

KEY FEATURES

- Total ±56,788 SF
- ±5,066 SF - ±42,196 SF Available
- Large 1st Floor Breakroom
- Parking
 - 5/1,000 SF Ratio
 - 6 Level Parking Deck
- Newer Upfits
- Furniture Available
- Lease Rate: \$14.00 PSF Full Service

OFFICE

FOR LEASE \$14.00 PSF

MADISON PARK

**5650 UNIVERSITY PARKWAY
WINSTON-SALEM, NC 27106**

Madison Park is a 7 building office park positioned on 28 acres near Wake Forest University in northern Winston-Salem. On-site amenities include a six-level parking deck, outdoor recreational spaces, and scenic walking trails.

Positioned at the intersection of University Parkway and W. Hanes Mill Road, the park offers convenient access to Highway 52 and I-74.

Madison Park is also close to banks, hotels, residential neighborhoods, schools, restaurants, and retail destinations.

LEARN MORE ABOUT THIS PROPERTY

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MADISON PARK - 5650 UNIVERSITY PARKWAY

TOTAL BUILDING SF:		±56,788
AVAILABLE SF:	1st Floor	±5,066
	2nd Floor	±14,438
	3rd Floor	±7,651
	4th Floor	±15,041



OFFICE COMPLEX

FOR LEASE \$14.00 PSF FS

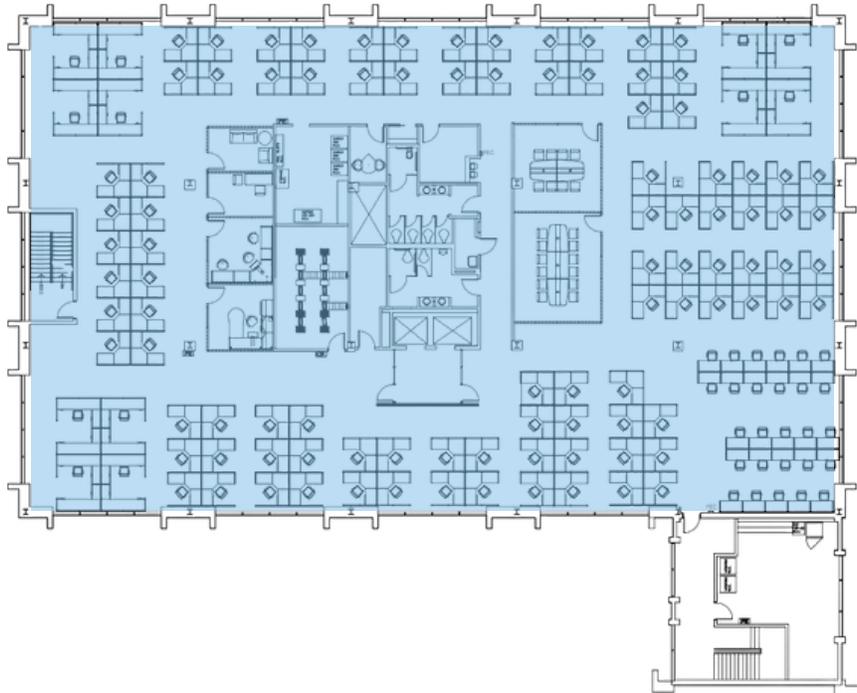
1st Floor

±5,066 SF Available



2nd Floor

±14,438 SF Available

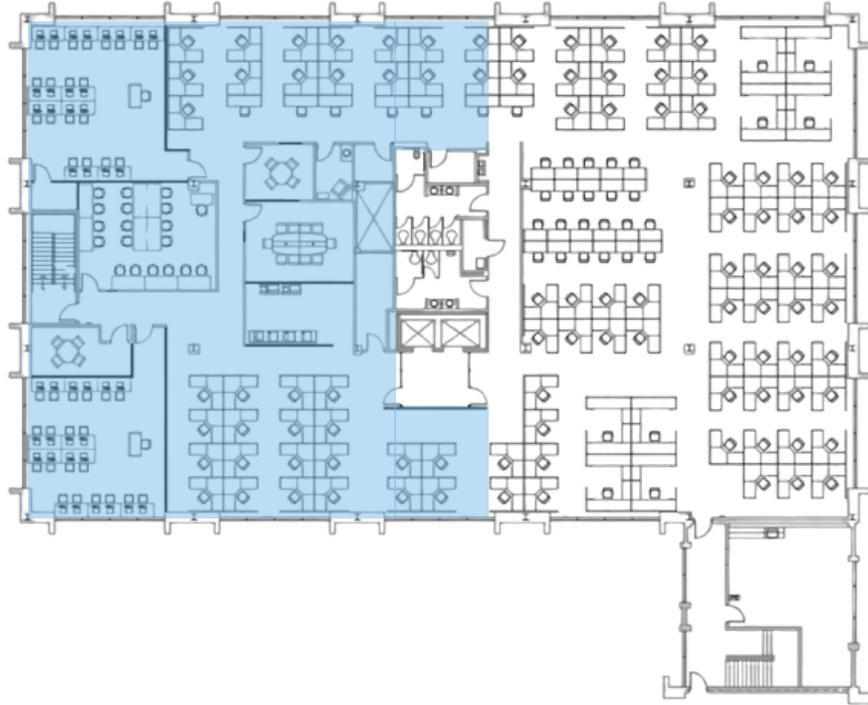


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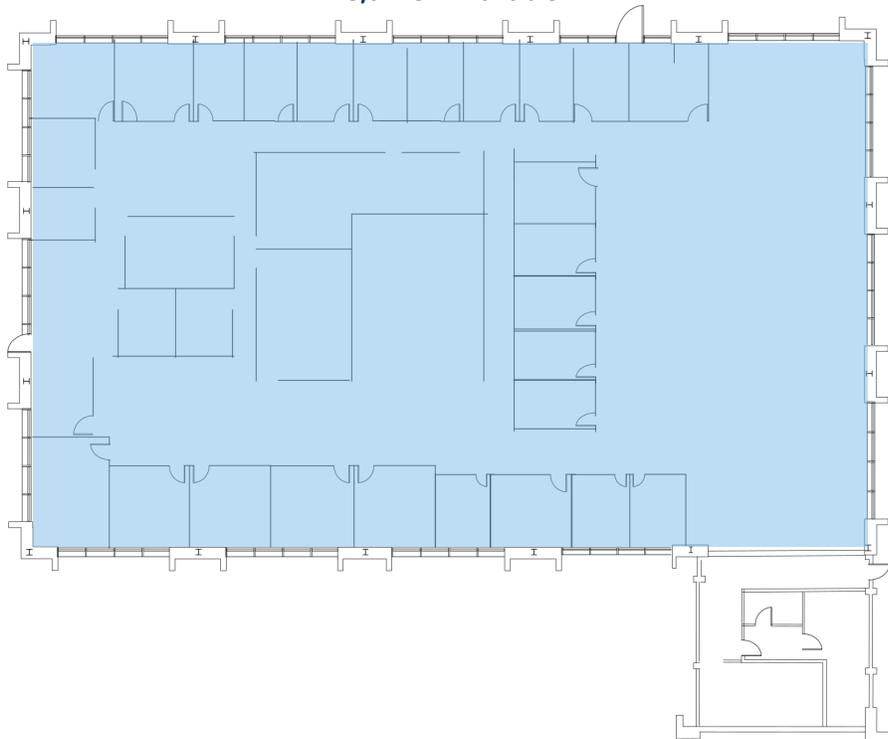
3rd Floor

