KEY FEATURES

- ±1,250- ±5,200 available square footage
- Lease rates starting at $1,670 / month
- Flexible PB-L zoning allows for a range of office, retail, and restaurants
- Retail GAP analysis identifies a retail demand in a majority of the retail sectors
- Opportunity Zone property with tax advantages for qualified businesses
- Accepting applications & proposals

OFFICE / RETAIL / BUILT-T0-SUIT

MG LEASE

SADDLE SEAT AT PREMIER PARK

2245-2290 Premier Park Lane/14th Street

Winston-Salem, NC 27105

Grow your business all in one business park with options ranging from ±1,250 - ±5,200 SF. Reasonable MG lease rates starting at $1,670 / mth. The buildings feature carpet/vinyl flooring, 9' tall ceilings, bright and open interiors and ample restrooms and parking. PB-L zoning allows for a wide range of uses - offices, retail or even small restaurants.

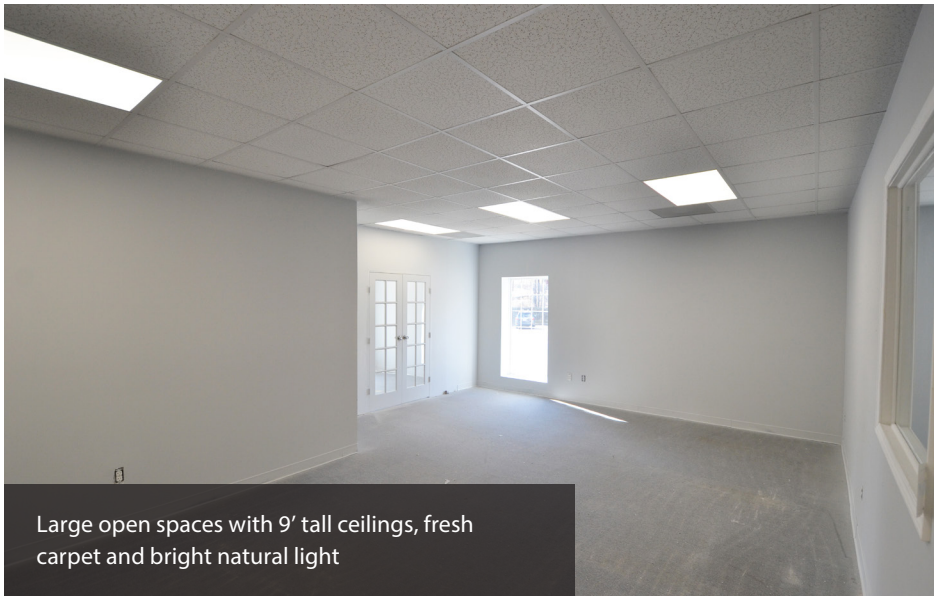
The property is in an Opportunity Zone, providing significant tax advantages to qualified businesses. Take advantage of this great location close to thriving downtown Winston-Salem and major highways. Talk to us about custom built units in the park. Build-to-suit options available.

LEARN MORE ABOUT THIS PROPERTY

BRAD KLOSTERMAN, CCIM
BradK@CommercialRealtyNC.com
336.793.0890, ext 106

1,250 SF Suite B available for lease

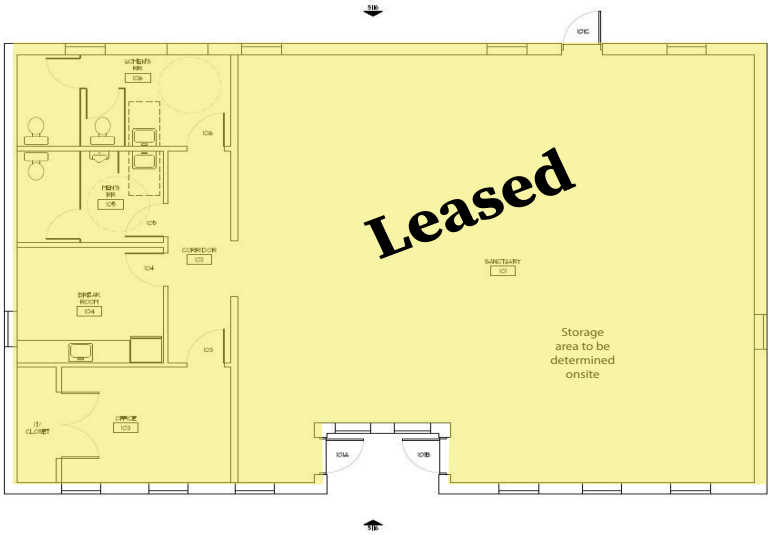
Restrooms available for large suites and smaller offices



