

1004 BROOKSTOWN AVENUE

OFFICE FOR LEASE



1004 BROOKSTOWN AVENUE SOUTHWEST
WINSTON-SALEM, NC 27101

PROPERTY DESCRIPTION

Rare West End availability showcasing $\pm 4,707$ SF of office space updated for a modern, turn-key business site. The suite features $\pm 1,275$ SF of lounge area, including full kitchen with wrap around bar, media and sound systems, and an 110" projector. An open staircase leads up to $\pm 3,432$ SF of furnished office space with multiple private offices, 10-person conference room, and 19 plug-and-play workstations. All utilities included in lease rate and reserved parking available upon request.

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr
Lease Type:	Full Service
Available SF:	$\pm 4,707$ SF

Cali Rich

857.204.8326
cali@ltpcommercial.com

Aubrey Linville

336.345.7300
aubrey@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

WINSTON-SALEM, NC

L | T

1004 BROOKSTOWN AVENUE

OFFICE FOR LEASE



Cali Rich

857.204.8326
cali@ltpcommercial.com

Aubrey Linville

336.345.7300
aubrey@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

WINSTON-SALEM, NC

L | T

1004 BROOKSTOWN AVENUE

OFFICE FOR LEASE



Cali Rich

857.204.8326
cali@ltpcommercial.com

Aubrey Linville

336.345.7300
aubrey@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

1004 BROOKSTOWN AVENUE

OFFICE FOR LEASE



Imagery ©2026 Airbus, Maxar Technologies

Cali Rich

857.204.8326
cali@ltpcommercial.com

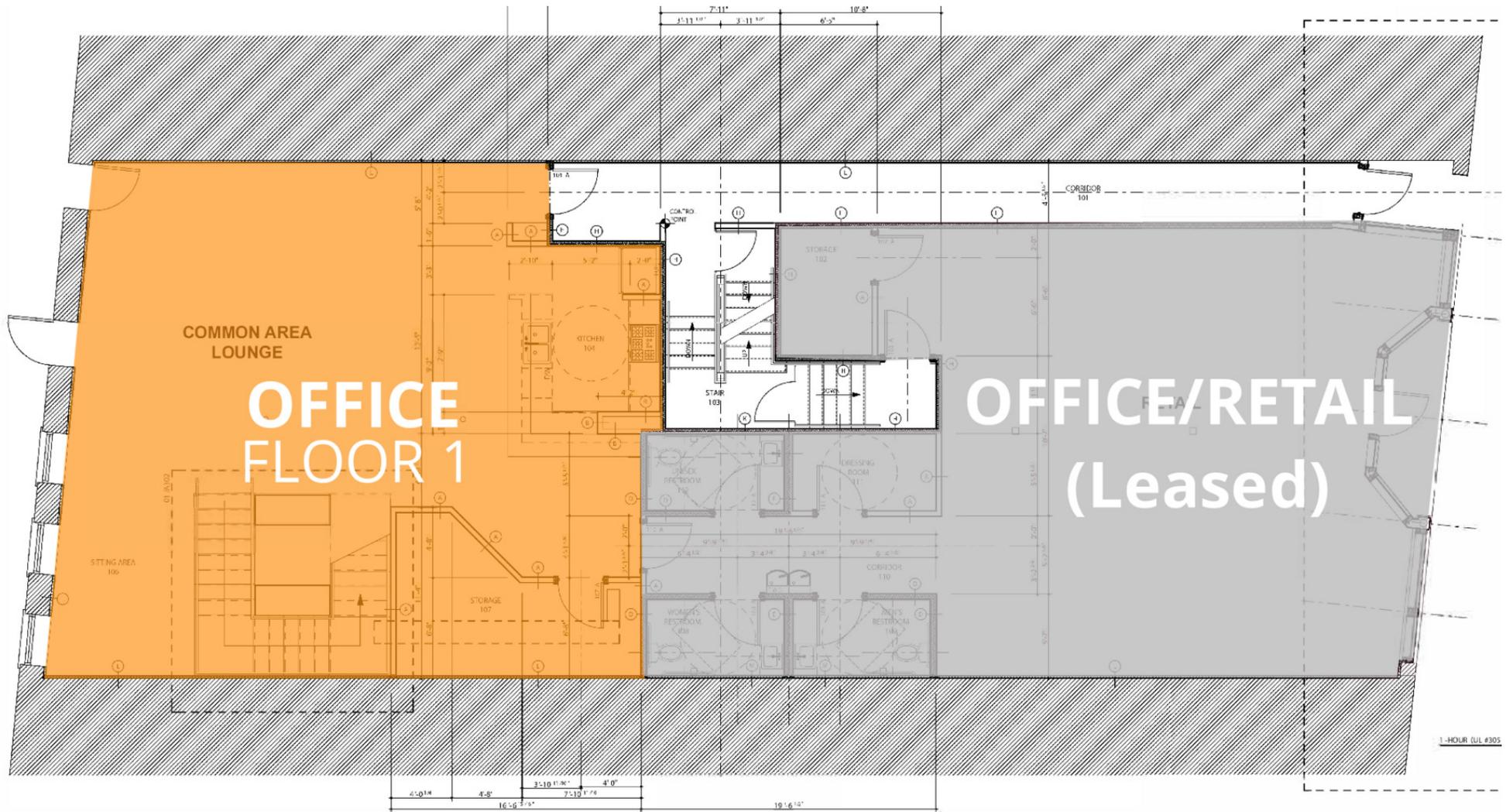
