

Madison Park

*University Parkway & W. Hanes Mill Road
Winston-Salem, North Carolina 27105*

www.cbre.com/triad

7 Building Office Park in North Winston-Salem Location



Park Overview

Madison Park is a ±28 acre professional corporate campus in close proximity to Wake Forest University and downtown Winston-Salem. On-site amenities include a five-story parking deck, an outdoor recreation area, and walking trails.

The park's location on University Parkway and W. Hanes Mill Road provides easy access to Highway 52 and I-74. Madison Park is conveniently located near banks, hotels, residential communities, schools, restaurants, and shopping centers.

Contact Us

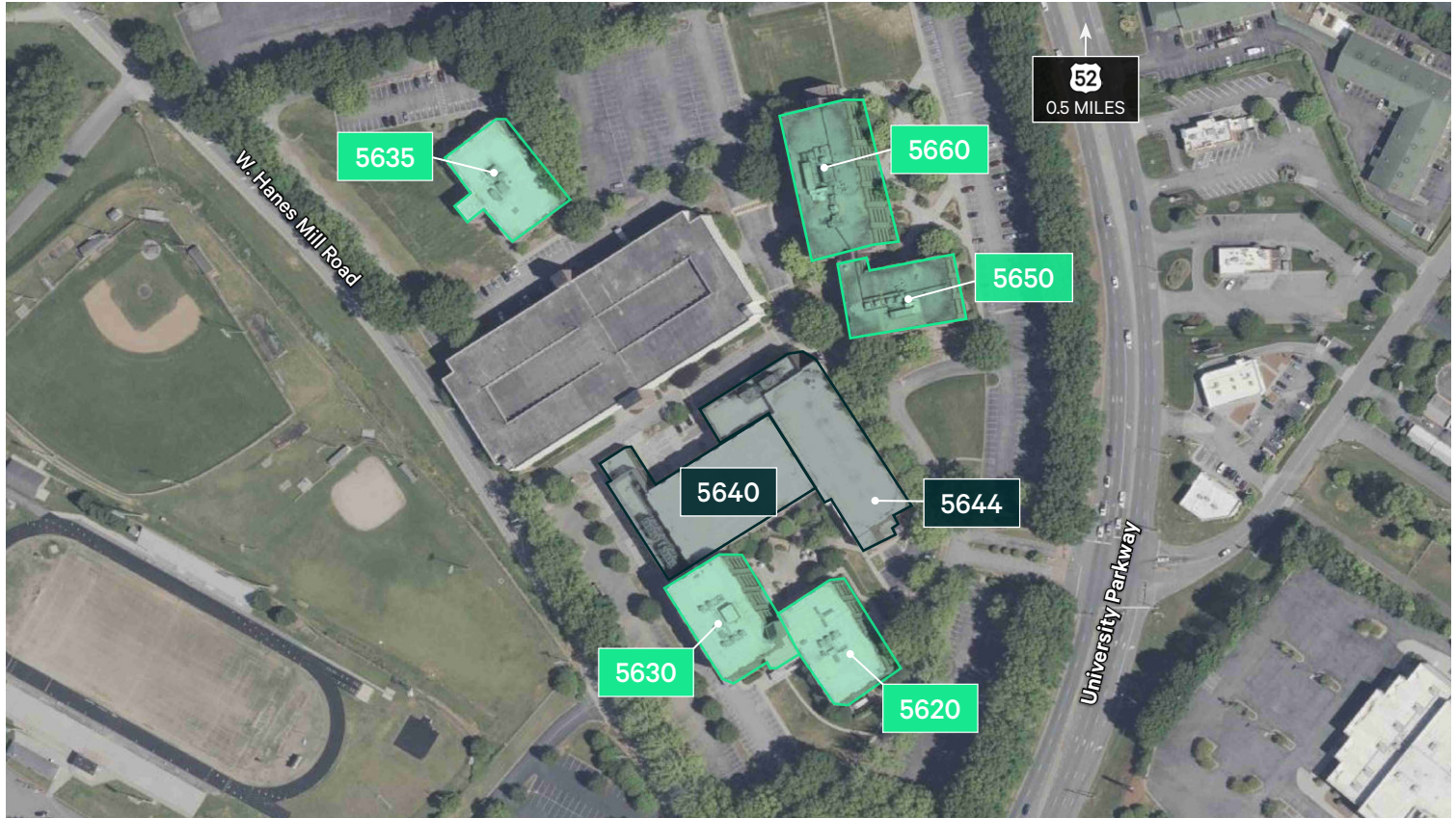
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Park Availability