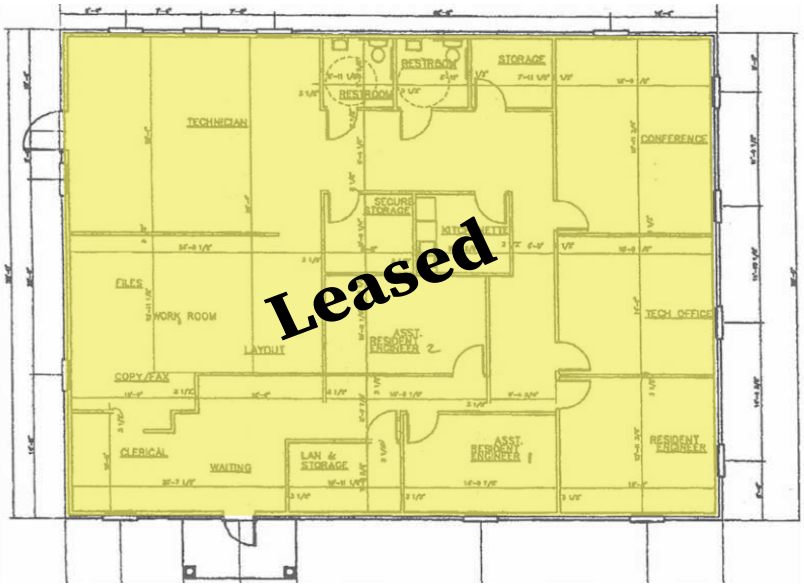
Large open spaces with 9' tall ceilings, fresh carpet and bright natural light

Ample parking for each unit

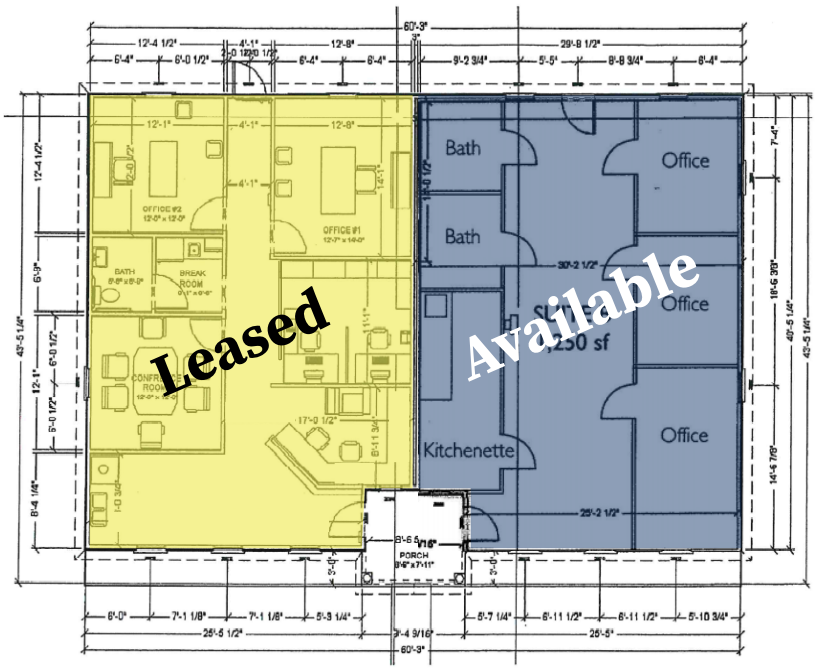
AVAILABLE BUILDING FLOORPLANS



Building 2280
Possible Build to Suit
±2,500 SF



Building 2285
±3,200 SF Office Suite



Building 2290 Suite B
±1,250 Available

SADDLE SEAT EXECUTIVE PARK

LOCATION

Address	2245-2290 Premier Park Ln	**City / Zip**	Winston-Salem / 27105	**County**	Forsyth

PROPERTY DETAILS

Property Type	Office/Retail	**Acres ±**	6.92	**Available SF ±**	1,250 - 5,200
Ceiling Height ±	9’	**Parking**	100+	**Building SF ±**	1,250 - 2,500
Flooring	Carpet/Vinyl	**Building Exterior**	Stucco	**Roof**	Asphalt
Year Built ±	2004-2009 Existing | New Construction				

