

## 1400 WESTGATE CENTER DRIVE

OFFICE SUITE FOR LEASE



## PROPERTY DESCRIPTION

GreenTree Centre I Suite 202 (±3,228) offers premium medical or professional office space in an ideal Winston-Salem location. Private exterior entrance, front-door parking, and a functional floor plan make for a great leasing opportunity. GreenTree Centre offers a convenient location with easy access to major thoroughfares including I-40, Hanes Mall Boulevard, and Stratford Road.

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$19.25 SF/yr (Full Service)
<b>Available SF:</b>	±3,228 SF
<b>Building Size:</b>	±33,803 SF

SPACES	LEASE RATE	SPACE SIZE
202	\$19.25 SF/yr	3,228 SF

Drew Siegrist

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COMMERCIAL REAL ESTATE

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OFFICE BUILDING FOR LEASE



## PROPERTY HIGHLIGHTS

- ±3,228 RSF available
- Front-door parking
- Private exterior entrance
- Functional floor plan
- Easy access to major thoroughfares
- Full service lease
- Kitchenette
- Private Restroom



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## LOCATION INFORMATION

Street Address	1400 Westgate Center Drive
City, State, Zip	Winston-Salem, NC 27103

## PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	GO-S, GO
Building Size	±33,803 SF
Available SF	±3,228
Lot Size	2.79 Acres
Year Built	1994
Restroom	1
Parking	Surface
Flooring	Carpet & Tile
Tax Pin	6814-16-9870



**LEASE RATE:** \$19.25 SF/YR  
(FULL SERVICE)

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