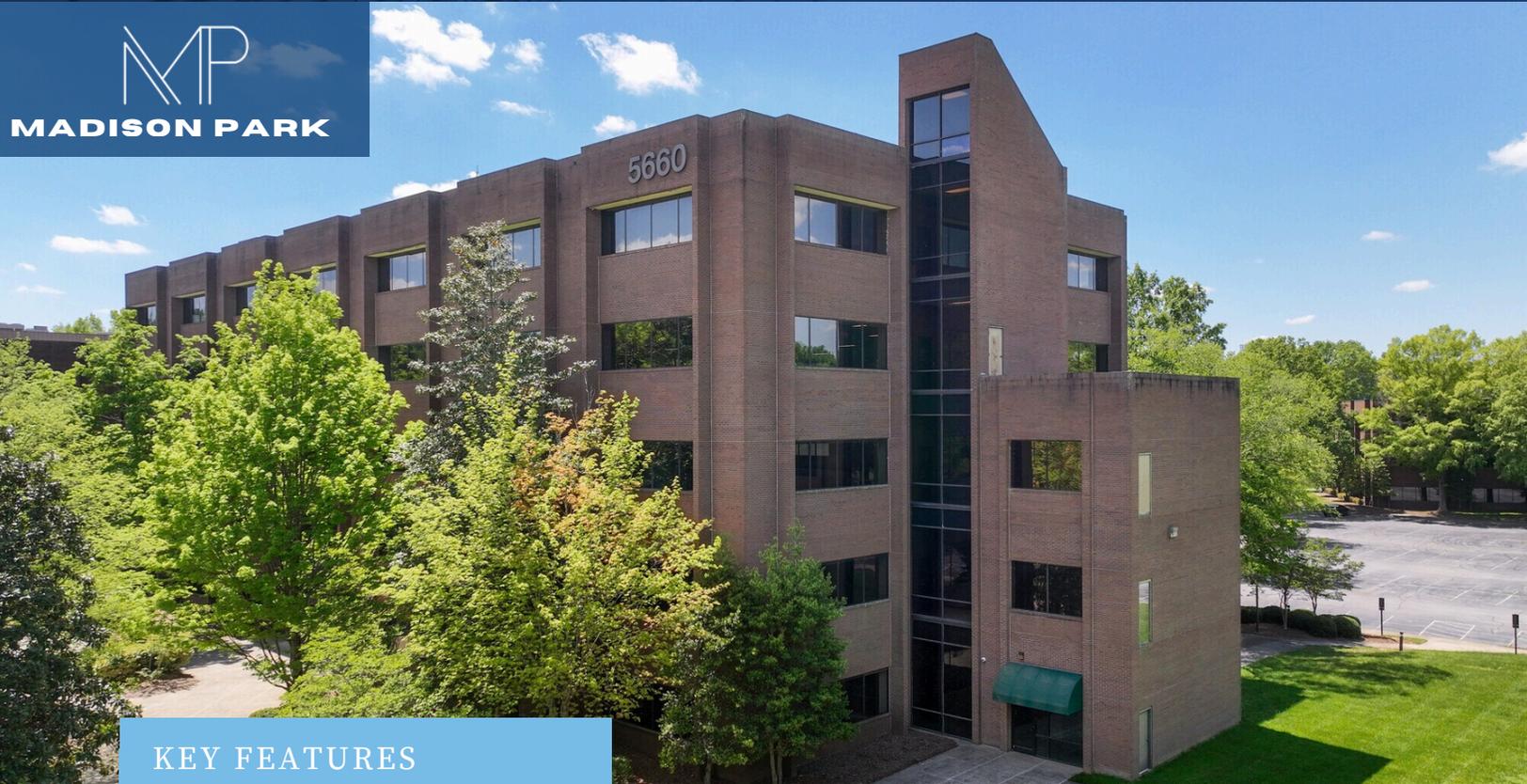


**MADISON PARK****KEY FEATURES**

- Full Building Available
  - Total ±96,239 SF
  - ±19,248 SF Per Floor
- Large 1<sup>st</sup> Floor Breakroom
- Parking
  - 5/1,000 SF Ratio
  - 6 Level Parking Deck
- Newer Upfits in several Buildings
- Lease Rate: \$14.00 PSF Full Service

