



# 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:**

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# 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



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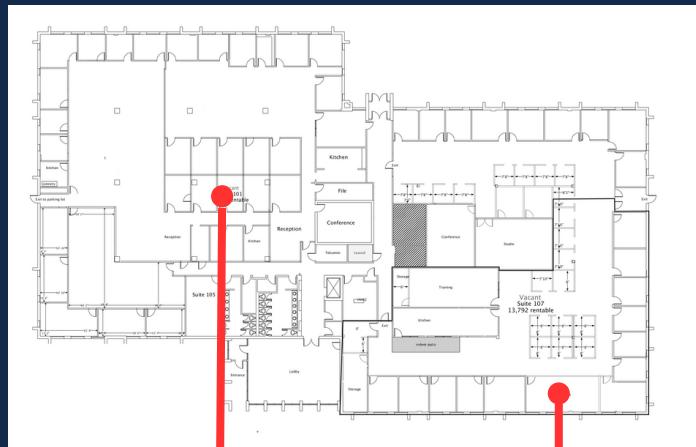
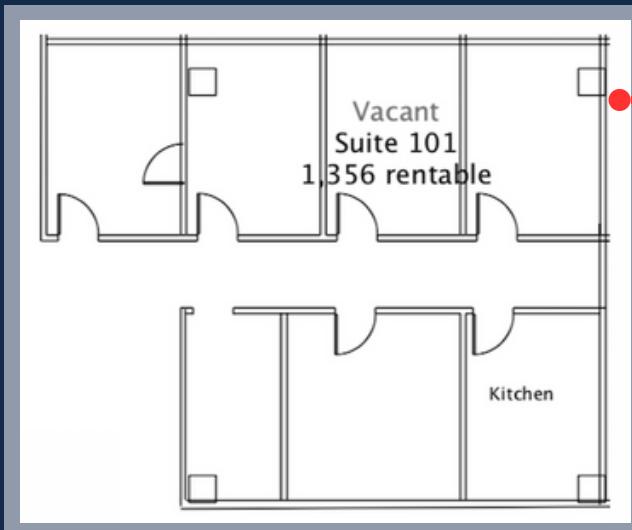
## First Floor Suites

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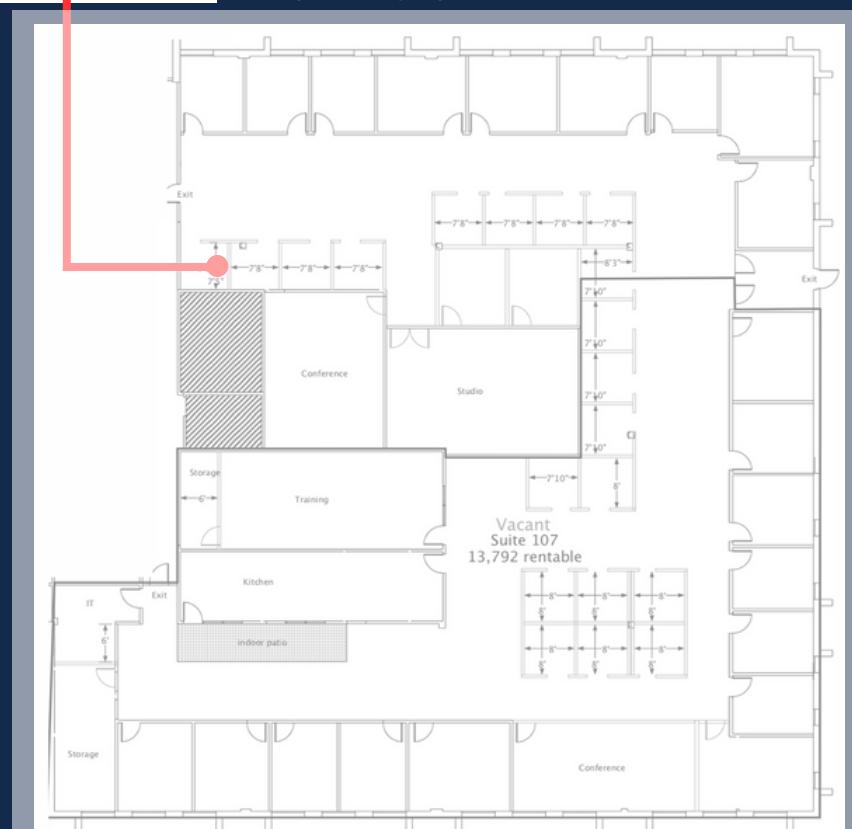
### Suite 101

- 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



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## 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

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## Second Floor

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



Lambe

Advance Auto Parts  
Cameron  
Commercial  
Lofts at Mill Creek  
Walmart Supercenter  
Marshalls  
Konnichiwa  
Chick-fil-A  
Biscuitville  
Sam's Club  
Bojangles  
Verizon  
Kaleideum North  
DoubleTree by Hilton Hotel Winston...  
Modern Nissan of Winston Salem  
The Home Depot  
Wendy's  
WestRock Merchandising Displays  
North Forsyth High School  
Forsyth County Animal Shelter  
Sara Lee Soccer Complex  
Target  
Leak Fork  
Jackson Oil  
Alaris Village Apartments  
Google

470 West  
Hanes Mill

Hanes Mill Rd

HWY 52

University Pkwy

I-74

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