



## KEY FEATURES

- Class A office building with visibility and direct access from Salem Parkway, Stratford Road and Knollwood Street
- Floors 1 ( $\pm 2,376$  SF) & 3 ( $\pm 1,951$  SF) are available for a total of  $\pm 4,327$  SF
- Ample parking available in attached covered deck and surface parking lot
- \$20.50 PSF Full Service

UP TO  $\pm 4,327$  SF AVAILABLE OFFICE

FOR SUBLEASE

# THE KNOLLWOOD

370 Knollwood Street

Winston Salem, NC 27103

This  $\pm 86,335$  SF Class A office building is situated on  $\pm 1.1$  acres with visibility and direct access from Salem Parkway, Stratford Road, and Knollwood Street. The property features on-site retail, restaurants, professional services, vending services, and lush landscaping.

The building achieved an Energy Star rating in 2018.

## LEARN MORE ABOUT THIS PROPERTY

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# THE KNOLLWOOD

## LOCATION

Address	370 Knollwood Street				
City	Winston-Salem	Zip	27103	County	Forsyth

## PROPERTY DETAILS

Property Type	Office	Building SF	±86,335	Acres	±1.1
Available SF	±4,327 SF	Floors	6	Elevator	2
Flooring	Marble & Carpet	Building Exterior	Concrete & Glass	Parking	Ample deck & surface
Year Built	1994; renovated 2012	Zoning	GB		

## UTILITIES

Electrical	Duke Energy	Water/Sewer	City of Winston-Salem
Heat	Central	Air	Central

## PRICING

Lease Rate PSF	\$20.50 Full Service
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**1st Floor**  
 **$\pm 2,376$  SF**

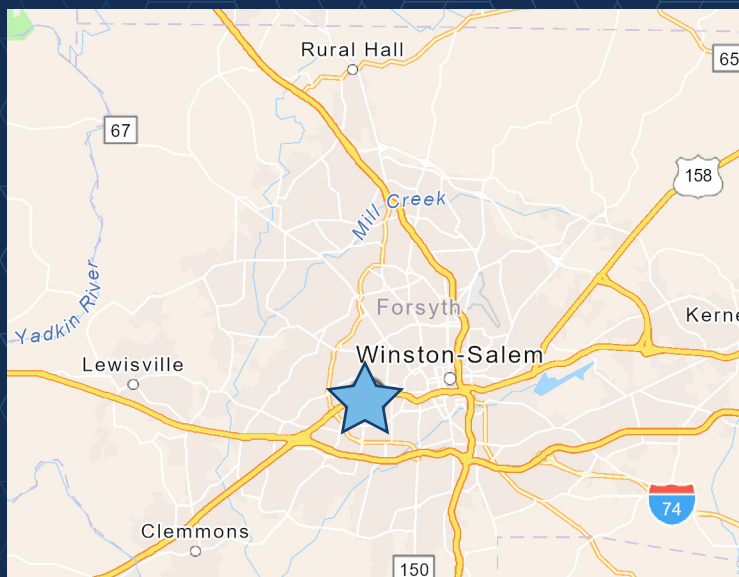


**3rd Floor**  
 **$\pm 1,951$  SF**



UP TO ±4,327 SF AVAILABLE OFFICE

FOR SUBLEASE



## LOCATION FEATURES

- Visibility and direct access from Salem Parkway, Stratford Road, and Knollwood Street
- Excellent access to Business 40, Stratford Road, Silas Creek Parkway, and points downtown
- Across from Thruway Shopping Center, offering numerous options for shopping, restaurants, banking, & much more!