



MILLER HATCHER

COMMERCIAL REAL ESTATE

2150 Country Club Rd. Suite 300, Winston-Salem, NC 27104

FOR LEASE



ABOUT THE PROPERTY

Offering excellent open workspace with individual offices and conference rooms. Great natural light and high end office finishes throughout. Large parking lot to accommodate almost any use. Excellent location with quick access to all major roads in the Winston area and close to downtown.

Fully renovated in 2011. Former call center for two major local medical providers. Full service lease, landlord pays all expenses except phone/internet, IT and networking services. All electrical, mechanical, plumbing and lighting maintained by owner.

Opportunities available to split the space into smaller office suites with private entrances and access. Existing furnishings negotiable. Please contact for a private viewing. Glad to discuss any ideas or sizes of office space needs. Will customize within reason.



FEATURES

- Server Room w/dedicated HVAC
- Battery Backup UPS to all workstations
- Key Fob access to building and suite
- Service & Maintenance
- Security System
- Full Service Lease

CONTACT

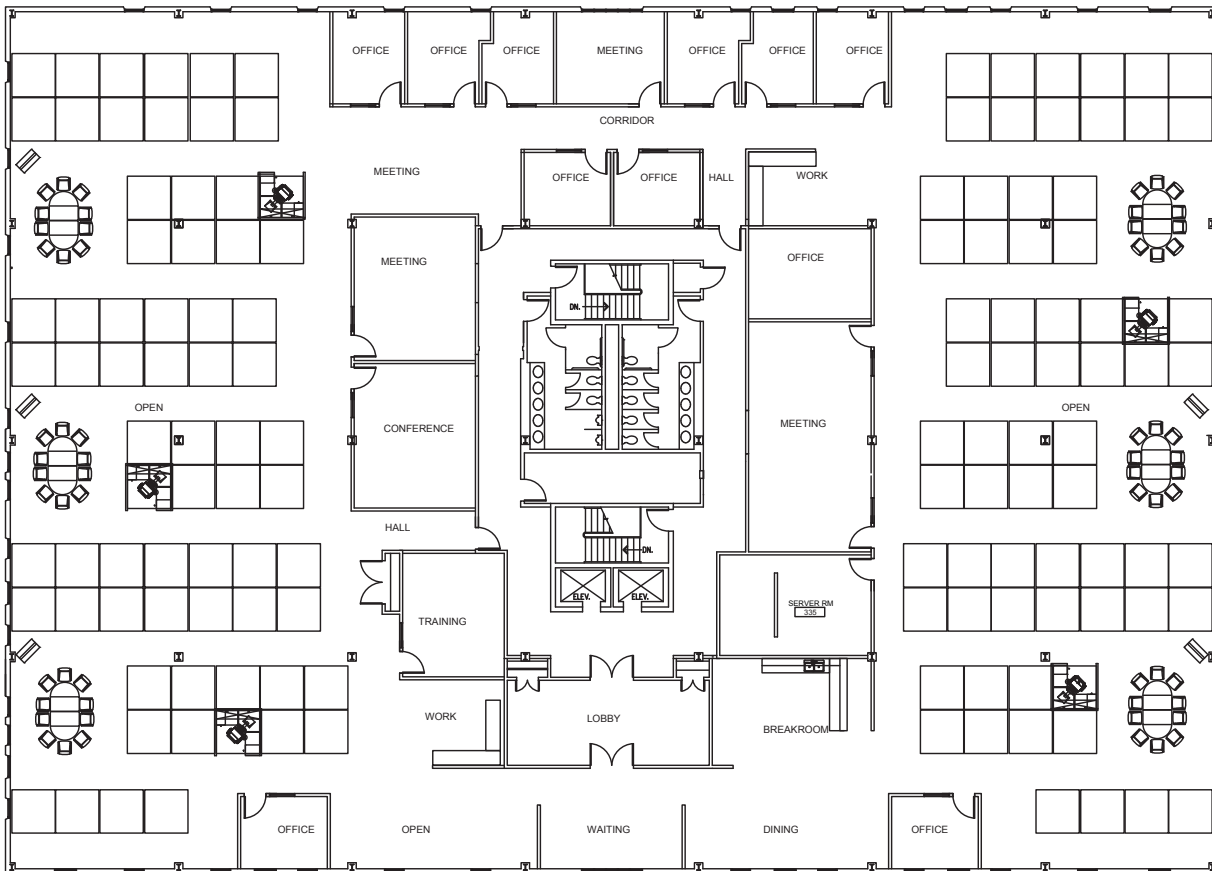
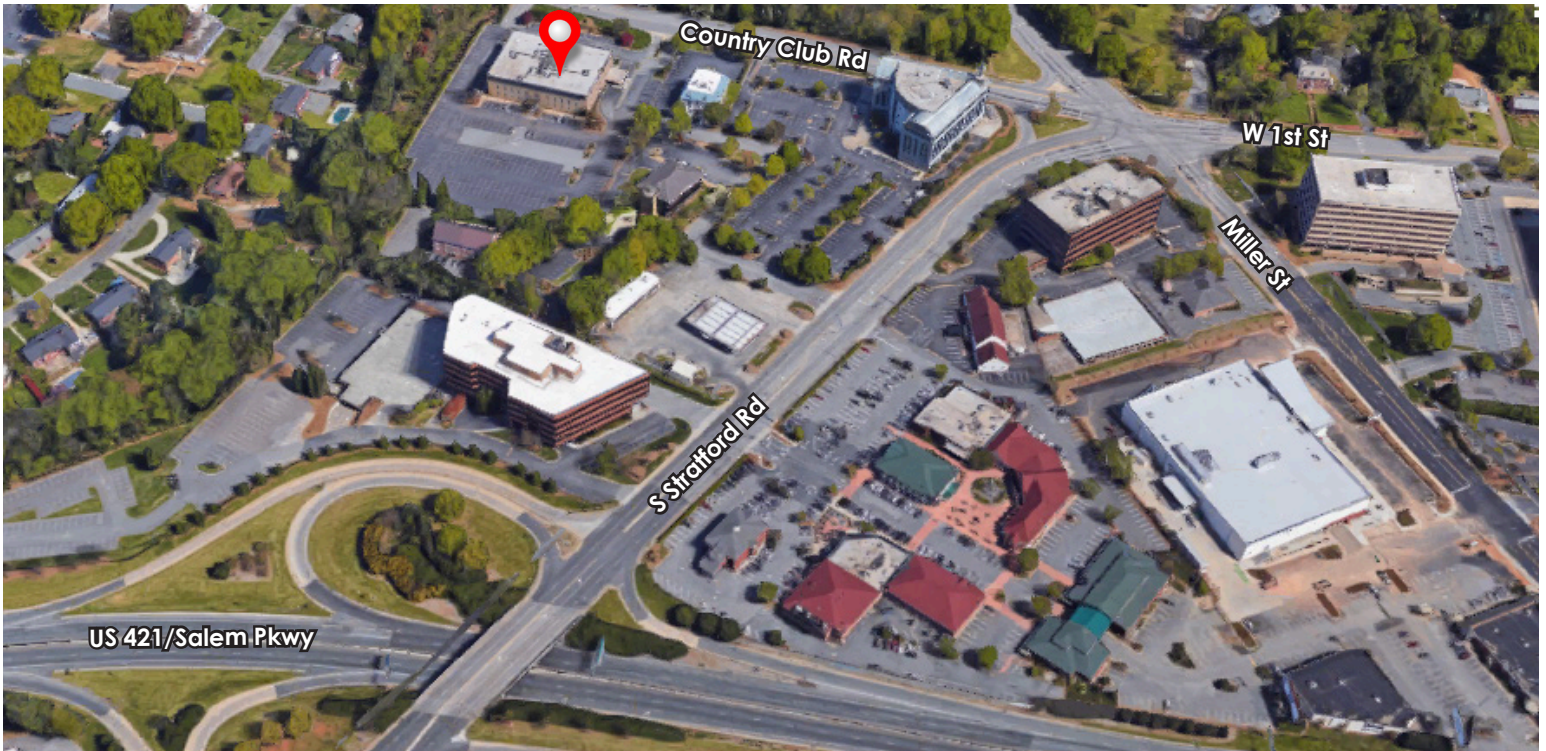
KEVIN HATCHER
336.448.8205/336.761.1130
Kevin@millerhatcher.com