±7,651 SF Available



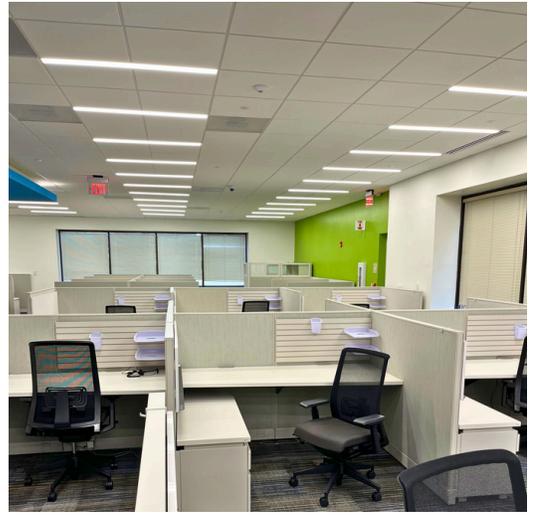
4th Floor

±15,041 SF Available



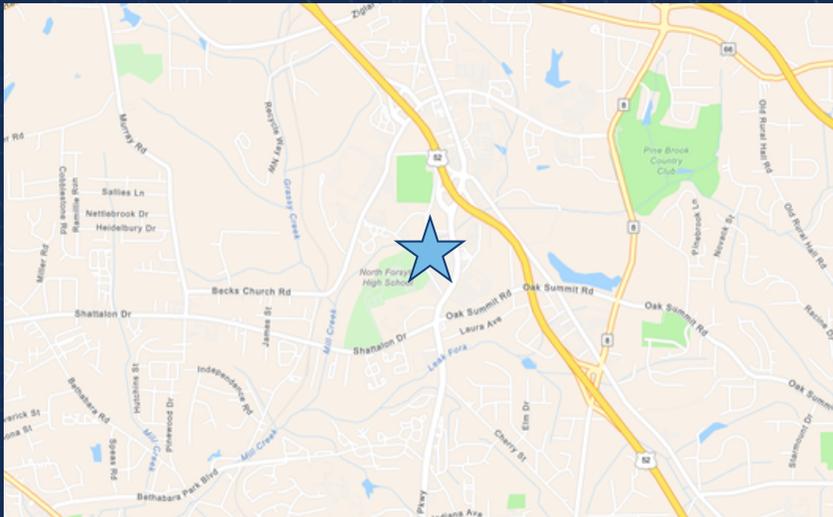
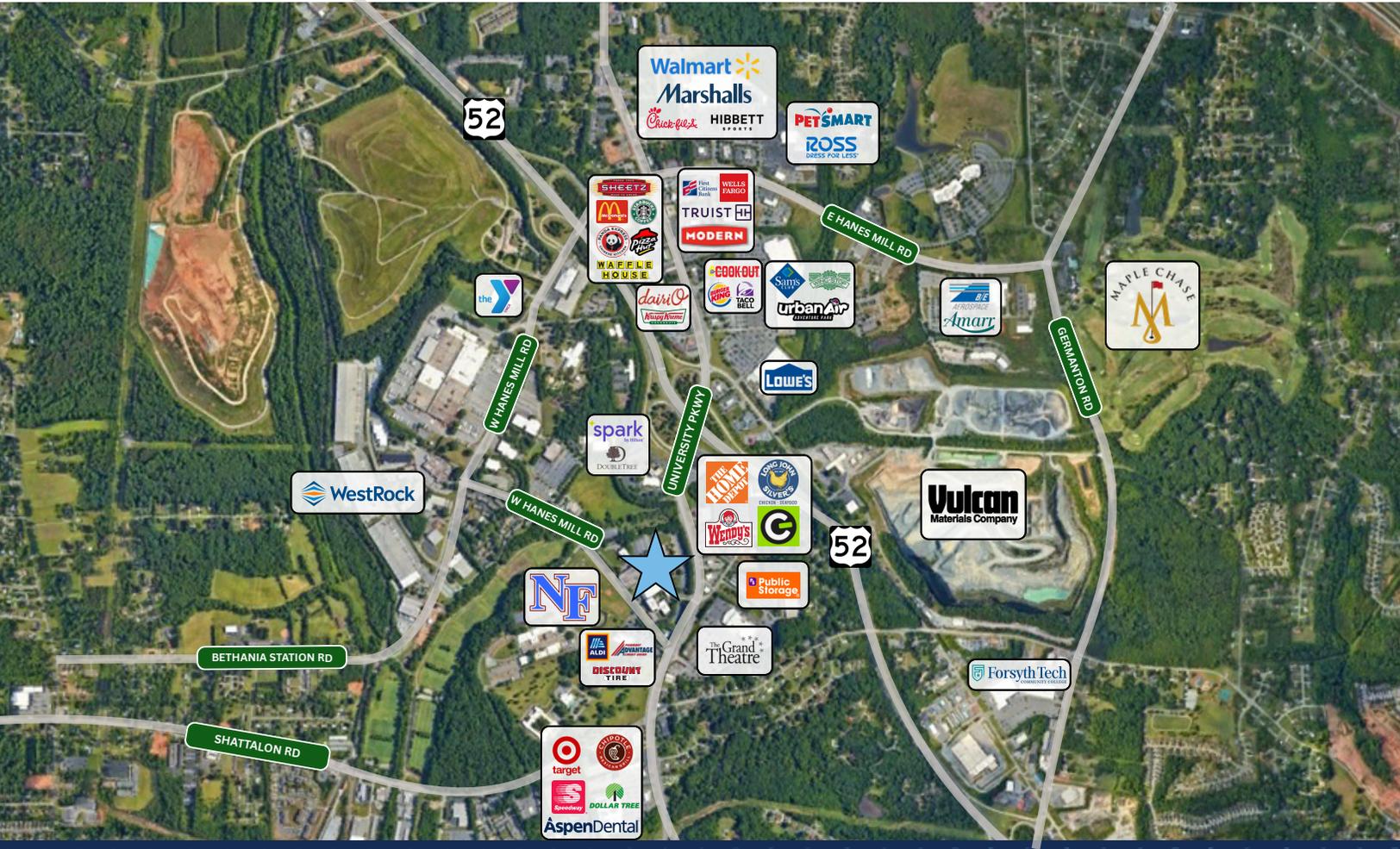
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FOR LEASE: \$14.00 PSF FS



LOCATION FEATURES

- ± 0.5 miles to US Hwy 52
- ± 2.1 miles to I-74 - New Beltway Connector
- Easy access to downtown Winston-Salem and Smith Reynolds Airport