

# IMMEDIATELY AVAILABLE FOR LEASE

Office Suites in Winston-Salem, NC



**8064 North Point Blvd**

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Suite 106

<b>Available Space:</b>	±1,061 SF
<b>Lease Rate:</b>	\$15/SF
<b>Lease Type:</b>	MG
<b>Lease Term:</b>	Negotiable

*Square footage, taxes, utilities and dimensions to be verified by Buyer and/or Buyers agent*

REEDY

Coming  
Soon

# 8064 North Point Blvd

Suite 200

Available Space:	±2,372 SF
Lease Rate:	\$15/SF
Lease Type:	MG
Lease Term:	Negotiable

*Square footage, taxes, utilities and dimensions to be verified by Buyer and/or Buyers agent*



Additional Photos | Suite 200



# 8064 North Point Blvd

Suite 204

Available Space:	±1,720 SF
Lease Rate:	\$15/SF
Lease Type:	MG
Lease Term:	Negotiable

*This unit includes a bathroom*

*Square footage, taxes, utilities and dimensions to be verified by Buyer and/or Buyers agent*



Additional Photos | Suite 204



# Market Overview

Winston-Salem, NC

REEDY

## WINSTON-SALEM

Winston-Salem, NC, is experiencing steady economic growth, with a 3.6% unemployment rate as of December 2024, slightly below the national average. The city remains competitive in the Southern U.S., with an average occupancy rate of 91.3% and strong employment trends. North Carolina recently lowered its corporate tax rate to 2.25%, reinforcing its reputation as one of the best business climates in the country. Recognized by CNBC as America's Top State for Business, North Carolina's strategic location keeps freight and delivery costs low, supporting continued economic growth in Winston-Salem and beyond.



## RANKINGS

**#15 Best City to Start a Business | Wallethub**

**#2 City for Business Costs | Wallethub**

**Top 15 Entrepreneurial Cities | Livability**

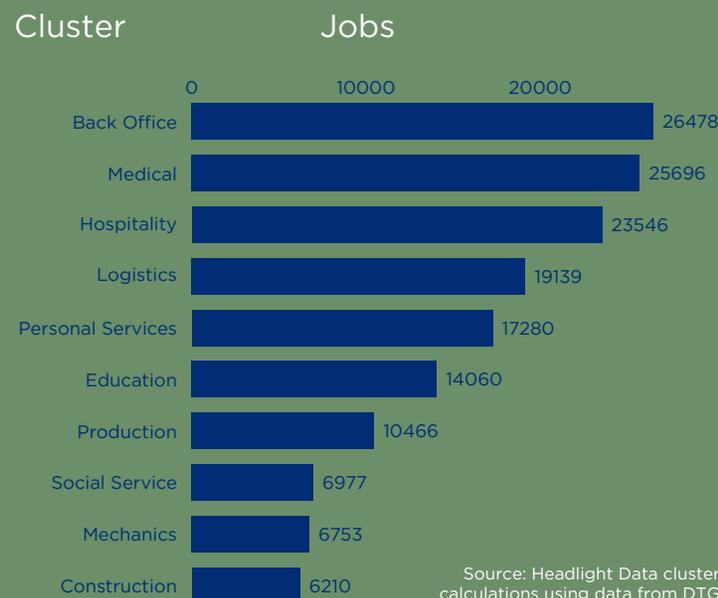
**#41 Best Place to Live, up 15 spots from 2022 | US News & World Report**

**#16 Most Affordable City | US News & World Report**

**#82 Best Performing City, up 40 places since 2020 | Milken Rankings**

## GROWTH TRENDS

Year 2022



Source: Headlight Data cluster calculations using data from DTG

# Market Overview

Winston-Salem, NC

REEDY

#1

**City for Small Business Growth**

*Winston-Salem Chamber of Commerce*



#15

**Best Overall Large City in the U.S. to Start a Business**

*Wallet Hub*



#2

**Most Affordable Large Cities in the U.S. to Operate a Business**

*Wallet Hub*



#1

**Best State for Business Performance (NC)**

*CNBC*



#3

**Most Affordable Downtown in the U.S.**

*Winston-Salem Economic Development*



#2

**Corporate Tax Environment**

*Area Development*



# Confidentiality Statement

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Reedy Property Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Reedy Property Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.

# Contact Information

Reedy Commercial

## WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what.

That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion - turning real estate investments into legacies.



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