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2150 Country Club Rd. Suite 300, Winston-Salem, NC 27104

LOCATION



EXISTING FLOOR PLAN
20,566 SF

OPEN AREA:
134 WORKSTATIONS
6' X 6'

Floorplan - Not to Scale



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INTERIOR



2150 Country Club Rd. Suite 230 | Winston-Salem, NC 27104 | 336.761.1130 | www.millerhatcher.com



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DETAILS

LOCATION

Address	2150 Country Club Rd. Suite 300				
City	Winston-Salem	Zip	27104	County	Forsyth

PROPERTY DETAILS

Property Type	Office	Acres ±	4.49	Dimensions ±	170' x 120'
Available SqFt ±	19,387	Floor	3	Ceiling Height ±	9' - 10'
Building SqFt ±	59,500	Restrooms	Multiple Stalls	Parking	275
Year Built	1971	Flooring	Carpet & Tile	Sprinklered	No
Renovated	2011	Bldg Exterior	Brick		

UTILITIES

Electrical	Included	Water	Included	Heat	Included
Air	Heat Pump	Sewer	Included		

TAX INFO

Zoning	GO	Tax Map	618854	Tax PIN	6825-26-1537
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PRICING

Lease Rt/SqFt ±	\$17.50	Lease Type	Full Service		
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COMMENTS

Exceptional Location. Full Floor is Available. Includes Kitchen, Fully Carpeted, Direct Elevator Access, Natural Light, Reception, Recessed Lighting, Security System, Conference Rooms, Emergency Lighting, Print/Copy Room and Abundant Parking.

Server Room with dedicated HVAC, Battery Backup UPS at all workstations, Key Fob access to building and suite, Service and Maintenance included.

