

# 470 West Hanes Mill Rd

Winston-Salem, NC 27105

*Beautifully-landscaped corporate campus*

*Up to 30,000 SF of office-space available*

*Easy access via HWY 52 and I-74*

*Generous parking and tenant improvements*

**Contact:**

**Cameron Lambe Gilmore**

[camlambegilmore@gmail.com](mailto:camlambegilmore@gmail.com)

336.413.2712



**Lambe**  
**Cameron**  
**Commercial**

**Contact:**

**Cameron Lambe Gilmore**  
camlambegilmore@gmail.com  
336.413.2712



***Great location***

# Highlights

- Convenient location with nearby highway access
- 6 parking spaces/1000 ft
- All services provided, including utilities and janitorial
- Flexible and generous custom tenant improvements
- 24/7 access and conditioning



***Spacious layouts***



***24/7 access***

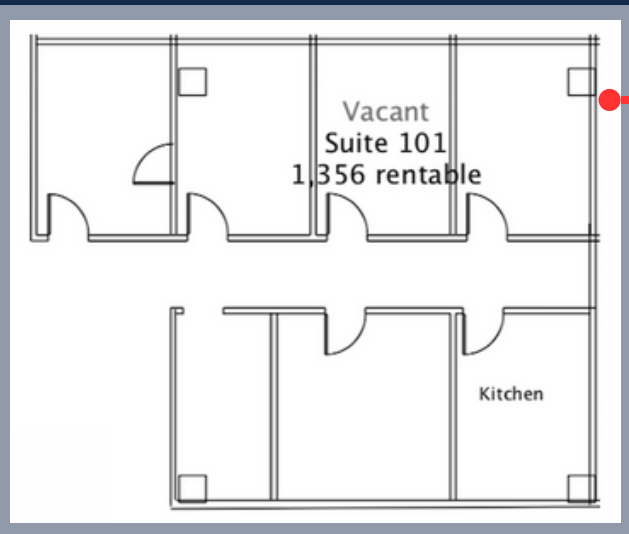
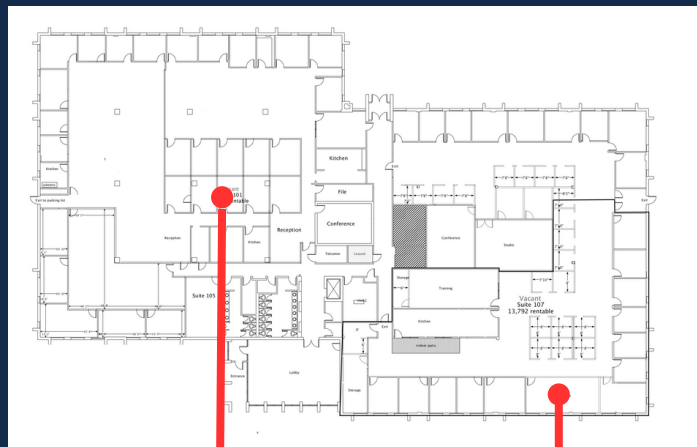
# 470 West Hanes Mill

