



KEY FEATURES

- Total ±43,355 SF
- ±14,785 SF - 29,570 SF Available
- Large 1st Floor Breakroom
- Parking
 - 5/1,000 SF Ratio
 - 6 Level Parking Deck
- Newer Upfits
- Furniture Available
- Lease Rate: \$14.00 PSF Full Service

OFFICE

FOR LEASE \$14.00 PSF

MADISON PARK

**5635 W HANES MILL Rd
WINSTON-SALEM, NC 27106**

Madison Park is a 7 building office park positioned on 28 acres 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

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MADISON PARK - 5635 W HANES MILL RD

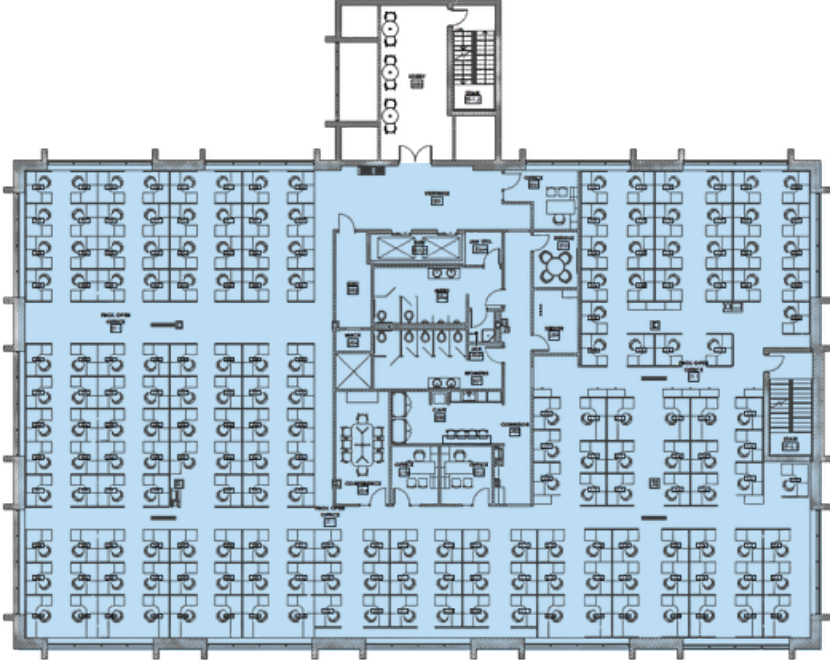
TOTAL BUILDING SF:	±44,355
AVAILABLE SF:	
2nd Floor	±14,785
3rd Floor	±14,785