**OFFICE****FOR LEASE****MADISON PARK**

**5660 UNIVERSITY PKW  
WINSTON-SALEM, NC 27106**

Madison Park is 28-acre, professionally developed 7 building office park located 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****STEVE VALLOS**

steve@commercialrealtync.com  
336.793.0890, ext 105

**JOHN REECE**

john@commercialrealtync.com  
336.793.0890, ext 101

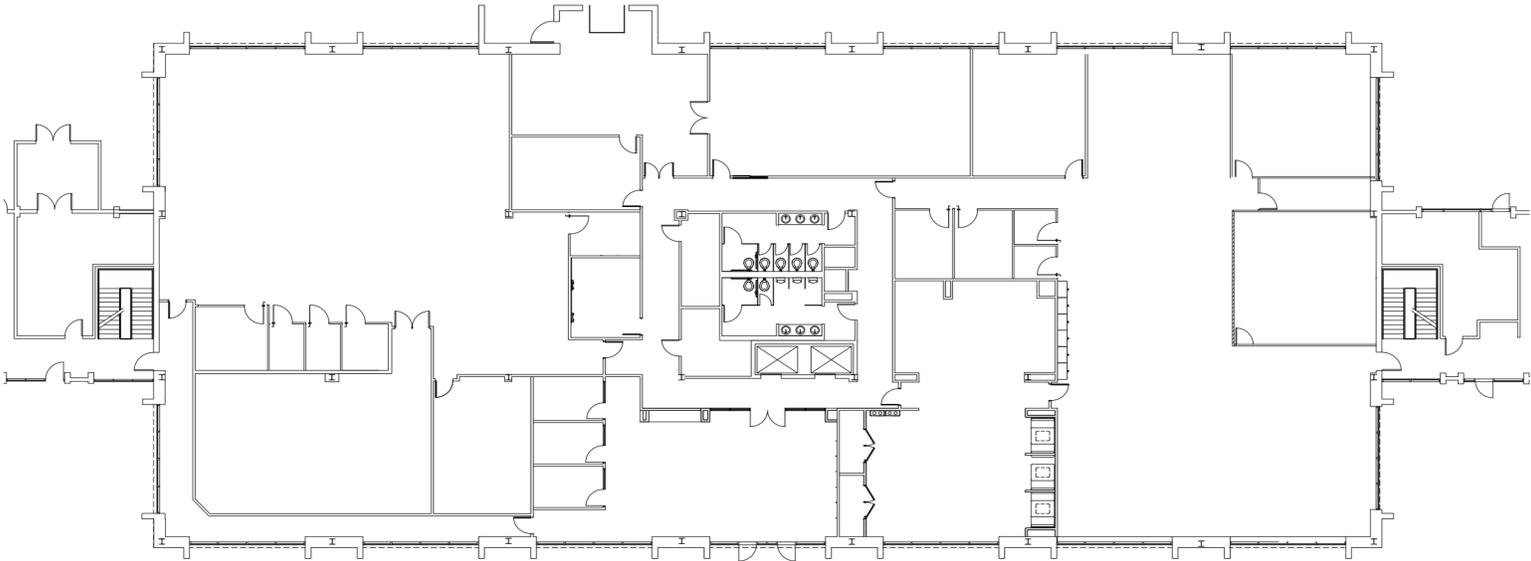


**MADISON PARK - 5660 UNIVERSITY PARKWAY**

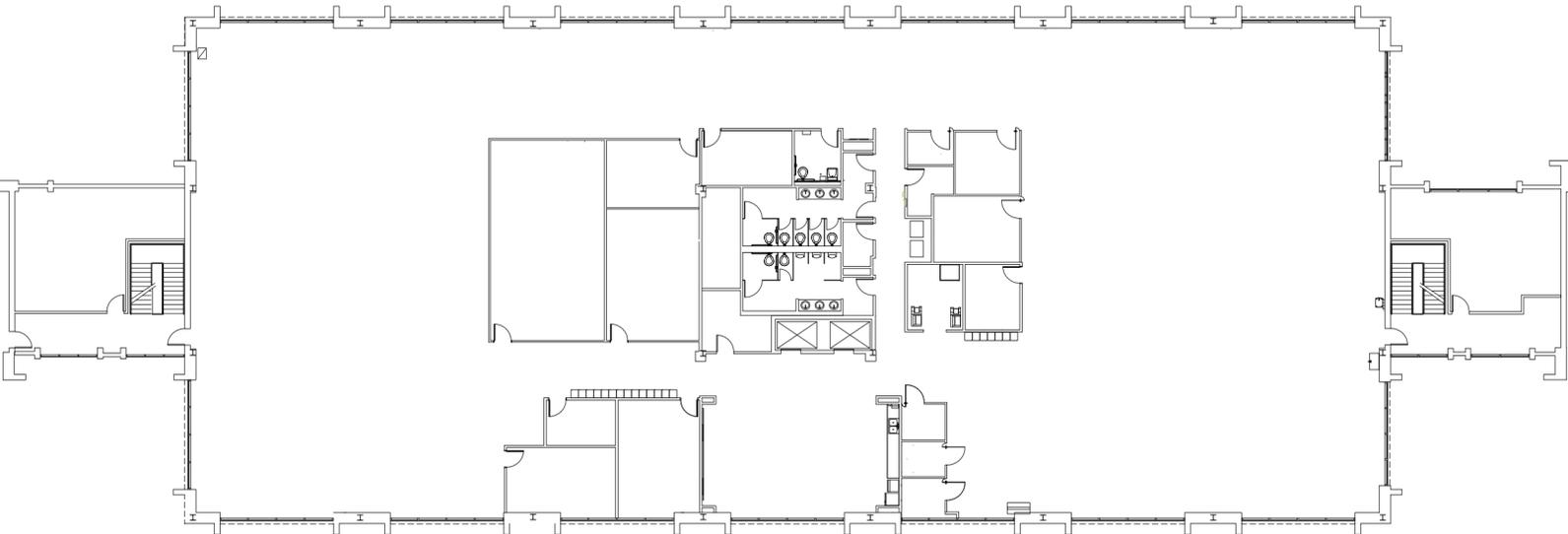
<b>TOTAL BUILDING SF:</b>		<b>±96,239</b>
<b>AVAILABLE SF:</b>	<b>1<sup>st</sup> Floor</b> .....	<b>±19,248</b>
	<b>2<sup>nd</sup> Floor</b> .....	<b>±19,248</b>
	<b>3<sup>rd</sup> Floor</b> .....	<b>±19,248</b>
	<b>4<sup>th</sup> Floor</b> .....	<b>±19,248</b>
	<b>5<sup>th</sup> Floor</b> .....	<b>±19,247</b>