Virtual Tour available: <https://millerhatcher.com/2150-country-club-rd>

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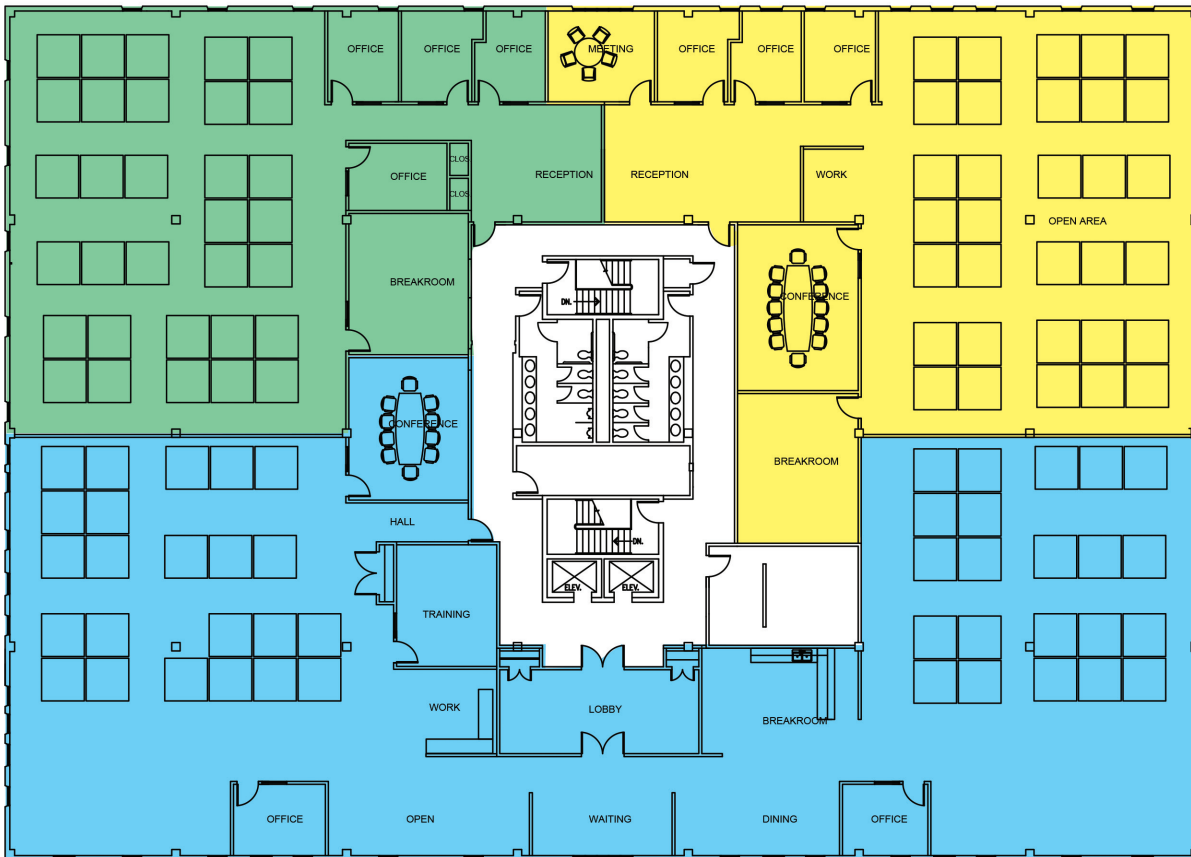
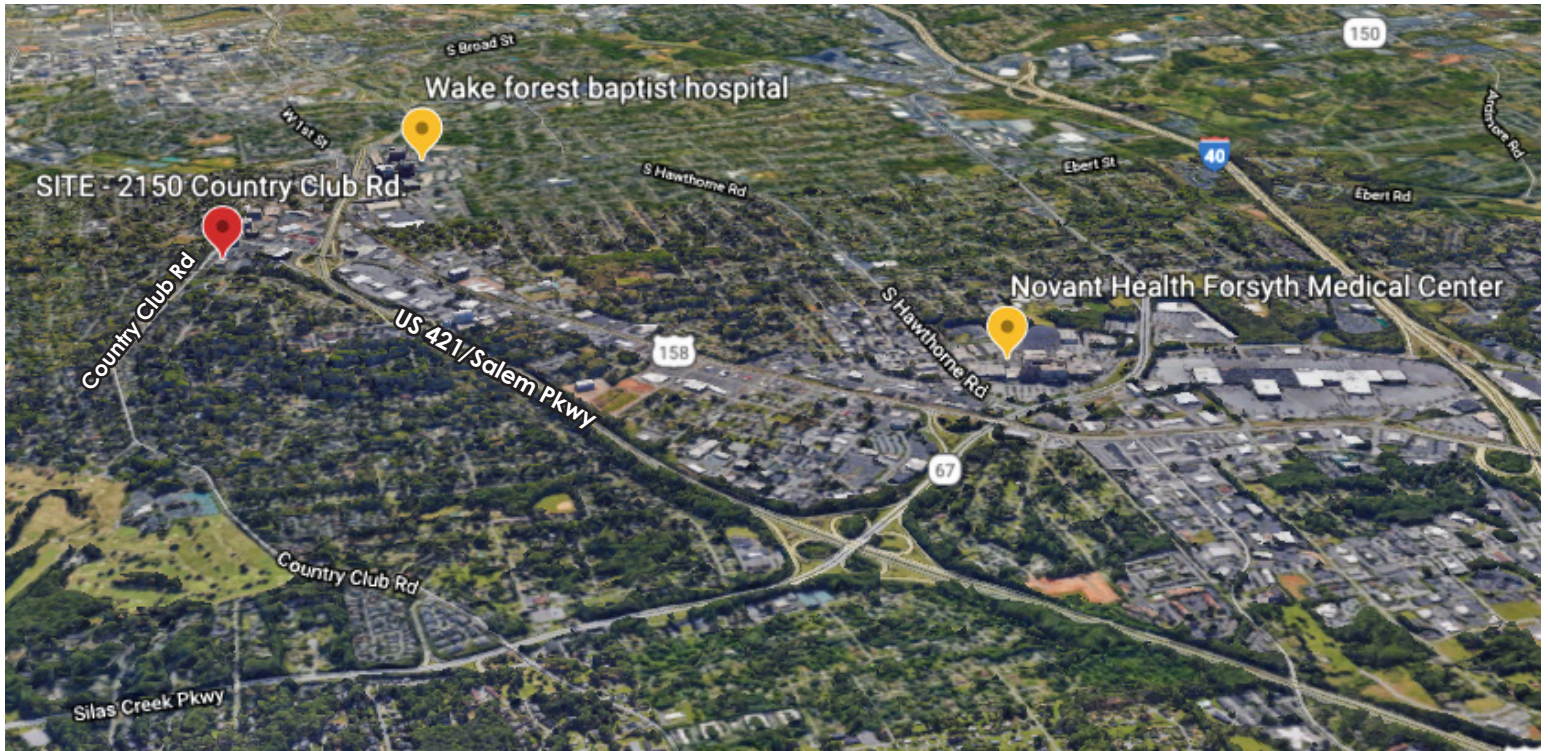
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FOR LEASE