5620 University Parkway

Building SF:	43,115
Available SF:	Suite 100 – 14,372
(4/1/2027)	Suite 200 – 14,372
	Suite 300 – 14,372
Asking Rent:	\$14.00/SF FS

5630 University Parkway

Building SF:	72,933
	Suite 100 – 14,586
	Suite 200 – 14,587
Available SF:	Suite 300 – 14,587
(4/1/2027)	Suite 400 – 14,587
	Suite 500 – 14,587
Asking Rent:	\$14.00/SF FS

5640 University Parkway

Building SF:	85,977
Available SF:	Fully Leased

5644 University Parkway

Building SF:	86,013
Available SF:	Fully Leased

5650 University Parkway

Building SF:	56,788
	1st Floor – 5,066
	2nd Floor – 14,438
Available SF:	3rd Floor – 7,651
	4th Floor – 15,041
Asking Rent:	\$14.00/SF FS

5660 University Parkway

Building SF:	96,239
	Suite 100 – 19,248
	Suite 200 – 19,248
Available SF:	Suite 300 – 19,248
	Suite 400 – 19,248
	Suite 500 – 19,247
Asking Rent:	\$14.00/SF FS

5635 W. Hanes Mill Road

Building SF:	44,355
	Suite 100 – 14,785
Total Available SF:	Suite 200 – 14,785
(4/1/2027)	Suite 300 – 14,785
Asking Rent:	\$14.00/SF FS



Madison Park

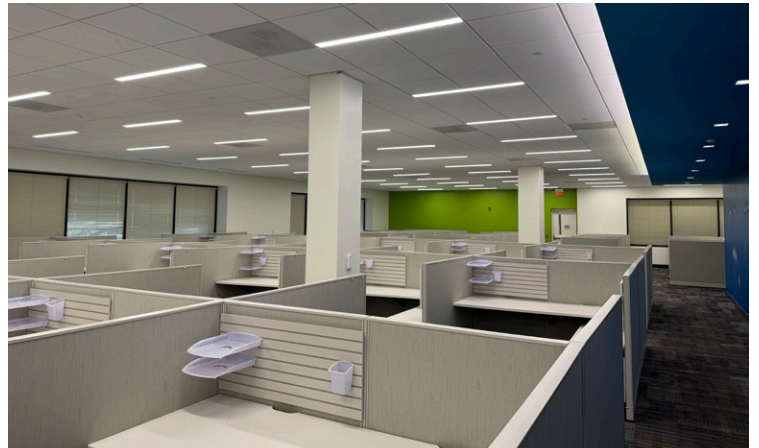
University Pkwy. & W. Hanes Mill Rd. | Winston-Salem, NC

For Lease

Park Highlights

- Walking trails and outdoor recreation areas
- Corporate campus environment with well-maintained grounds
- ±3,200 parking spaces including a five level parking deck
- 3-5 story high buildings with steel-frame construction, brick and glass walls, and 15' ceilings
- Building signage and branding opportunities
- Easy access to US-52, I-74, downtown Winston-Salem, and Smith Reynolds Airport
- Conveniently located near banks, hotels, restaurants, and shopping

Major Tenants



Location Overview



2024 Demographics	1 Mile	3 Miles	5 Miles
Population	3,744	45,558	100,026
Employees	11,553	31,787	46,630
Median Age	32.3	33.4	36.8
Obtained B.A. or Higher	22.1%	27.9%	35.9%
Average Household Income	\$53,768	\$65,119	\$89,444

Location & Interstate Accessibility	
US Hwy 52	0.5 Miles
Interstate 74	2.1 Miles
Us Hwy 421	7.7 Miles
Interstate 40	10.1 Miles
Smith Reynolds Airport	5.3 Miles

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