



MILLER HATCHER
COMMERCIAL REAL ESTATE

157 YADKIN VALLEY RD. BERMUDA RUN, NC 27006

FOR LEASE



Professional Office Space

- 1,669 Sq Ft
- Exceptionally well maintained
- Across from WFU Davie Medical Center and Lowes Foods anchored Shopping Center
- Full Service Lease Rate: \$1,800 monthly
- Minutes from Bermuda Run and Oak Valley golf courses



ROD HATCHER
Direct: 336.283.0411 | Mobile: 336.413.8550
Email: Rod@millerhatcher.com

visit us online at:
www.millerhatcher.com

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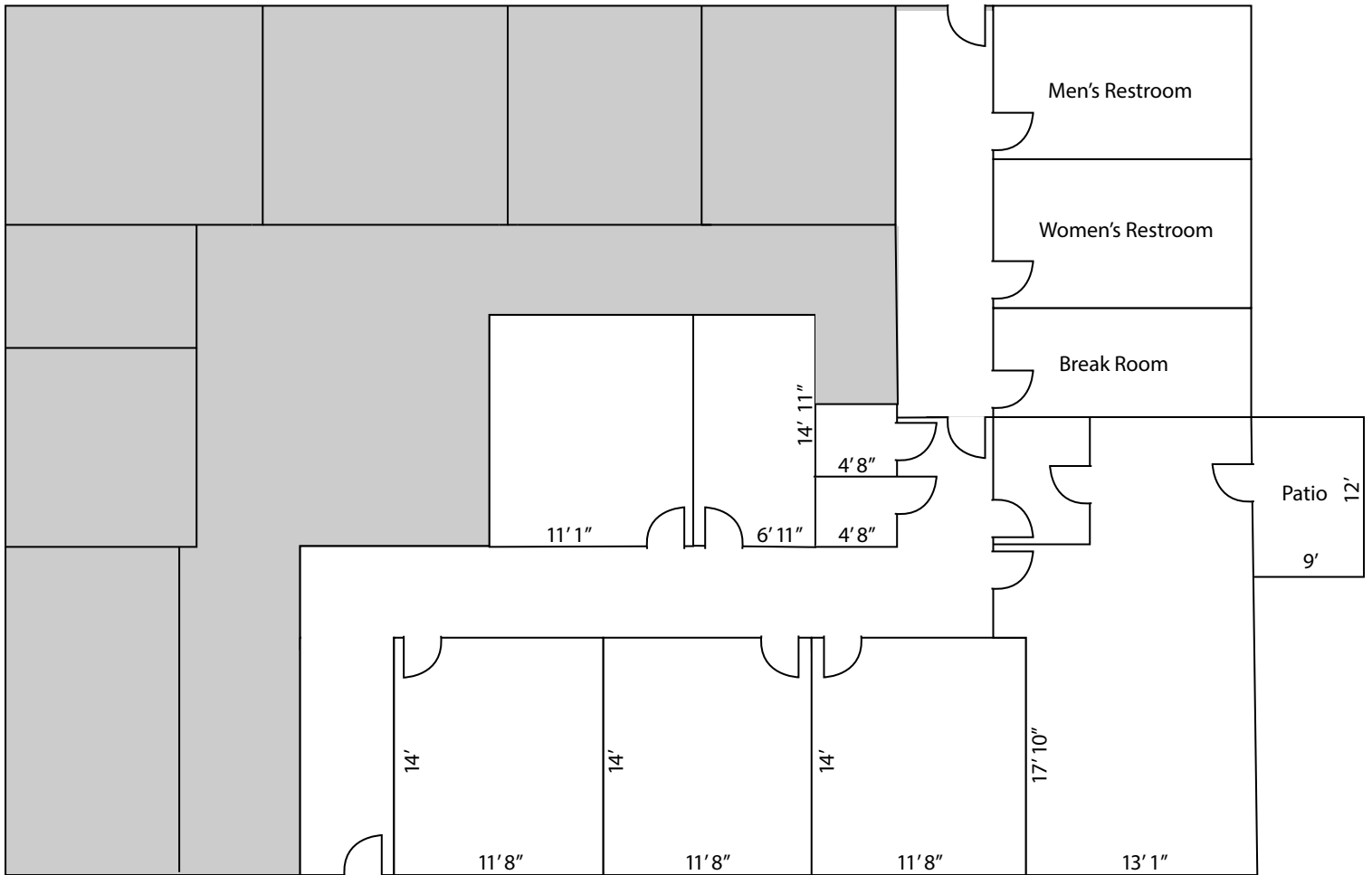
2150 Country Club Rd. Suite 230 | Winston-Salem, NC 27104 | 336.761.1130 | www.millerhatcher.com



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FLOORPLAN



Floorplan not to scale



To learn more about this property:

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DETAILS

LOCATION

Address	157 Yadkin Valley Road				
City	Advance	Zip	27006	County	Davie

PROPERTY DETAILS

Property Type	Office	Acres ±	.23	Dimensions ±	70' x 56'
Available SqFt ±	1,669	Floors	2	Ceiling Height ±	10'
Office SqFt ±	8,640	Restrooms	4	Parking	30
Building SqFt ±	8,640	Flooring	Varies	Elevator	Yes
SqFt per Floor ±	4,144	Roof	Asphalt		
Year Built	1986	Bldg Exterior	Vinyl		

UTILITIES

Electrical	Duke Energy	Sewer	City	Heat	Central
Water	City	Air	Central	Gas	N/A

TAX INFO

Zoning	Bermuda Run CM	Tax PIN	5872265188		
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PRICING

Rent/mo ±	\$1,800	Lease Type	Full Service		
Lease Rt/SqFt ±	\$12.78				

COMMENTS

Professional office space across the street from Wake Forest Baptist Hospital Davie Medical Center and Lowes Foods anchored shopping center.

No warranty or representation is made for the accuracy or assumptions of the information contained herein. All information is subject to omissions, errors, price changes, prior sale, and/or withdrawal without notice. No liability is assumed for any inaccuracy of the information contained herein.

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