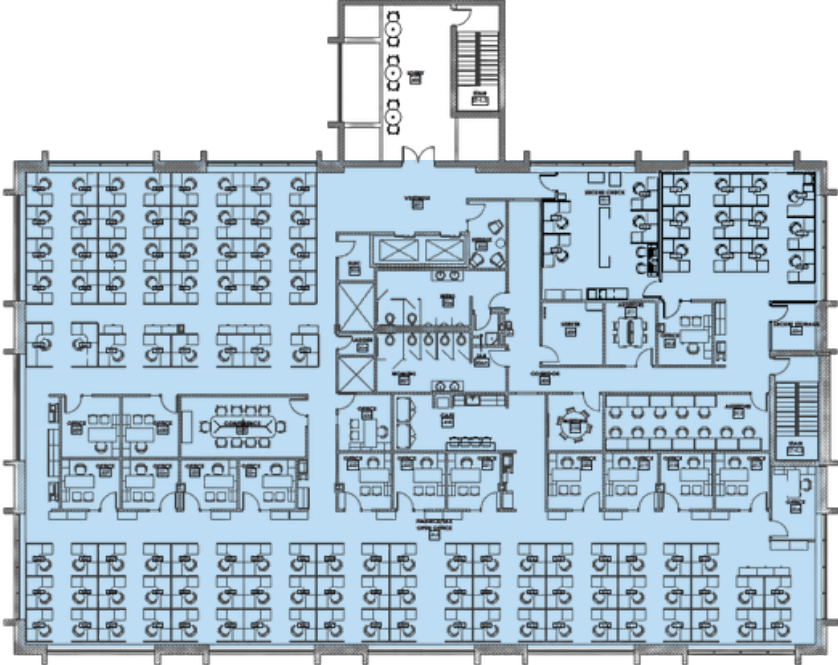
OFFICE COMPLEX

FOR LEASE \$14.00 PSF FS

2nd Floor
±14,785 SF Available



3rd Floor
±14,785 SF Available



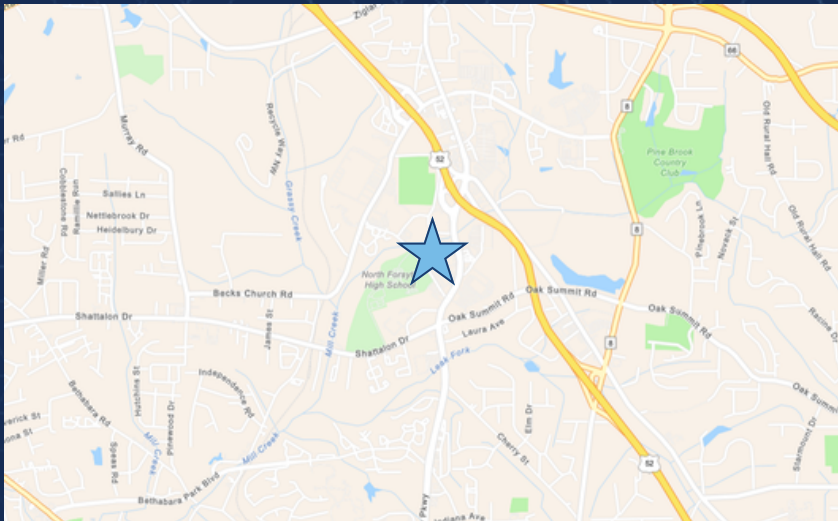
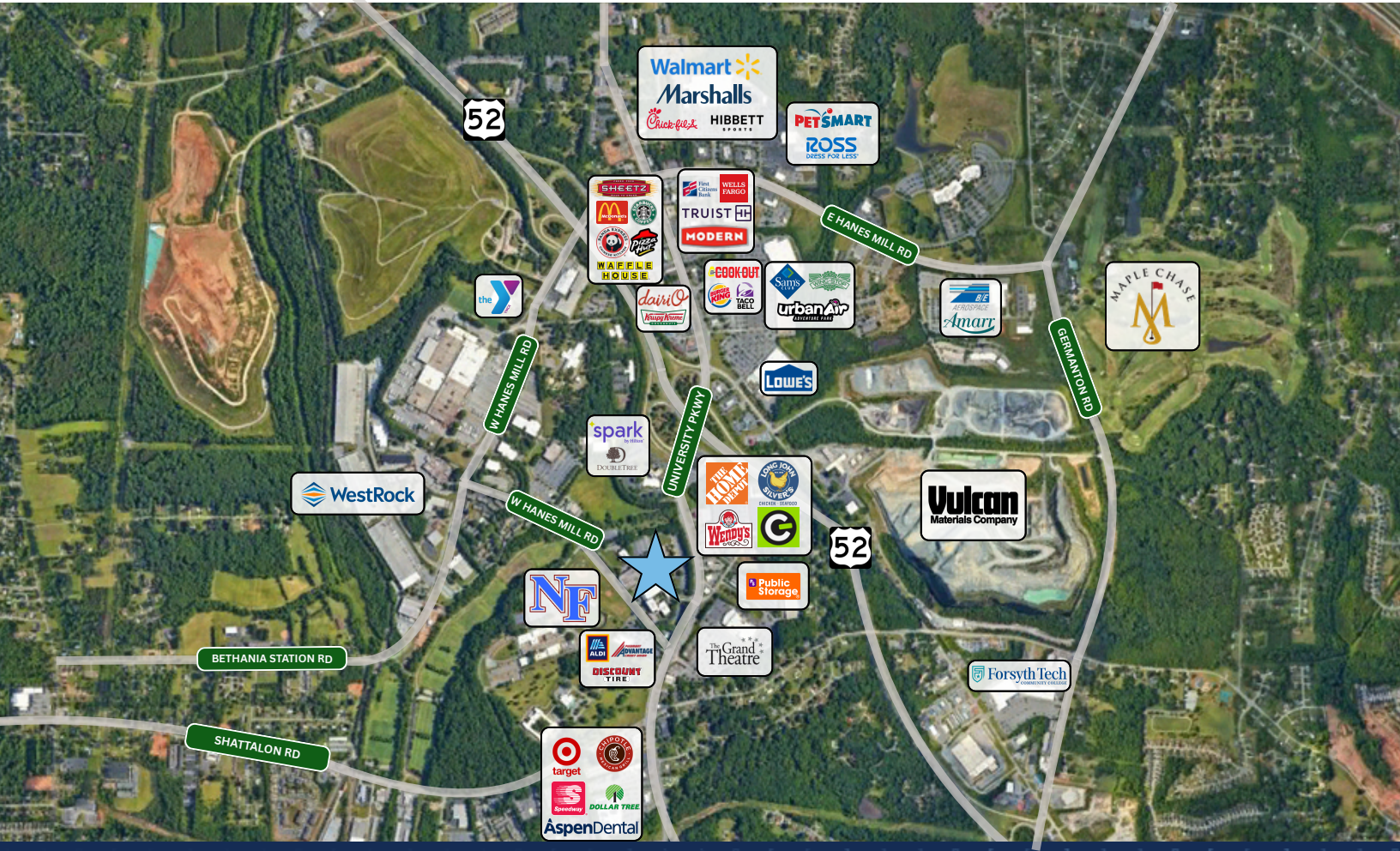
OFFICE COMPLEX

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