



# Available For *Lease*



**1605 Westbrook Plaza**

*+/- 4,722 SF Office Space*

*1605 Westbrook Plaza Drive Winston-Salem, NC 27103*

**Hubbard Realty**

*1598 Westbrook Plaza Drive, Suite 200*

*Winston-Salem, NC 27103*



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VP of Investment Real Estate

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# OVERVIEW



## Available:

**1605-301 +/- 1,345 SF**  
Lease Rate: \$20.00/PSF

**1605-302 +/- 3,377 SF**  
Lease Rate: \$20.00/SF

## Location:

*1605 Westbrook Plaza Drive Winston-Salem, NC 27103*

*Located conveniently to Hanes Mall Blvd and Stratford Road with easy access to I-40.*



No warranty or representation is made to the accuracy of the information contained herein.  
All information is subject to change or withdrawal. No liability is assumed for any inaccuracy of any information.



# PROPERTY DETAILS

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

**YEAR BUILT/RENOVATED:** 2001

**DAILY TRAFFIC COUNT:** 24,596

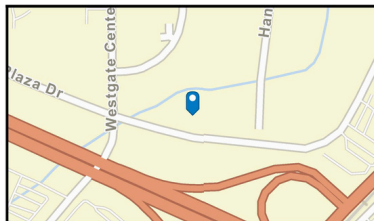
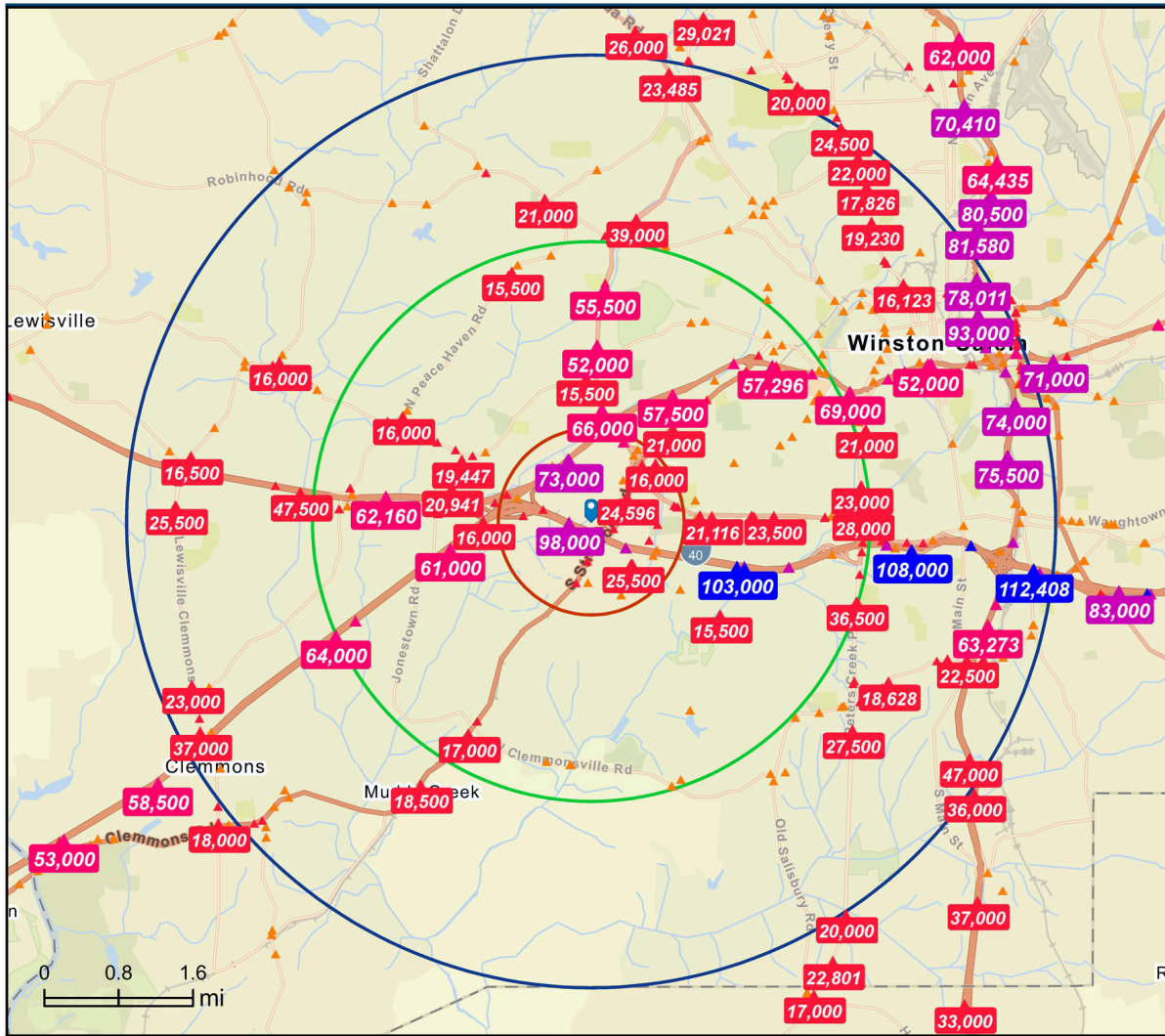
**LEASE TYPE:** Full Service

**USES:** Office, Medical Office

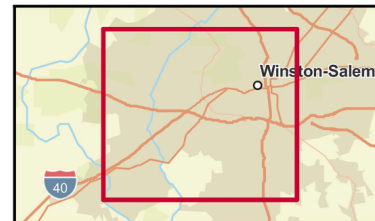
**ZONING:** GO

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# Traffic Count Map



- 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



Demographics prepared by ESRI on 8/14/2025

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