



200 Charlois Blvd. Suite 250, Winston-Salem, NC 27103

FOR LEASE



*State of the Art
Medical Office Space*

- Exceptional first floor Medical Office Space
- Totally Renovated in 2017
- Close to Hospitals, Shopping, etc. with attractive Executive Business Park atmosphere
- 7,034 SqFt with 4 Separate Entrances



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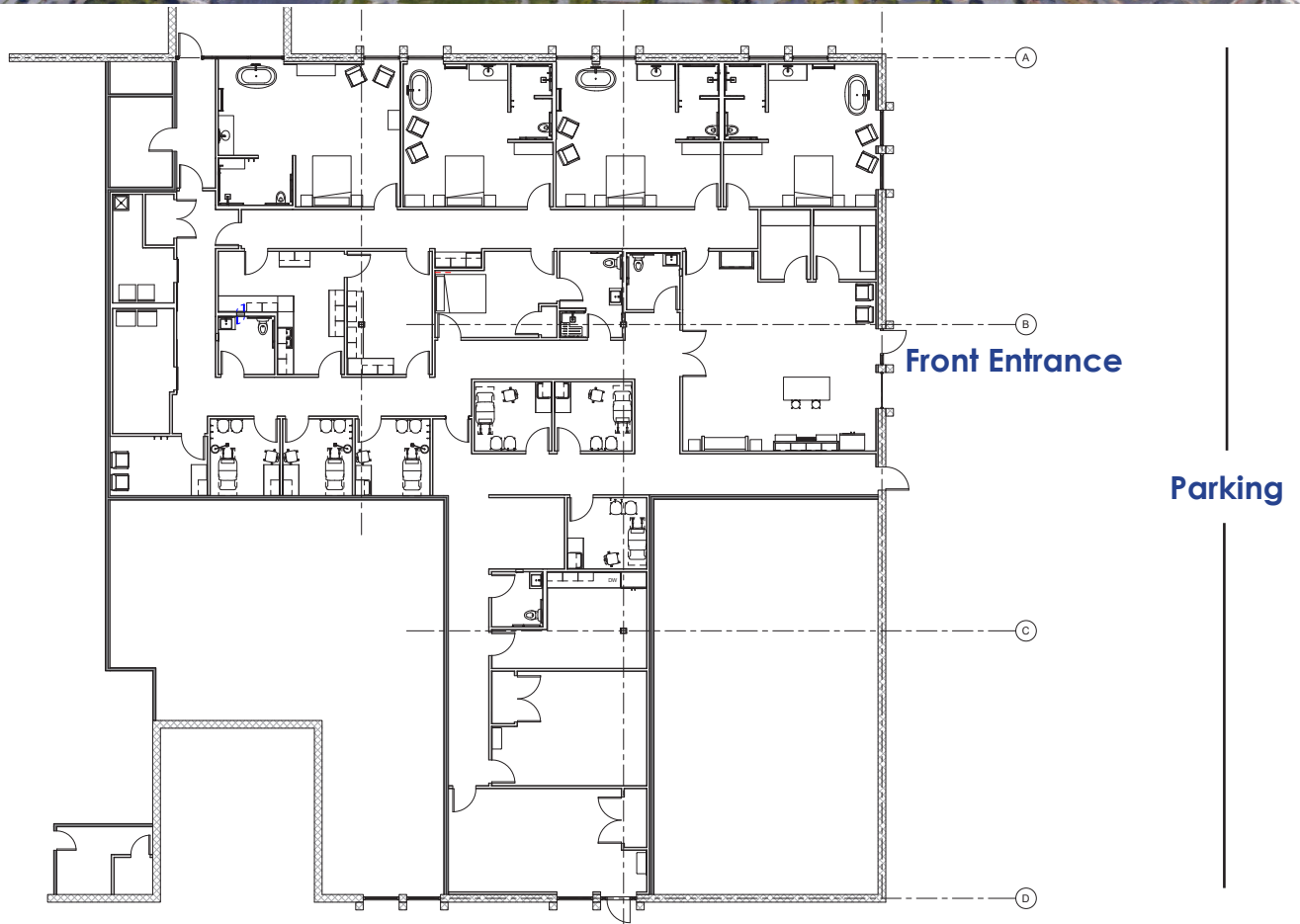


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COMMERCIAL REAL ESTATE

200 Charlois Blvd. Suite 250, Winston-Salem, NC 27103

LOCATION



Charlois Blvd.

