

1605 WESTBROOK PLAZA DR.

± 5,370 SF Office Space

SPACE FOR LEASE

Hubbard
COMMERCIAL



AVAILABLE:

±1,345 to ±4,025 SF

USES:

Office, Medical Office

JOINT TENANTS:

Bayada Nurses, Inc. ; Bayada Home Health Care;
NC Department of Transportation; Piedmont Stone
Center, Ramboll, Greenbriar Driving School; Click It, Inc.

ZONING:

GO (General Office)

LOCATION:

1605 Westbrook Plaza Dr, Winston-Salem, NC 27103

SUMMARY:

This heavily trafficked location offers an excellent opportunity for any business, located near Hanes Mall Blvd, Stratford Rd, and Interstate 40.

HUBBARD COMMERCIAL, LLC

1598 WESTBROOK PLAZA DR., SUITE 200
WINSTON-SALEM, NC 27103
www.hubbardcommercial.com

CASSIE TAYLOR

VP of Investment Real Estate
336.733.1504 Office
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No warranty or representation is made to the accuracy of the information contained herein.
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OVERVIEW

YEAR BUILT:
2001

LEASE RATE:
\$16.00—\$20.00 PSF

LEASE TYPE:
Full Service

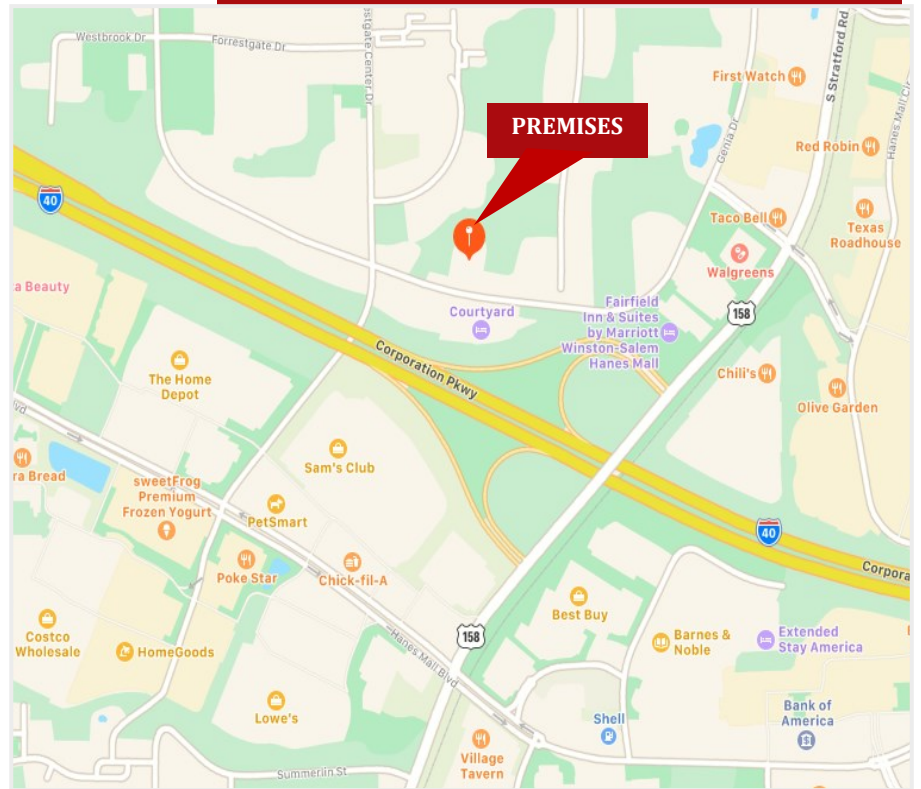
OCCUPANCY:
90%

DAILY TRAFFIC COUNT:
12,000

PROPERTY INFO:

- ◇ Great visibility
- ◇ Zoning: GO
- ◇ Monument Signage available
- ◇ 129 Parking Spaces + 6 HC
- ◇ ±44,000 SF Building
- ◇ 1 Elevator
- ◇ Private restrooms
- ◇ Breakrooms
- ◇ Newly updated common areas

