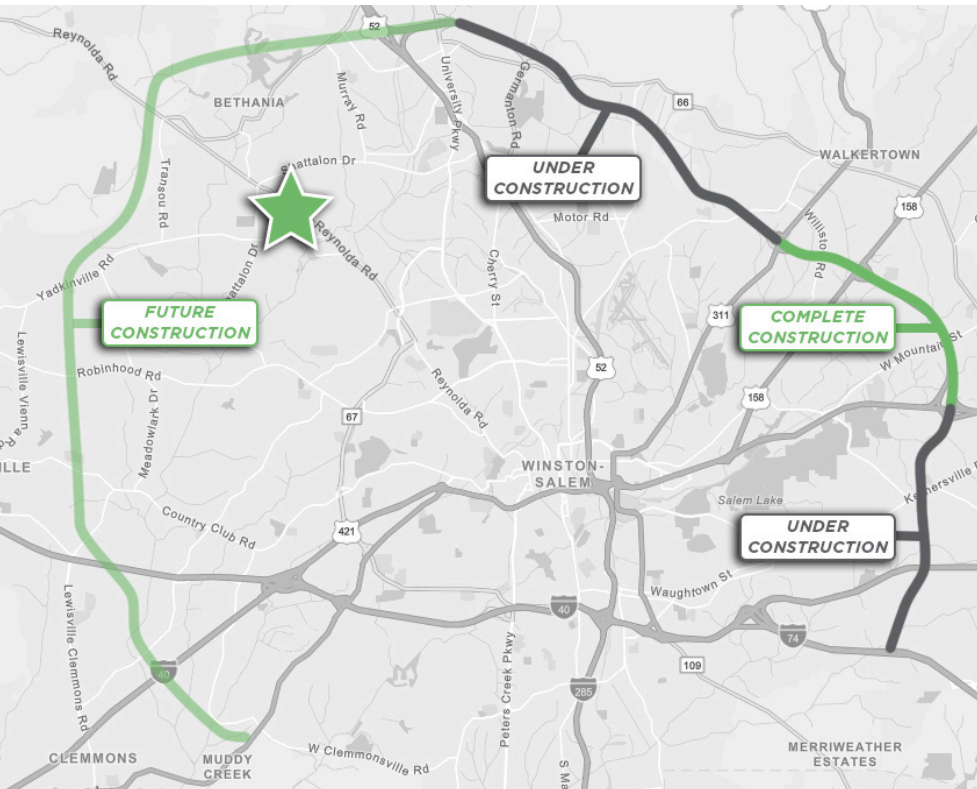
LTPCOMMERCIAL.COM • 336.724.1715

3690 REYNOLDA ROAD

FOR SALE/LEASE | WINSTON-SALEM, NC 27106

Linville | Team Partners

COMMERCIAL REAL ESTATE



WINSTON-SALEM NORTHERN BELTWAY

The N.C. Department of Transportation is building a multi-lane freeway that loops around the northern part of Winston-Salem. The 34.5-mile Winston-Salem Northern Beltway will begin at U.S. 158 southwest of Winston-Salem and end at I-74 southeast of the city.

Over 100,000 vehicles and trucks travel through the area every day, which is more traffic than the roadways in the area are designed to handle. The Winston-Salem Northern Beltway will help alleviate traffic congestion and improve safety along heavily traveled routes in Forsyth County, including U.S. 421/Salem Parkway and U.S. 52.

PROPERTY INFORMATION

PROPERTY TYPE	Office	RESTROOMS	3
AVAILABLE SF ±	3,000	ROOF	Shingle
ACRES	0.55	EXTERIOR	Brick
YEAR BUILT	2008	PARKING	Surface
ZONING	HB	TAX PIN	6817-09-1237

PRICING & TERMS

SALE PRICE	\$595,000	LEASE RATE	\$14.50, Modified Gross
------------	-----------	------------	-------------------------

DESCRIPTION

Great stand-alone office building in northern Winston-Salem available! The space is ±3,000 SF and features a generously sized lobby, reception area, 6 offices, a break room, 3 restrooms, and a large open work area. The lot is fenced and there is surface parking in the front and in the rear. Perfect for traditional office users as well as many medical uses! Located near Pfafftown and about 3 miles to the future northern beltway.

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