PROPOSED FLOOR PLAN

SUITE 1

4,733 SF
OPEN AREA:
32 WORKSTATIONS
6' X 6'

SUITE 2

5,783 SF
OPEN AREA:
32 WORKSTATIONS
6' X 6'

SUITE 3

10,050 SF
OPEN AREA:
45 WORKSTATIONS
6' X 6'

Floorplan - Not to Scale



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PROPOSED FLOOR PLAN

Includes Additions

SUITE 1

4,733 SF

OPEN AREA:

32 WORKSTATIONS

6' X 6'

SUITE 2

5,783 SF

OPEN AREA:

32 WORKSTATIONS

6' X 6'

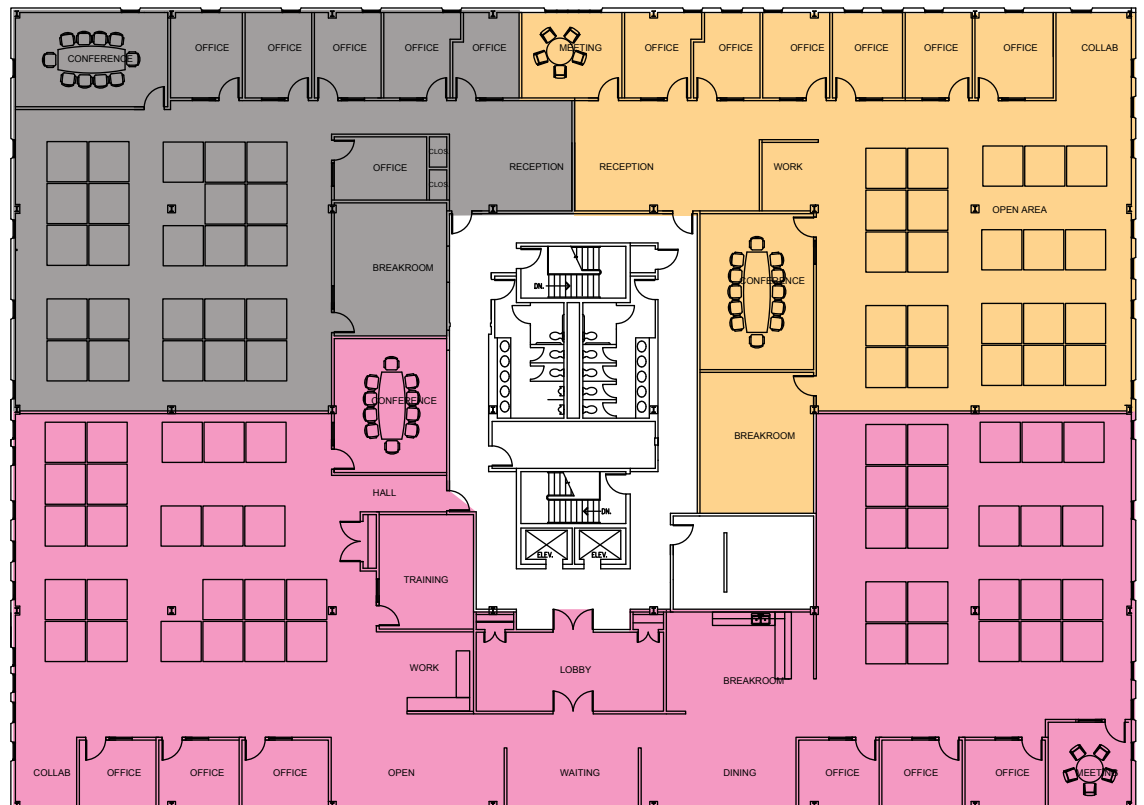
SUITE 3

10,050 SF

OPEN AREA:

45 WORKSTATIONS

6' X 6'



Floorplan - Not to Scale