

FOR LEASE



95,000 VPD



Westbrook Plaza Dr.

Westgate Center Dr.

WELL-POSITIONED OFFICE
SPACE AVAILABLE, WINSTON-SALEM
EASILY ACCESSIBLE TO I-40/HWY 421

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PROPERTY HIGHLIGHTS

WESTBROOK OFFICE PARK

WINSTON-SALEM, NC 27103

- Prime location off I-40 & Stratford Rd in Winston-Salem's largest retail market
- Surrounded by hotels, restaurants, banks and retail centers and minutes from downtown Winston-Salem, high traffic Hanes Mall corridor, Atrium Health/Wake Forest Baptist and Novant Health
- Key tenants include professional services, healthcare providers, government agencies, and corporate offices



Ample Parking



ACCESSIBILITY

Excellent access to heavily traveled Stratford corridor, I-40 & Hwy 421



AVERAGE HH INCOME

3 mi. - \$101,313
 5 mi. - \$103,564
 7 mi. - \$96,901

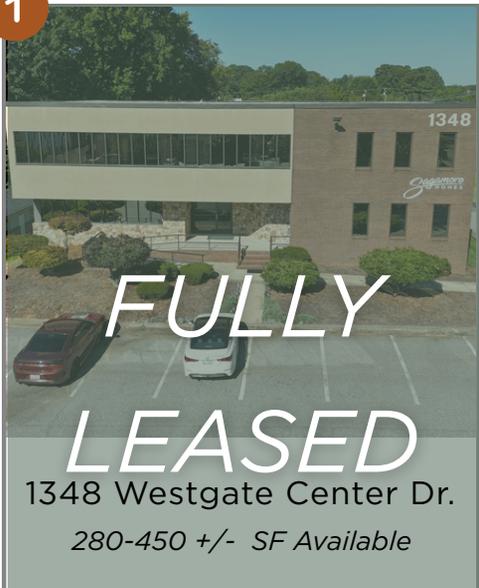


POPULATION

3 mi. - 61,554
 5 mi. - 152,969
 7 mi. - 261,673

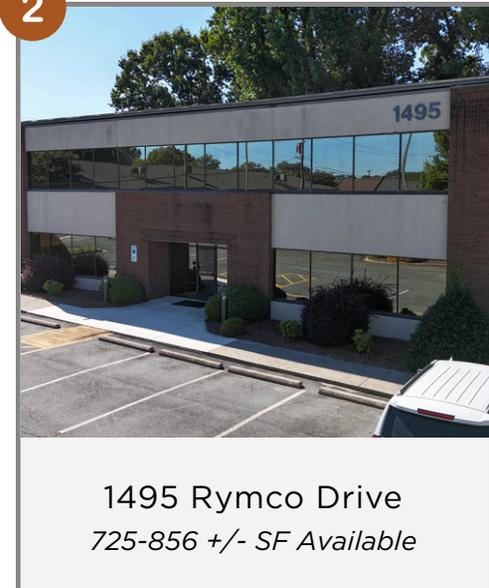
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1



FULLY LEASED
 1348 Westgate Center Dr.
 280-450 +/- SF Available

2



1495 Rymco Drive
 725-856 +/- SF Available

3



1321 Westbrook Plaza Dr.
 320-2,018 +/- SF Available

4



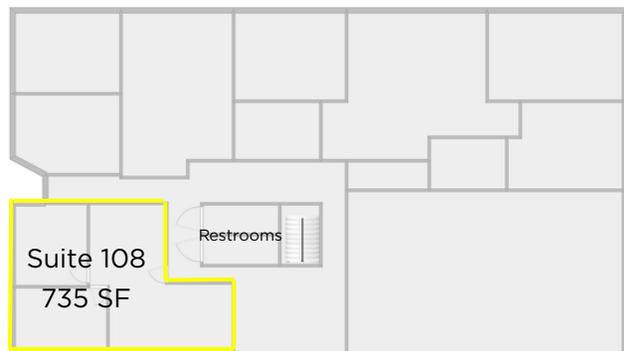
FULLY LEASED
 1540 Westbrook Plaza Dr.
 975 +/- SF Available

1495 RYMCO DRIVE WINSTON-SALEM, NC 27103

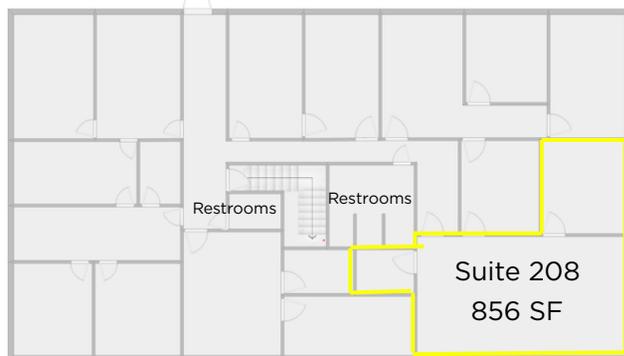
AVAILABLE SF

SUITE	SIZE	LEASE RATE
Suite 108	735 SF	\$950.00/per mo.
Suite 208	856 SF	\$1,100.00/per mo.

First Floor



Second Floor



1311/1321 WESTBROOK PLAZA DRIVE WINSTON-SALEM, NC 27103

1311 Westbrook Plaza Drive

SUITE

SIZE

LEASE RATE



1321 Westbrook Plaza Drive

SUITE

SIZE

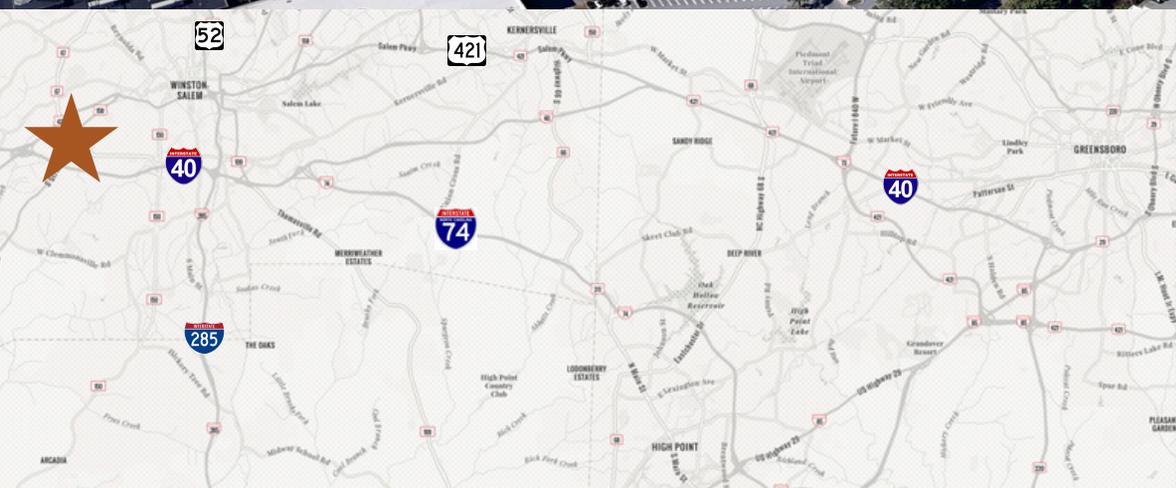
LEASE RATE

Suite 100	2,018 SF	\$3,200/per mo.
Suite 210	1,660 SF	\$2,400/per mo.
Suite 215	1,561 SF	\$2,250/per mo.
Suite 220	320 SF <i>Single Office</i>	\$500/per mo.
Suite 280	445 SF <i>2-Office Suite</i>	\$850/per mo.



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