



3640 Westgate Center Circle

Office Suite **For Lease**

Presented By:

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3640 WESTGATE CENTER CIRCLE

OFFICE SUITE **FOR LEASE**

3640 WESTGATE CENTER CIRCLE
WINSTON-SALEM, NC 27103

PROPERTY DESCRIPTION

±1,550 SF office suite available for lease in Winston-Salem, NC. Conveniently located just minutes from Stratford Road and the Hanes Mall retail corridor, this well-positioned office offers excellent accessibility for clients and employees alike. The layout features five private offices, a conference room, welcoming reception/lobby area, breakroom with kitchen, and two restrooms. Landlord will install new flooring with acceptable lease terms, creating a refreshed, move-in-ready workspace. Ownership is seeking a medical tenant or other professional office user, making this an ideal opportunity for healthcare practices, therapists, accountants, attorneys, or similar professional services.

OFFERING SUMMARY

Lease Rate: \$2,400 per month (MG)

Available SF: ±1,550 SF

SPACES	LEASE RATE	SPACE SIZE
Suite A	\$2,400 per month	1,550 SF

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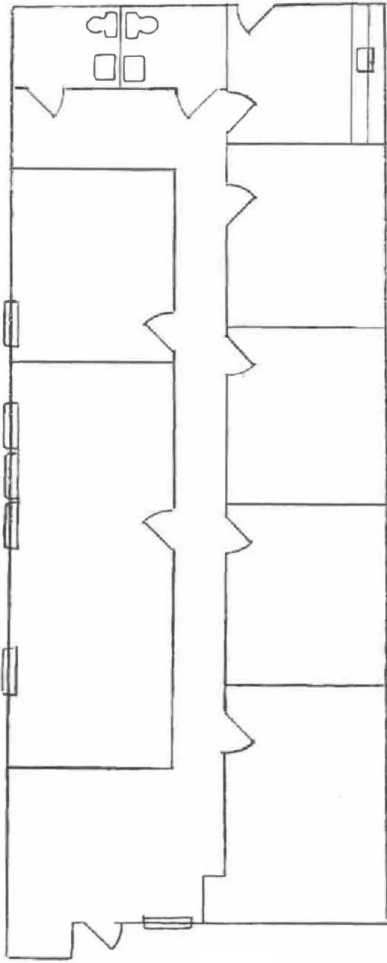
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All renderings, floor plans, and site layouts are conceptual and provided for marketing purposes only.



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LOCATION INFORMATION

Street Address	Suite A, 3640 Westgate Center Circle
City, State, Zip	Winston-Salem, NC 27103

PROPERTY INFORMATION

Property Type	Office
Exterior Description	Brick
Parking	On-site



LEASE RATE: \$2,400 PER
MONTH (MG)

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