



## KEY FEATURES

- ± 3,864 SF Medical Office Condo
- \$18.50 PSF NNN Rental Rate
- Strategically located in Highland Oaks Medical Park
- Convenient access to Exit 190 of I-40
- Zoning: GB-S

MEDICAL OFFICE CONDO

\$18.50 | NNN

## HIGHLAND OAKS MEDICAL CONDO

725 Highland Oaks Drive, Suite 106  
Winston Salem, NC 27103

Located in the highly desirable Highland Oaks Medical Park, this property offers convenient access to I-40 (101,000 VPD) and Hanes Mall Blvd. (23,500 VPD). Featuring several offices, break room/kitchen, and a reception/waiting area, this space could facilitate a multitude of medical office uses.

### LEARN MORE ABOUT THIS PROPERTY

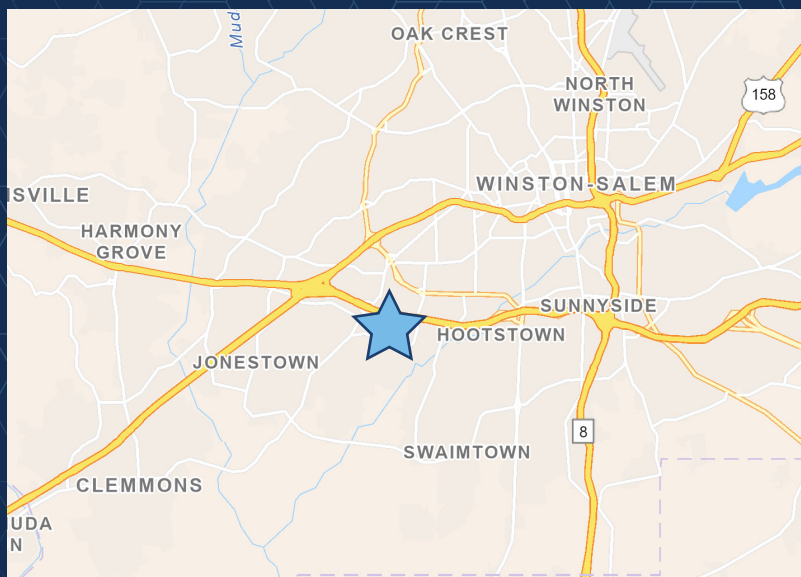
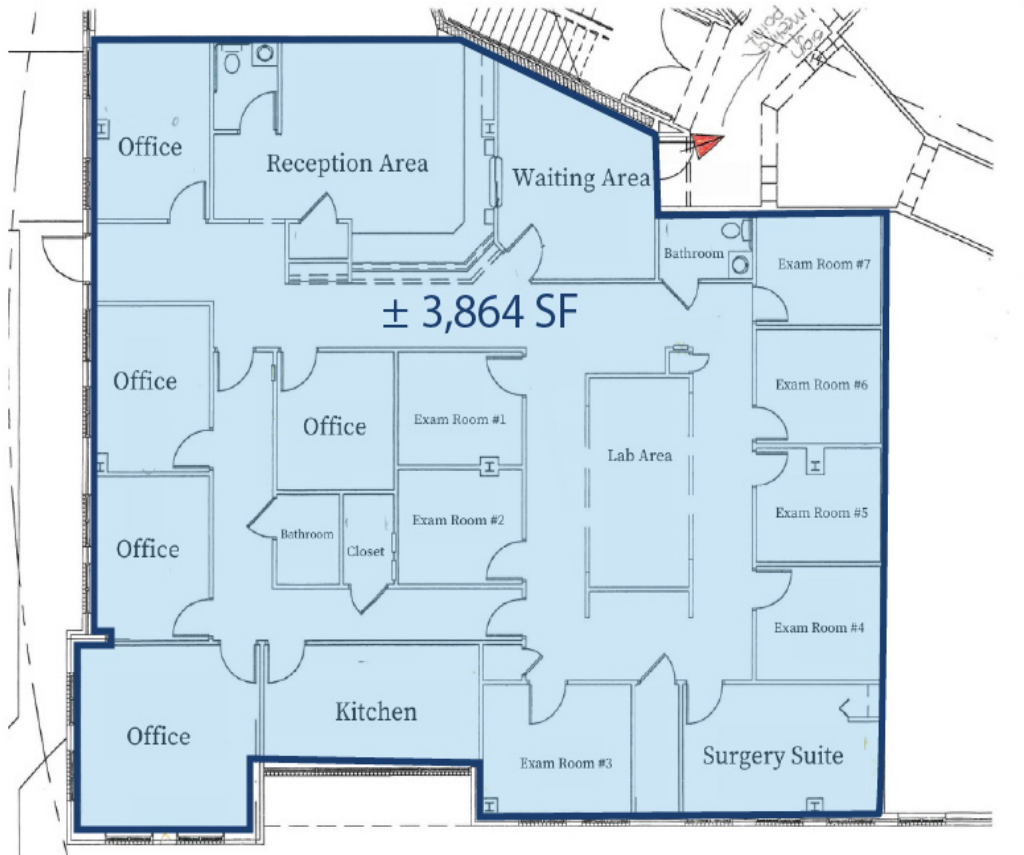
#### JEFF ANDREWS, SIOR

Jeff@CommercialRealtyNC.com

336.793.0890, ext 103

MEDICAL OFFICE CONDO

\$18.50 | NNN



**LOCATION FEATURES**

- Located in Winston-Salem’s premier medical office parks of Brookview Hills, Highland Oaks, and Kimel Park
- Approximately 6 minutes (1.7 miles) to Novant Health Forsyth Medical Center
- Approximately 8 minutes (3.8 miles) to Atrium Health Wake Forest Baptist Medical Center
- Convenient access to I-40 (101,000 VPD) and Hanes Mall Boulevard (23,500 VPD)



## HIGHLAND OAKS MEDICAL CONDO

### LOCATION

<b>Address</b>	725 Highland Oaks Drive, Suite 106		
<b>City</b>	Winston-Salem	<b>Zip</b>	27103
		<b>County</b>	Forsyth

### PROPERTY DETAILS

<b>Property Type</b>	Medical Office Condo	<b>Year Built</b>	1997
<b>Available SF ±</b>	3,864	<b>Building Exterior</b>	Brick Masonry

### UTILITIES

<b>Electrical</b>	Duke	<b>Water</b>	Municipal	<b>Sewer</b>	Municipal
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### TAX INFORMATION

<b>Zoning</b>	GB-S	<b>Tax Pin</b>	6814-43-9780
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### PRICING & TERMS

<b>Lease R<sup>t</sup>/SF ±</b>	\$18.50	<b>Lease Type</b>	NNN
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