Aubrey Linville

336.345.7300
aubrey@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

1004 BROOKSTOWN AVENUE

OFFICE FOR LEASE



Cali Rich

857.204.8326
cali@ltpcommercial.com

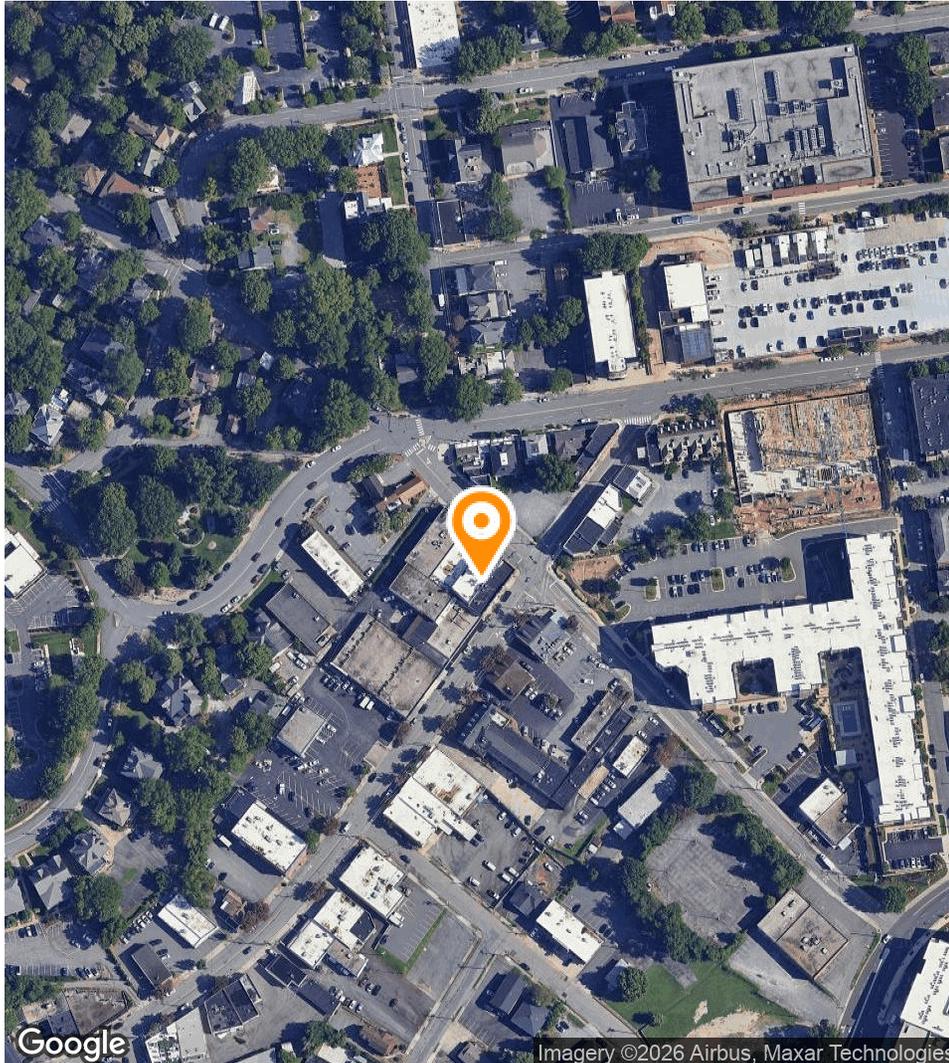
Aubrey Linville

336.345.7300
aubrey@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

1004 BROOKSTOWN AVENUE

OFFICE FOR LEASE



PROPERTY HIGHLIGHTS

- ±4,707 SF of turn-key office space.
- Features ±1,275 SF of lounge area, including full kitchen with wrap around bar, media and sound systems, and an 110" projector.
- ±3,432 SF of furnished office space with multiple private offices, 10-person conference room, and 19 plug-and-play workstations.
- Reserved parking at additional cost.

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr
Lease Type:	Full Service
Available SF:	±4,707 SF

SPACES	LEASE RATE	SPACE SIZE
Office	\$22.00 SF/yr	4,707 SF

Cali Rich

857.204.8326
cali@ltpcommercial.com

Aubrey Linville

336.345.7300
aubrey@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

1004 BROOKSTOWN AVENUE

OFFICE FOR LEASE

LOCATION INFORMATION

Street Address	1004 Brookstown Avenue Southwest
City, State, Zip	Winston-Salem, NC 27101

PROPERTY INFORMATION

Property Type	Office
Zoning	PB Ho
Building Class	A
Year Built	1921
Year Last Renovated	2016



LEASE RATE: \$22.00 SF/YR
(FULL SERVICE)

Cali Rich

857.204.8326
cali@ltpcommercial.com

Aubrey Linville

336.345.7300
aubrey@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.