



MILLER HATCHER

COMMERCIAL REAL ESTATE

3305 HEALY DR. WINSTON-SALEM, NC 27103

FOR LEASE



- Unique Office Space
- 1,931 SF
- Zoning GO
- Modified Gross Lease
- \$17.75 SF



KEVIN HATCHER
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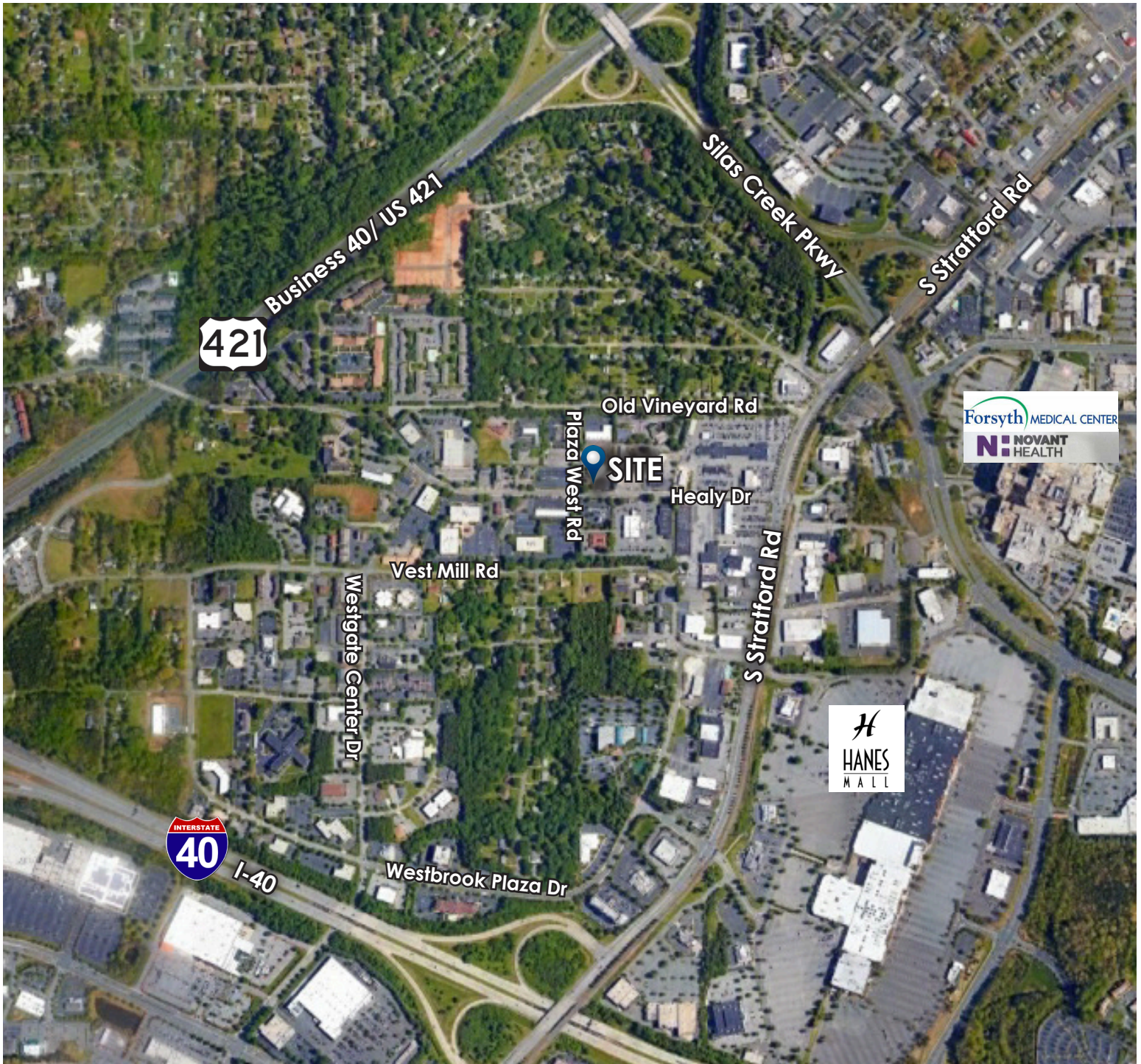


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3305 HEALY DR. WINSTON-SALEM, NC 27103

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LOCATION

Address	3305 Healy Dr.				
City	Winston-Salem	Zip	27103	County	Forsyth

PROPERTY DETAILS

Property Type	Office	Acres ±	.27	Roof	Cedar Shake
Available SqFt ±	1,931	Floors	1	Bldg Exterior	Brick
Office SqFt ±	1,931	Restrooms	2	Ceiling Height ±	9'
Renovated	2009	Flooring	Carpet/Stone	Parking	10