**1<sup>st</sup> Floor**  
**±19,248 SF Available**



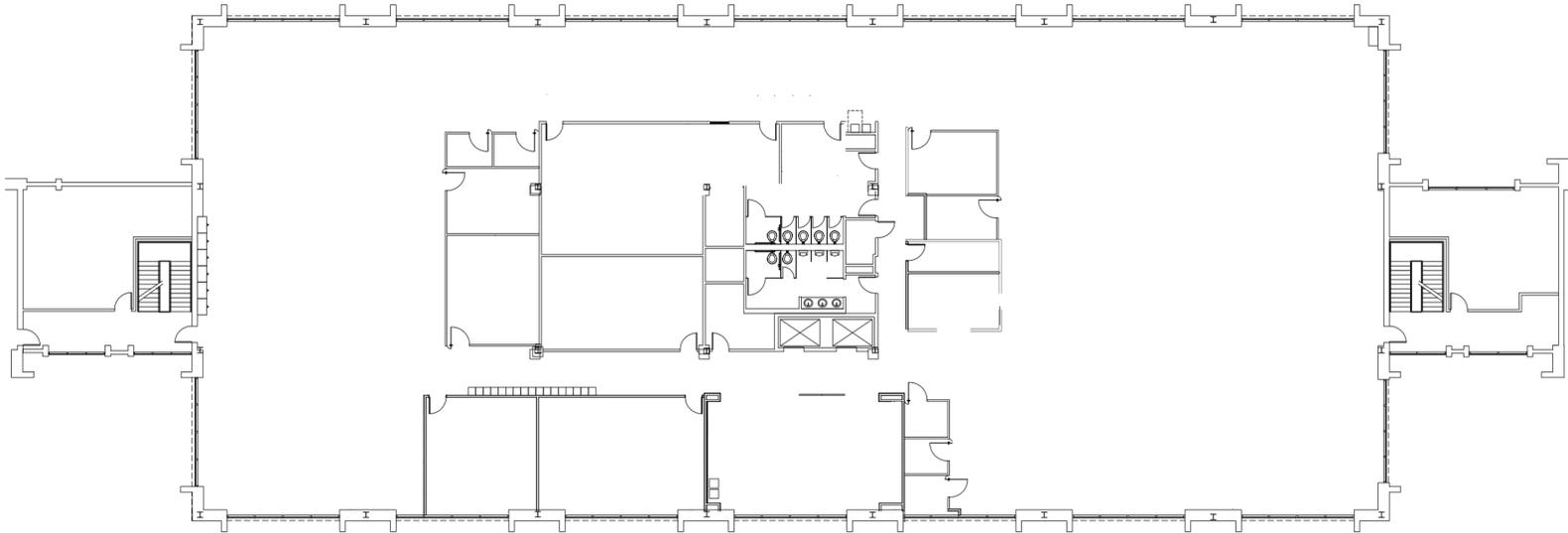
**2<sup>nd</sup> Floor**  
**±19,248 SF Available**