UTILITIES

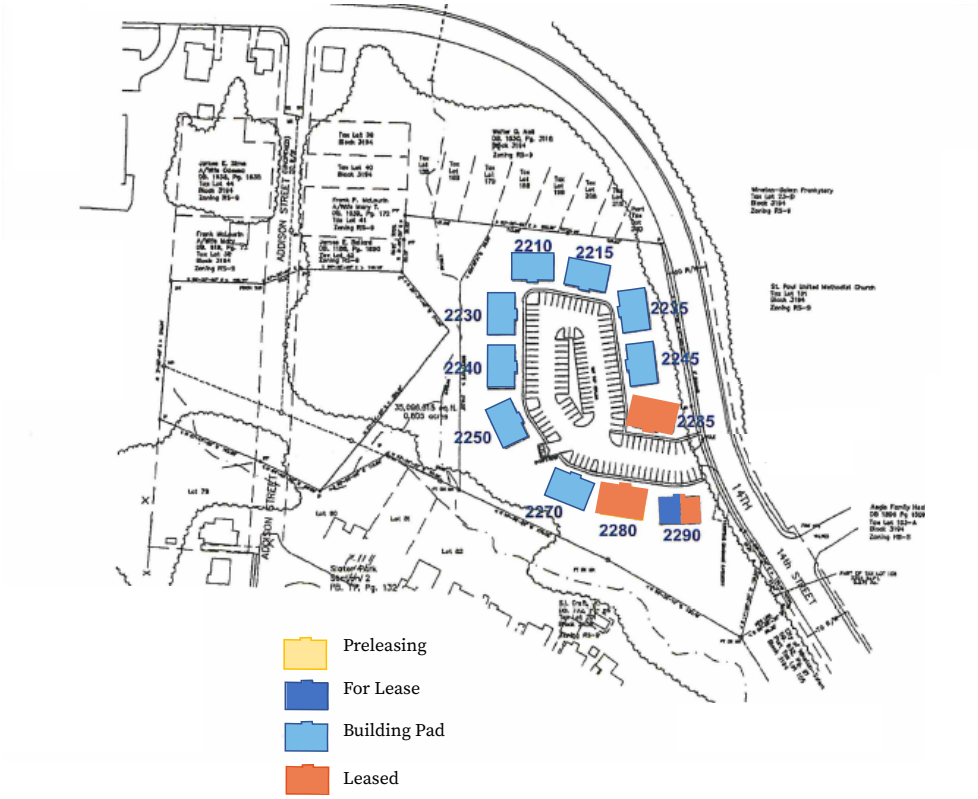
Electrical	Duke	**Sewer**	Municipal	**Water**	Municipal
Gas	PNG				

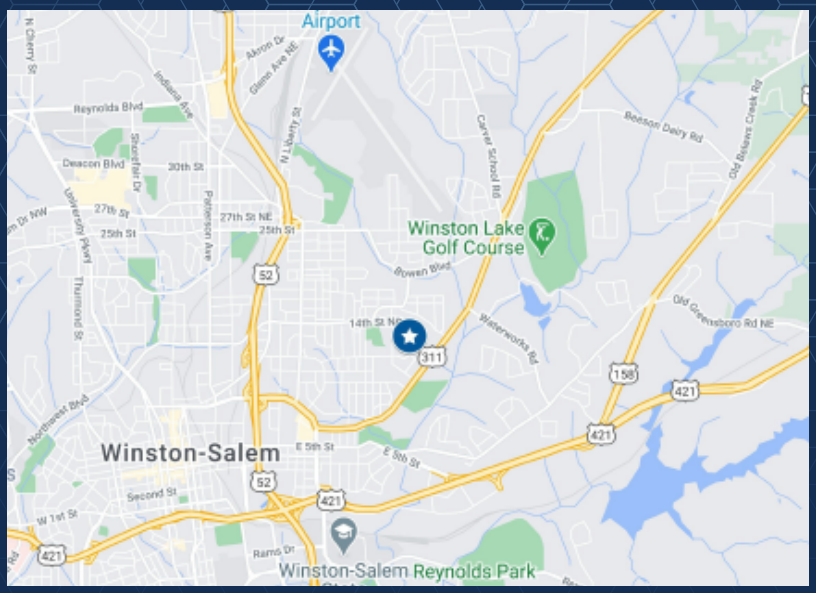
TAX INFORMATION

Zoning	PB-L	**Tax Block**	3194	**Tax PIN**	6846-1-3539
Tax Map	636858	**Tax Lots**	102C * 106		

PRICING & TERMS

Lease Rt/SF ±	From $1,670 mth	**Lease Rate**	$16.00 PSF	**Lease Type**	MG





LOCATION FEATURES

- Located in Opportunity Zone with tax advantages for qualifying businesses
- Flexible PB-L zoning - range of office, retail, and restaurants
- Convenient location, close to thriving downtown Winston-Salem and Smith Reynolds Airport as well as major highways US-311, US-52, Salem Parkway and I-40

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