

MP

MADISON PARK



KEY FEATURES

- 7 Building Office Park
- ±28 Acre Site
- Parking
 - 5/1,000 SF Ratio
 - 6 Level Parking Deck
- Close Proximity to HWY 52 & I-74
- On Site Walking Trails
- Newer Upfits in several Buildings
- Potential Use of Existing Furniture

OFFICE COMPLEX

FOR LEASE \$14 PSF FS

MADISON PARK

5620, 5630, 5650, 5660 UNIVERSITY PKWY

5635 HANES MILL RD

WINSTON-SALEM, NC 27106

Madison Park is 28-acre, professionally developed 7 building office park located near Wake Forest University in northern Winston-Salem. The site includes a six-level parking deck, outdoor recreational spaces, and scenic walking trails.

The site is positioned at the intersection of University Parkway and W. Hanes Mill Road, offering convenient access to Highway 52 and I-74. Madison Park is also close to banks, hotels, residential neighborhoods, schools, restaurants, and retail destinations.

LEARN MORE ABOUT THIS PROPERTY

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MADISON PARK - AVAILABILITY

5660 UNIVERSITY PARKWAY	
TOTAL SF:	±96,239
AVAILABLE SF:	1st Floor - 19,248
	2nd Floor - 19,248
	3rd Floor - 19,248
	4th Floor - 19,248
	5th Floor - 19,247

5650 UNIVERSITY PARKWAY	
TOTAL SF:	±56,788
AVAILABLE SF:	1st Floor - 5,066
	2nd Floor - 14,488
	3rd Floor - 7,651
	4th Floor - 15,041

5635 HANES MILL ROAD	
TOTAL SF:	±44,355
AVAILABLE SF:	1st Floor - 14,785
	2nd Floor - 14,785
	3rd Floor - 14,785

5620 UNIVERSITY PARKWAY	
TOTAL SF:	±43,115
AVAILABLE SF:	1st Floor - 14,372
	2nd Floor - 14,372
	3rd Floor - 14,372

5630 UNIVERSITY PARKWAY	
TOTAL SF:	±72,933
AVAILABLE SF:	1st Floor - 14,586
	2nd Floor - 14,587
	3rd Floor - 14,587
	4th Floor - 14,587
	5th Floor - 14,987

5640 UNIVERSITY PARKWAY	
TOTAL SF:	±85,977
FULLY LEASED	

5644 UNIVERSITY PARKWAY	
TOTAL SF:	±86,013
FULLY LEASED	

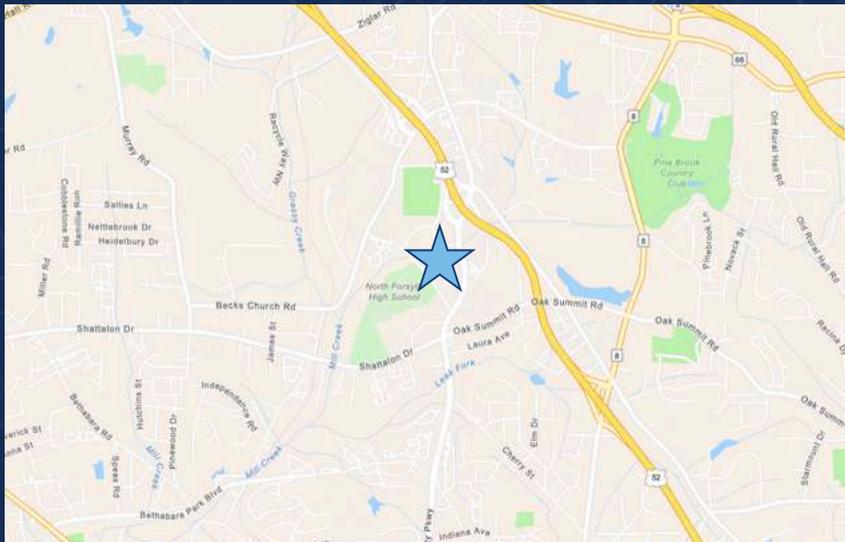
OFFICE COMPLEX

FOR LEASE \$14.00 PSF FS



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LOCATION FEATURES

- ± 0.5 miles to US Hwy 52
- ± 2.1 miles to Interstate 74
- Easy access to downtown Winston-Salem and Smith Reynolds Airport