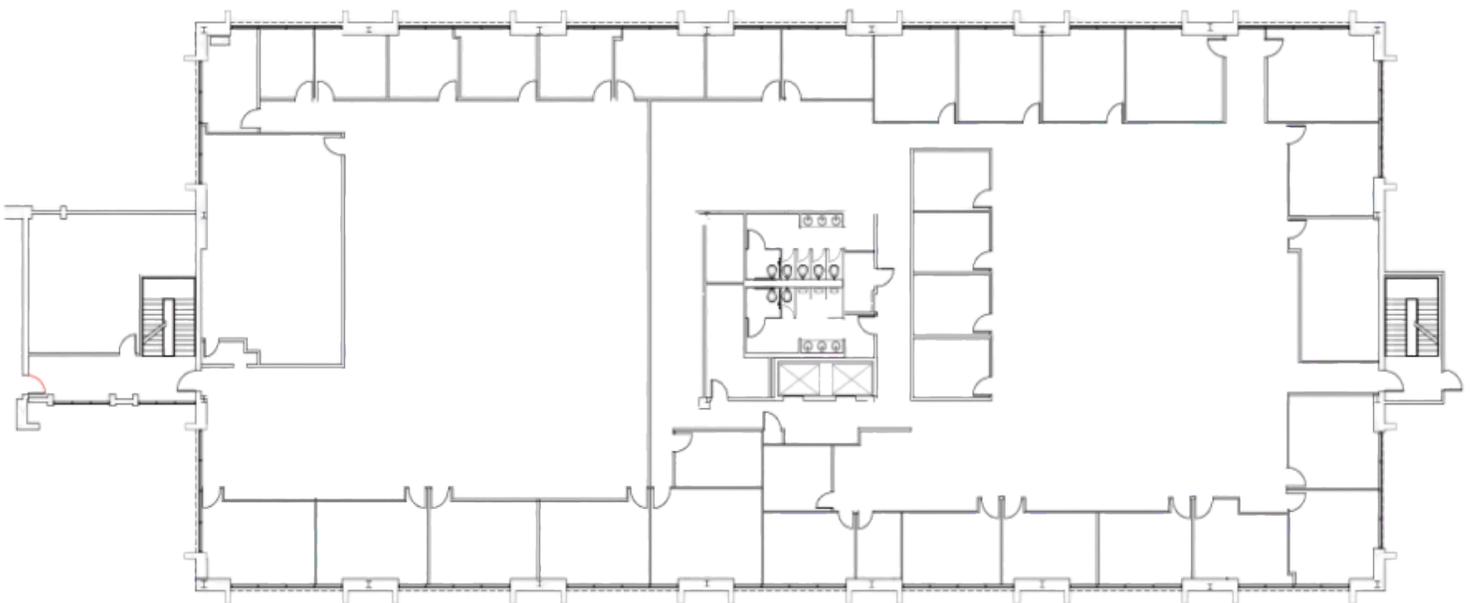
OFFICE COMPLEX

FOR LEASE \$14.00 PSF FS

**3<sup>rd</sup> & 4<sup>th</sup> Floors**  
**±19,248 SF Available**



**5<sup>th</sup> Floor**  
**±19,247 SF Available**



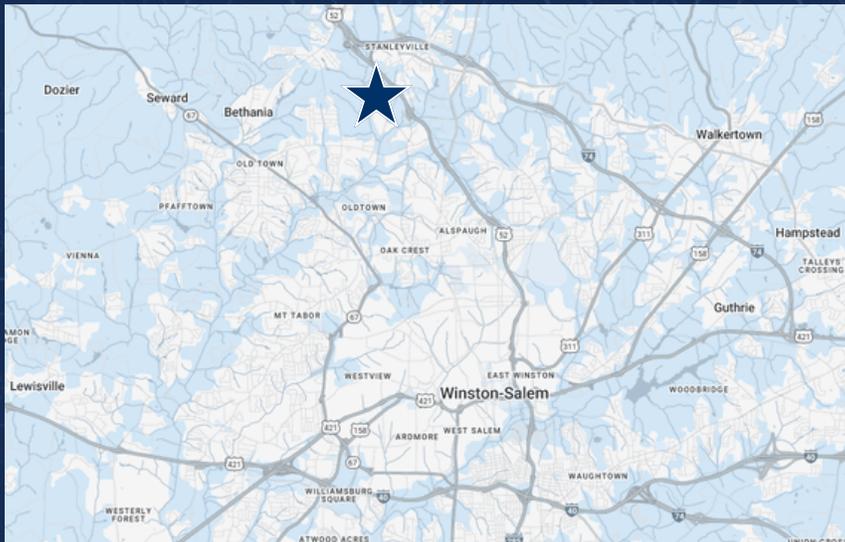
OFFICE COMPLEX

FOR LEASE \$14.00 PSF FS



OFFICE COMPLEX

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