



MILLER HATCHER COMMERCIAL REAL ESTATE

2150 Country Club Rd. Suite 300, Winston-Salem, NC 27104

FOR LEASE



ABOUT THE PROPERTY

Offering excellent open workspace with individual offices and conference rooms. Great natural light and high end office finishes throughout. Large parking lot to accommodate almost any use. Excellent location with quick access to all major roads in the Winston area and close to downtown.

Fully renovated in 2011. Former call center for two major local medical providers. Full service lease, landlord pays all expenses except phone/Internet, IT and networking services. All electrical, mechanical, plumbing and lighting maintained by owner.

Currently demising space into 3 separate suites with private entrances and access. Existing furnishings nego-tiable. Please contact for a private viewing. Glad to discuss any ideas or sizes of office space needs. Will customize within reason.



FEATURES

- Server Room w/dedicated HVAC
- Battery Backup UPS to all workstations
- Key Fob access to building and suite
- Service & Maintenance
- Security System
- Full Service Lease

CONTACT

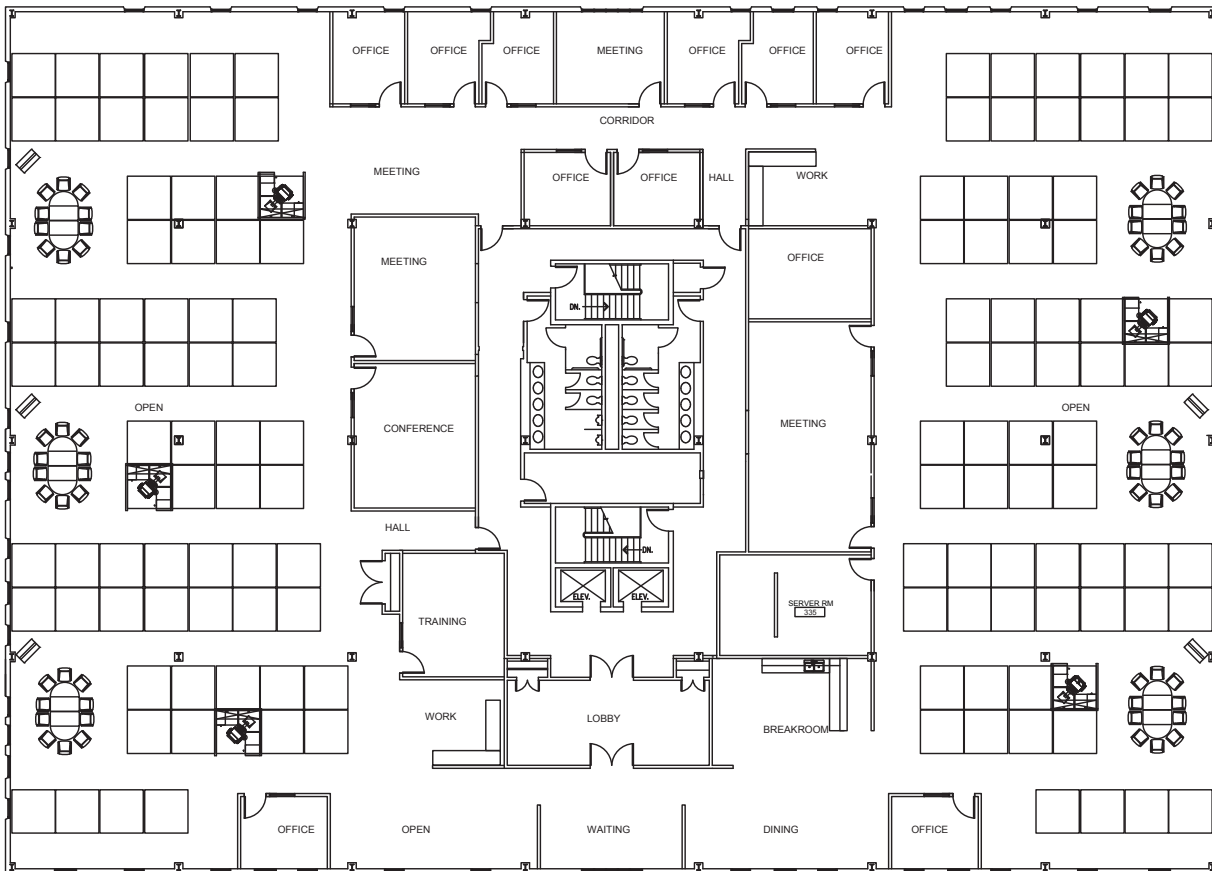
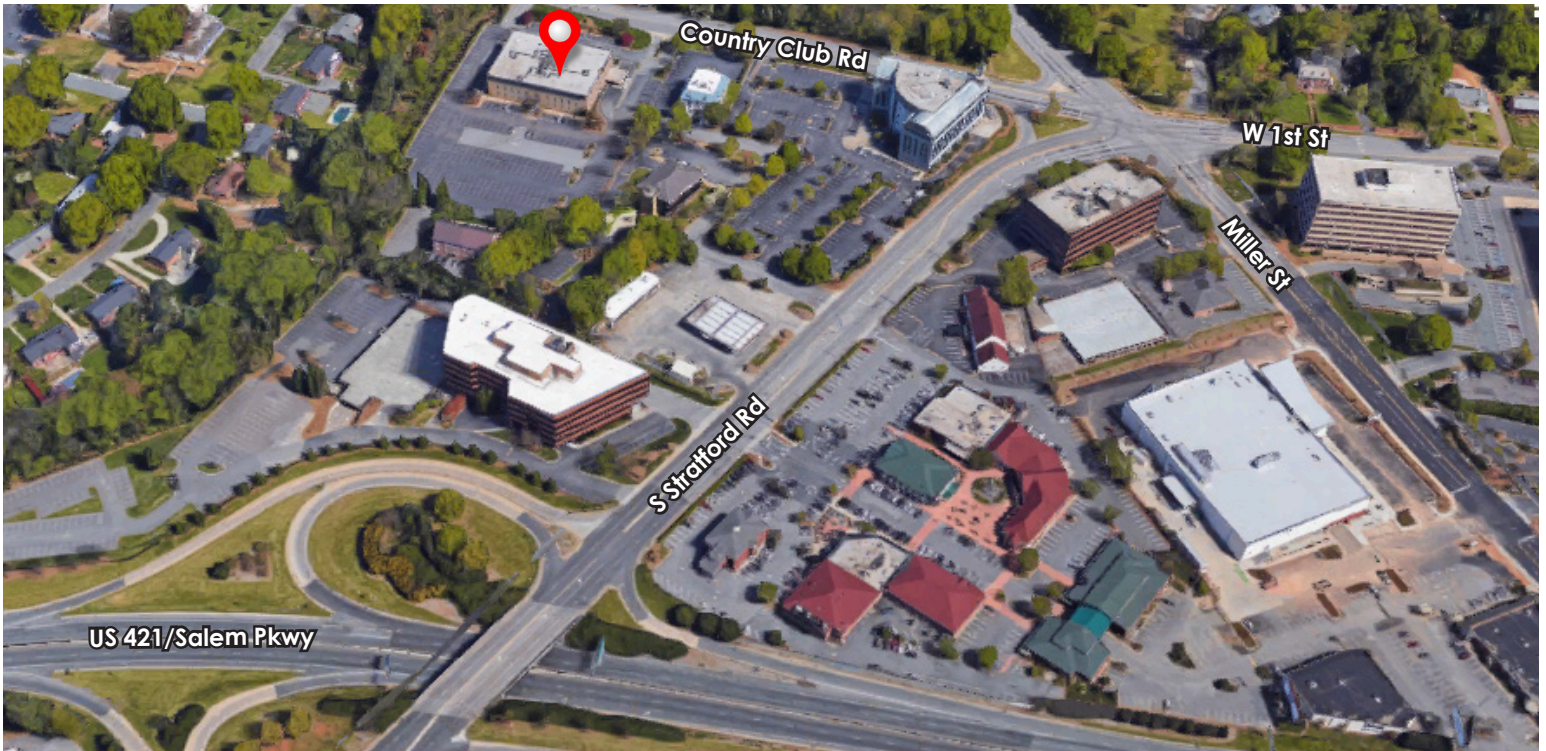
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MILLER HATCHER COMMERCIAL REAL ESTATE

2150 Country Club Rd. Suite 300, Winston-Salem, NC 27104

LOCATION



EXISTING FLOOR PLAN
20,566 SF

OPEN AREA:
134 WORKSTATIONS
6' X 6'

Floorplan - Not to Scale



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2150 Country Club Rd. Suite 300, Winston-Salem, NC 27104

INTERIOR





MILLER HATCHER

COMMERCIAL REAL ESTATE

2150 Country Club Rd. Suite 300, Winston-Salem, NC 27104

DETAILS

LOCATION

Address	2150 Country Club Rd. Suite 300				
City	Winston-Salem	Zip	27104	County	Forsyth