UTILITIES

Electrical	200 Amps	Sewer	City	Heat	Pump
Water	City	Air	Central	Janitorial	Tenant

TAX INFO

Zoning	GO	Tax Block	3826A	Tax PIN	6814-39-7084
Tax Lots	0001C				

PRICING

Rent/mo ±	\$2,856.27	Lease Rt/SqFt ±	\$17.75		
Lease Value	Modified Gross	Tax Value	\$748,500		

COMMENTS

Unique octagon shaped, free standing office building. Upon entrance you are met by double bronze type doors that open into an octagon shaped atrium. The offices surround a high dome with day light windows at the top. The floors are stone and carpet. This is truly a special place and no other like it. Utilities included. Tenant pays phone/internet, janitorial and optional alarm system. Landlord will up-fit for a qualified tenant.



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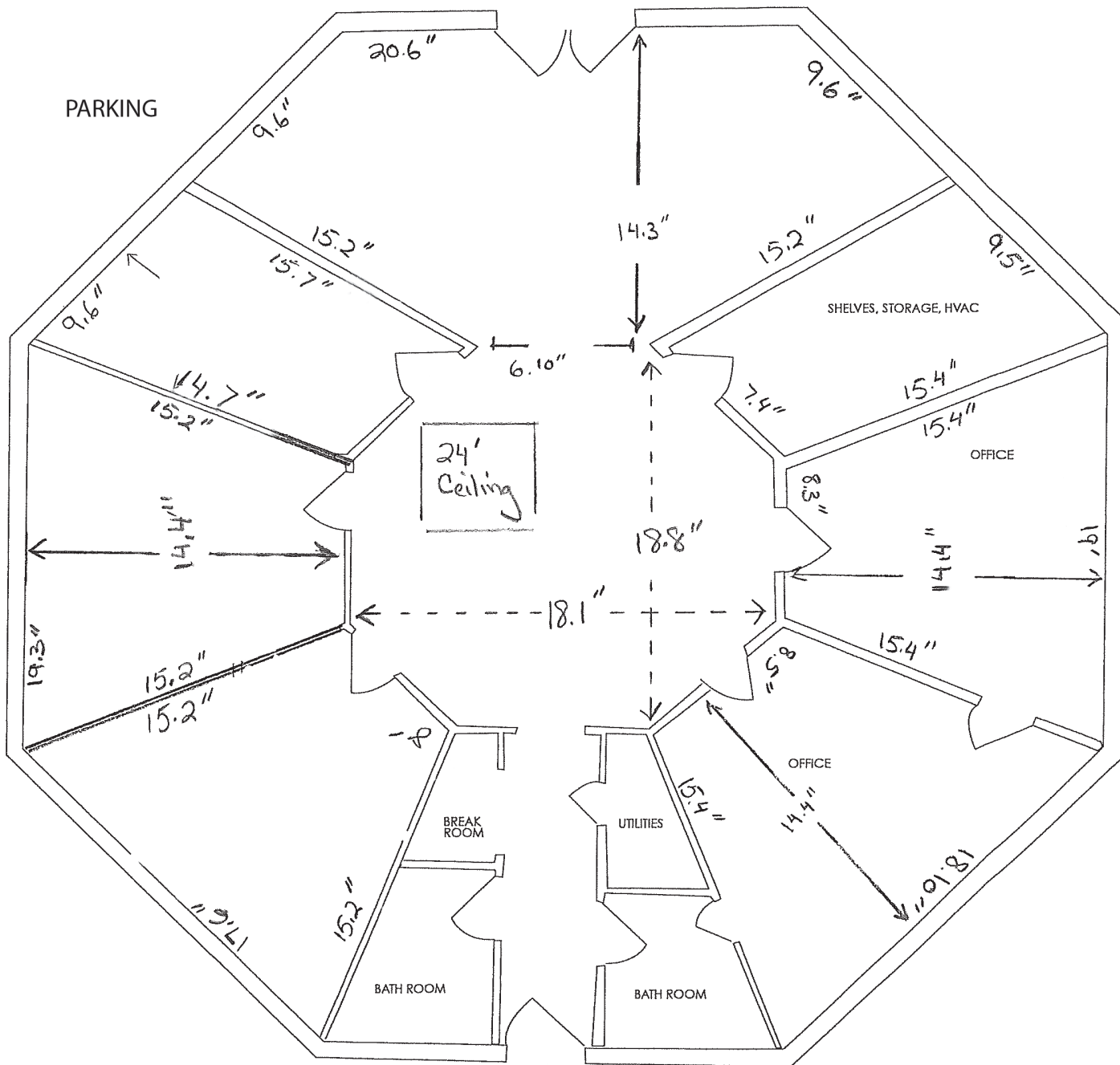
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Floor Plan - Not to Scale



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