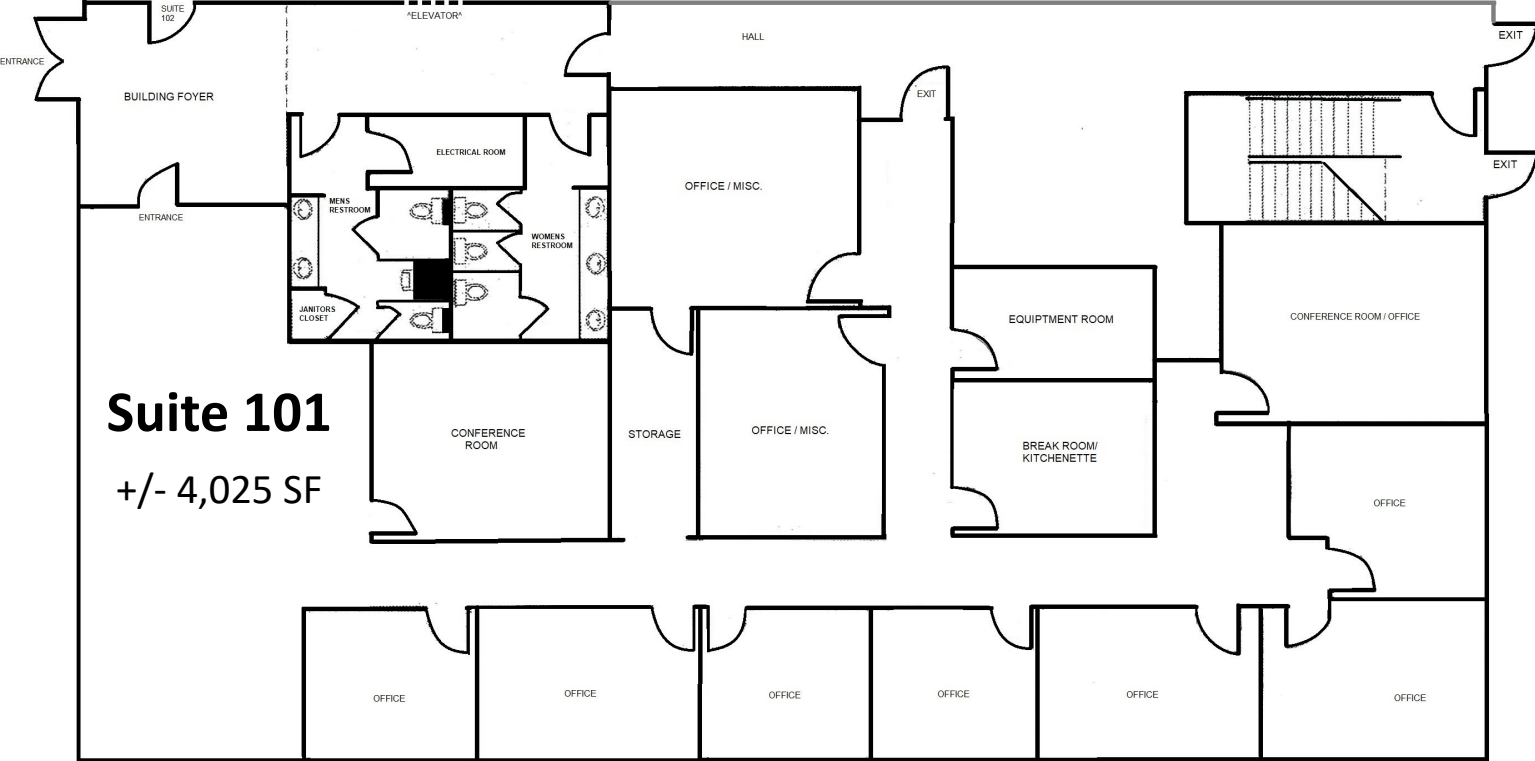
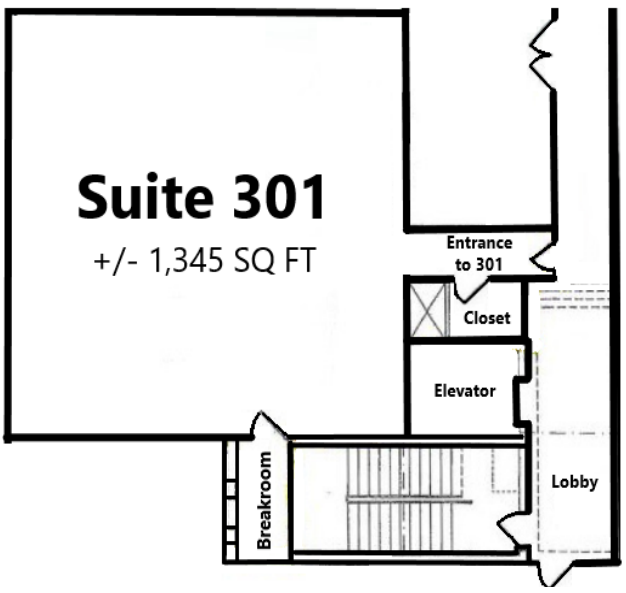
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PROPERTY PHOTOS