## First Floor Suites

Contact:  
Cameron Lambe Gilmore  
camlambegilmore@gmail.com  
336.413.2712

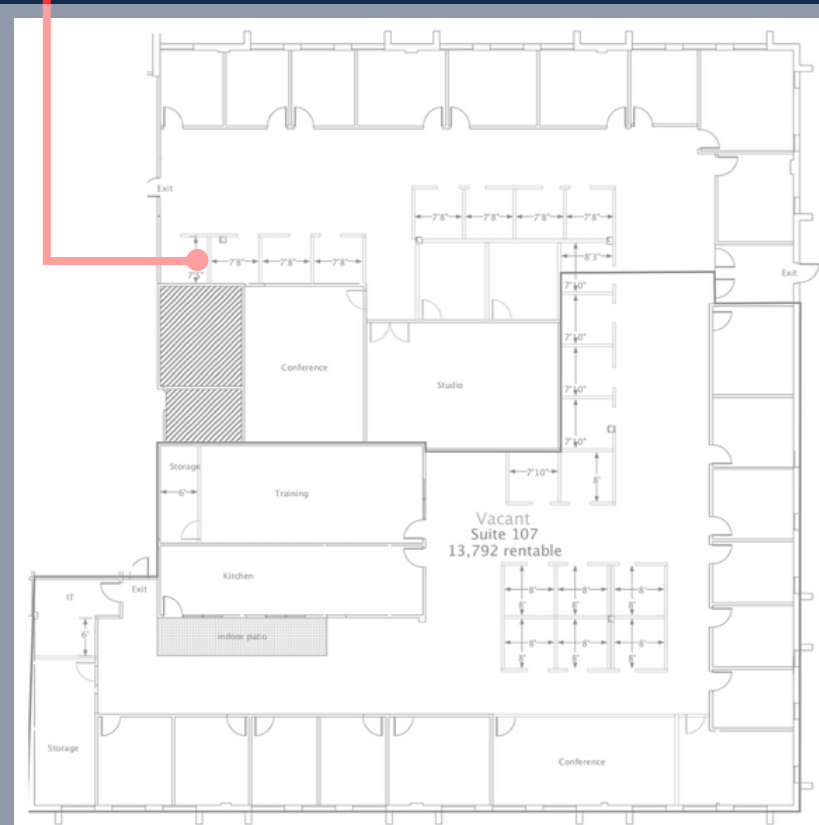
### Suite 101

- 1,300+ SF
- 5 offices or 4 office + conference
- Private kitchen area
- 6 parking spots/1000 SF



### Suite 107

- Up to 13,700 SF that can be split into separate 5,000 SF and 7,000 SF suites
- 21 private offices and central open floorplan
- 2 kitchens, 3 conference/huddle rooms
- 6 parking spots/1000 SF



# 470 West Hanes Mill

## First Floor Suites - Additional Information

- *Complementary new paint and flooring for new tenants*
- *LED lighting in all offices*
- *Multiple conference rooms and kitchen areas*
- *Scenic patio overlook behind building*
- *6 parking spots/1000 SF*



Beautiful landscaping and patio area



Modern Kitchen and breakroom spaces



Large hard-walled offices throughout space



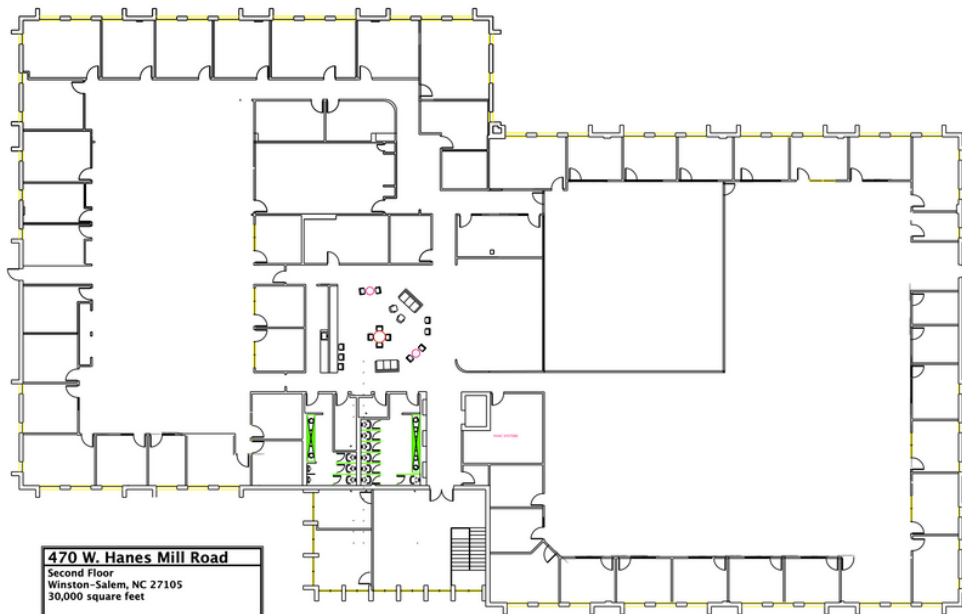
**Lambe**  
**Cameron**  
**Commercial**

**Contact:**  
**Cameron Lambe Gilmore**  
camlambegilmore@gmail.com  
336.413.2712

# 470 West Hanes Mill

## Second Floor

- 30,000 SF available
- Plentiful spacious offices as well as open floor designs
- Multiple conference rooms and modern kitchen/breakroom





# 470 West Hanes Mill

Contact:  
**Cameron Lambe Gilmore**  
camlambegilmore@gmail.com  
336.413.2712