Floorplan - Not to Scale



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INTERIOR



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



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COMMERCIAL REAL ESTATE

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DETAILS

LOCATION

Address	200 Charlois Blvd. Suite 250				
City	Winston-Salem	Zip	27103	County	Forsyth

PROPERTY DETAILS

Property Type	Medical/Office	Acres ±	1.67	Dimensions ±	Irregular
Available SqFt ±	7,034	Floors	1	Ceiling Height ±	9'-10'
Office SqFt ±	7,034	Restrooms	4	Parking	45
Building SqFt ±	19,000	Flooring	Tile	Sprinklered	Yes
Year Built	1979	Roof	New		
Renovated	2017	Bldg Exterior	Brick		

UTILITIES

Electrical	Emon System	Water	1 1/2" Line	Heat (NEW)	Multiple Systems
Air (NEW)	Multiple Systems	Sewer	Yes	Gas	Yes

TAX INFO

Zoning	GO	Tax Map	612850	Tax PIN	6815-41-6883
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PRICING

Rent/mo ±	\$8,645.95	Lease Rt/SqFt ±	\$14.75	Lease Type	3 - 5 years
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COMMENTS

Exceptionally nice space. All ADA requirements met. All new mechanical systems, including sprinklers installed in 2017. Most rooms have plumbing. Flexible space design with four separate points of egress/ingress which offers direct access to plenty of parking. Owner is willing to separate the space into smaller units. Bathrooms and showers can be removed and turned into office or other uses. Ambulatory care ready, fully sprinklered, fire alarm, emergency panels, all new HVAC, large capacity gas hotwater heaters, washer dryer hookups, showers. Individual water and gas meter for space. E-mon system for electricity usage.

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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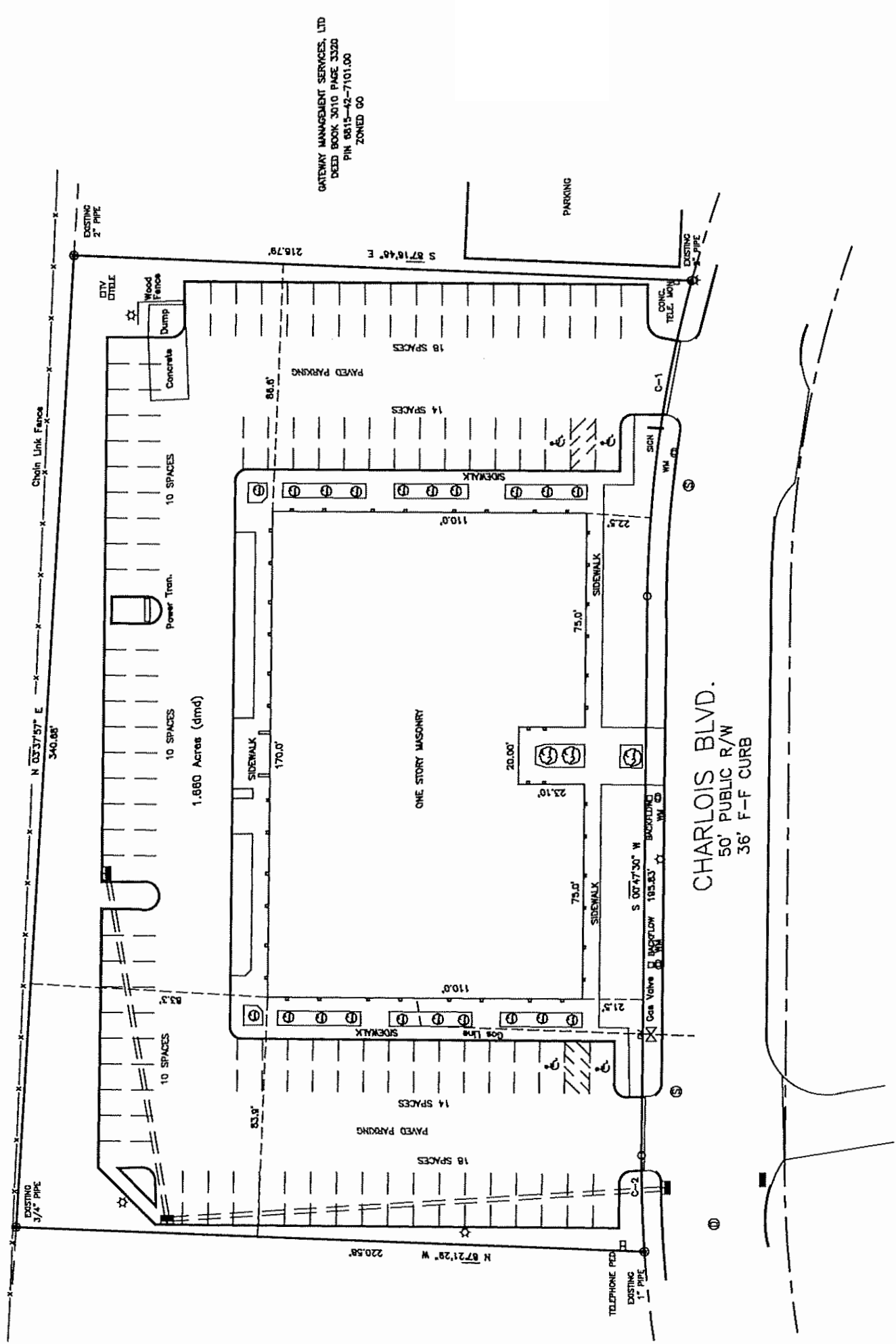


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 PIN 0815-42-7101.00
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CHARLOIS BLVD.
 50' PUBLIC R/W
 36' F-F CURB