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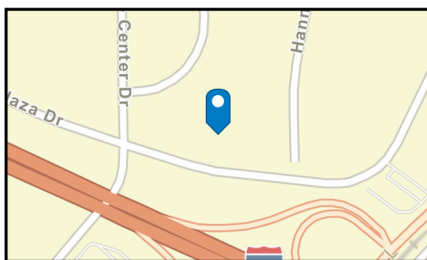
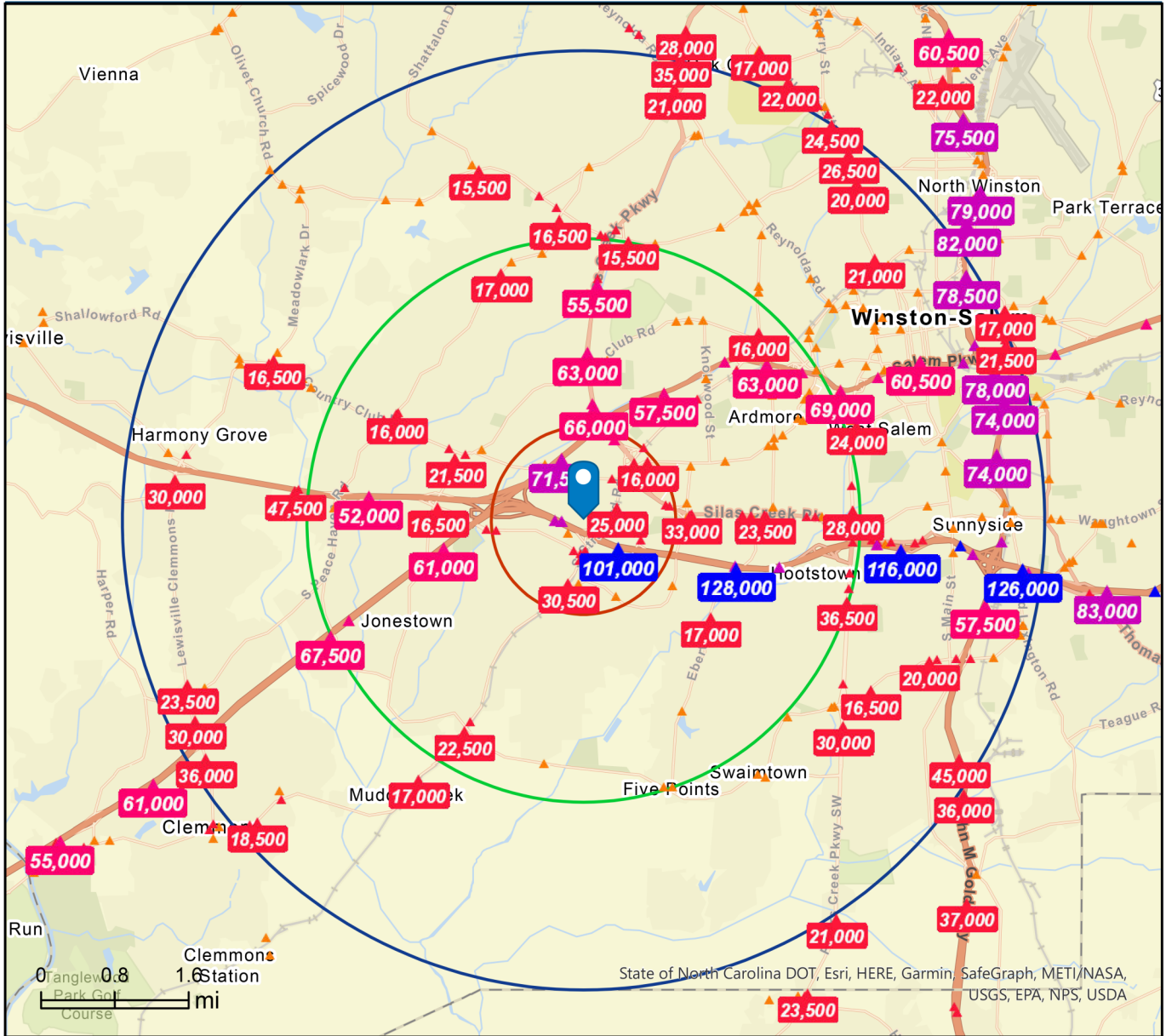
DEMOGRAPHICS



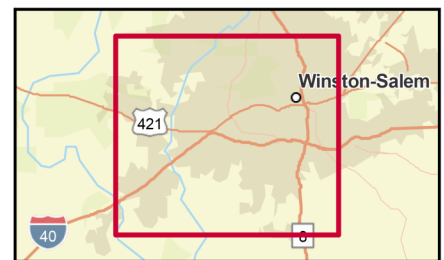
Traffic Count Map

1605 Westbrook Plaza Dr, Winston Salem, North Carolina,
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 36.06909
Longitude: -80.31028



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2021 Kalibrate Technologies (Q3 2021).

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