

# 1004 BROOKSTOWN AVENUE

RETAIL/OFFICE **FOR LEASE**

**1004 BROOKSTOWN AVENUE SOUTHWEST**  
WINSTON-SALEM, NC 27101

## PROPERTY DESCRIPTION

Rare West End availability showcasing 1,340 SF of prime street-level retail plus additional 4,707 SF of office space, each with own private entrance. The retail space boasts oversized storefront windows, elevated ceilings, and updated finishes throughout for a modern, turn-key business site. The office portion features 1,275 SF of lounge area, including full kitchen with wrap around bar, media and sound systems, and an 110" projector. An open staircase leads up to 3,432 SF of furnished office space with multiple private offices, 10-person conference room, and 19 plug-and-play workstations. All utilities included in lease rate and reserved parking available upon request.

## OFFERING SUMMARY

Lease Rate:	Inquire for Pricing
Lease Type:	Full Service
Available SF:	1,340 - 6,047 SF

Cali Rich

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Aubrey Linville

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RETAIL/OFFICE FOR LEASE



Retail Space



Retail Space



Retail Space

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Office Space



Office Space



Office Space

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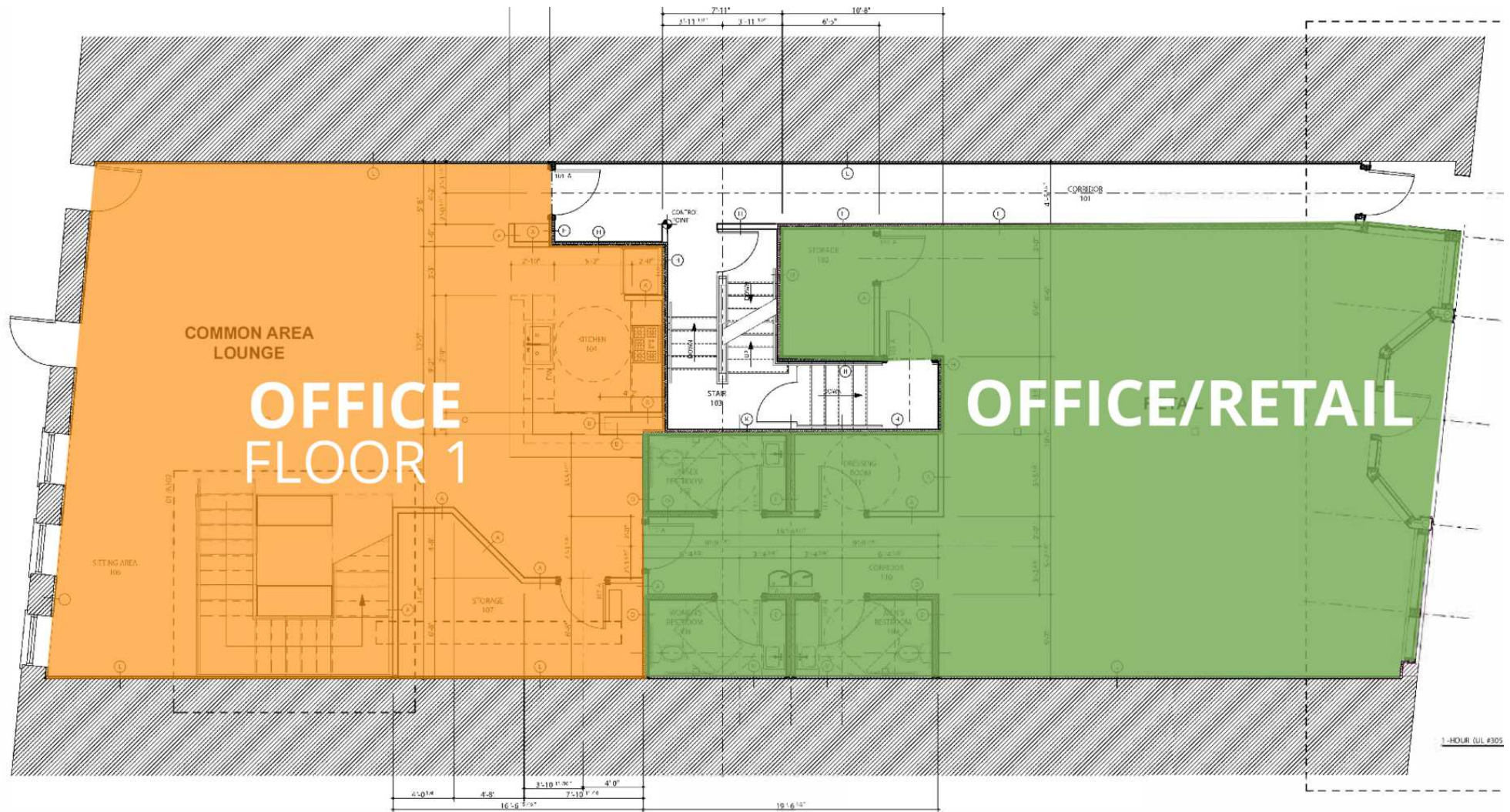
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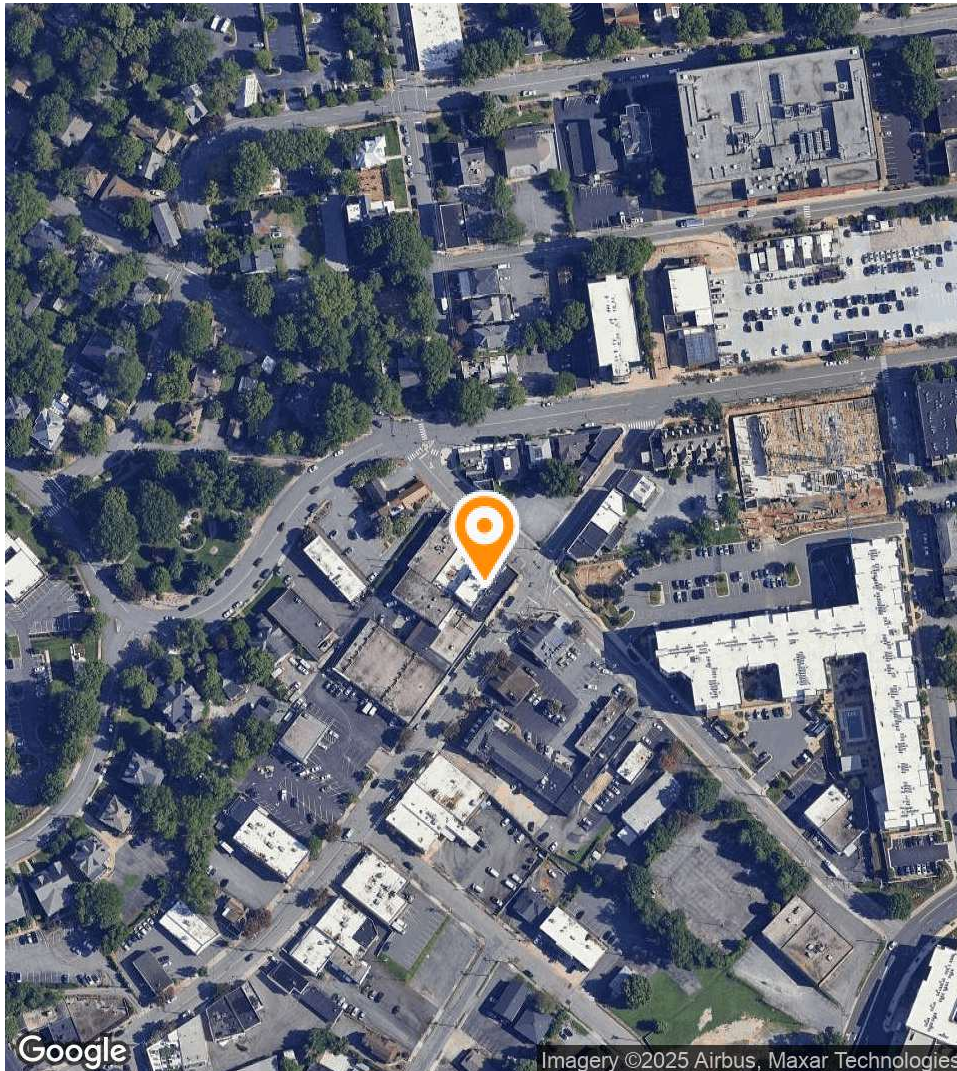
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## PROPERTY HIGHLIGHTS

- 1,340 SF of prime street-level retail & 4,707 SF of office space
- Retail space is a modern, turn-key business site
- Office features 1,275 SF of lounge area, including full kitchen with wrap around bar, media and sound systems, and an 110" projector
- 3,432 SF of furnished office space with multiple private offices, 10-person conference room, and 19 plug-and-play workstations
- Reserved parking at additional cost

## OFFERING SUMMARY

Lease Rate:	Inquire for Pricing
Lease Type:	Full Service
Available SF:	1,340 - 6,047 SF

SPACES	LEASE RATE	SPACE SIZE
Street Retail	Inquire for Pricing	1,340 SF
Office Space	Inquire for Pricing	4,707 - 6,047 SF

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## LOCATION INFORMATION

Street Address	1004 Brookstown Avenue Southwest
City, State, Zip	Winston-Salem, NC 27101

## PROPERTY INFORMATION

Property Type	Retail/Office
Zoning	PB Ho
Building Class	A
Year Built	1921
Year Last Renovated	2016



**LEASE RATE:** INQUIRE FOR  
PRICING

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