PROPERTY DETAILS

Property Type	Office	Acres ±	4.49	Dimensions ±	170' x 120'
Available SqFt ±	5,300 to 20,000	Floor	3	Ceiling Height ±	9' - 10'
Building SqFt ±	59,500	Restrooms	Multiple Stalls	Parking	275
Year Built	1971	Flooring	Carpet & Tile	Sprinklered	No
Renovated	2011	Bldg Exterior	Brick		

UTILITIES

Electrical	Included	Water	Included	Heat	Included
Air	Heat Pump	Sewer	Included		

TAX INFO

Zoning	GO	Tax Map	618854	Tax PIN	6825-26-1537
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PRICING

Lease Rt/SqFt ±	\$19.50	Lease Type	Full Service		
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COMMENTS

5,300 to 20,000 Sq Ft Available. Exceptional Location. Full Floor is Available. Includes Kitchen, Fully Carpeted, Direct Elevator Access, Natural Light, Reception, Recessed Lighting, Security System, Conference Rooms, Emergency Lighting, Print/Copy Room and Abundant Parking.

Server Room with dedicated HVAC, Battery Backup UPS at all workstations, Key Fob access to building and suite, Service and Maintenance included.

Virtual Tour available: <https://millerhatcher.com/2150-country-club-rd>

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visit us online at:
www.millerhatcher.com



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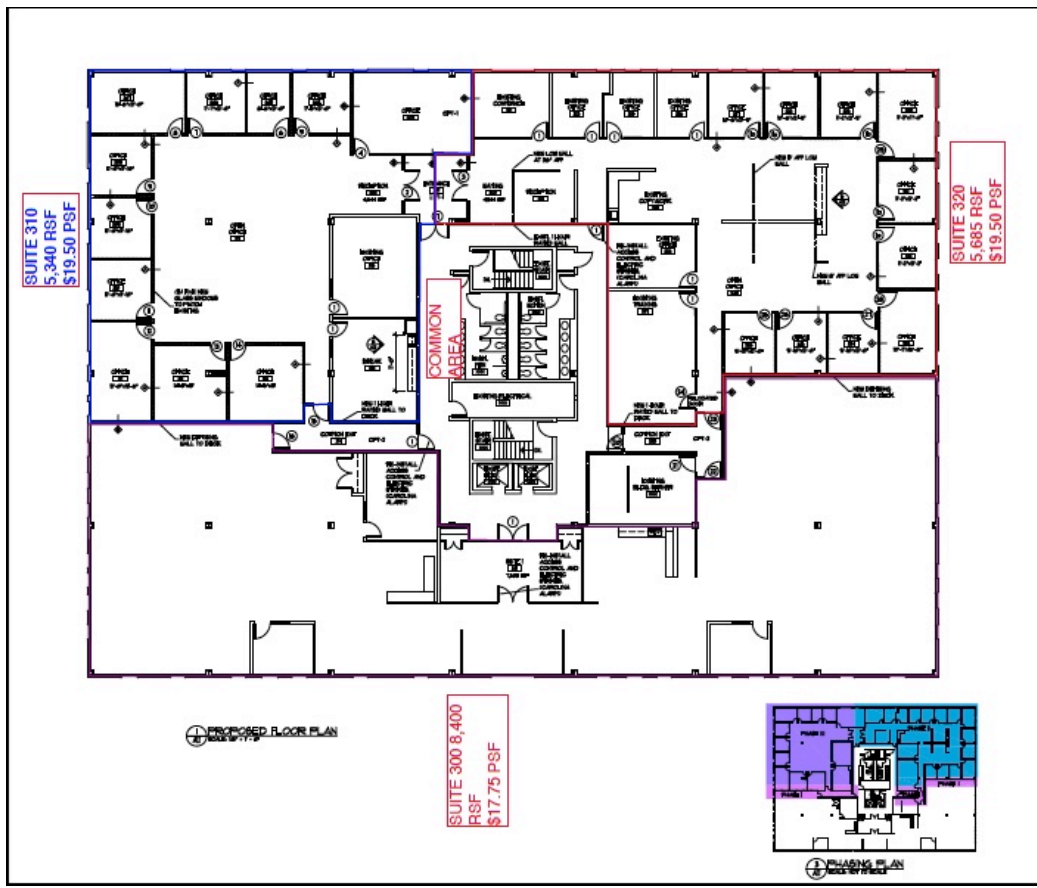
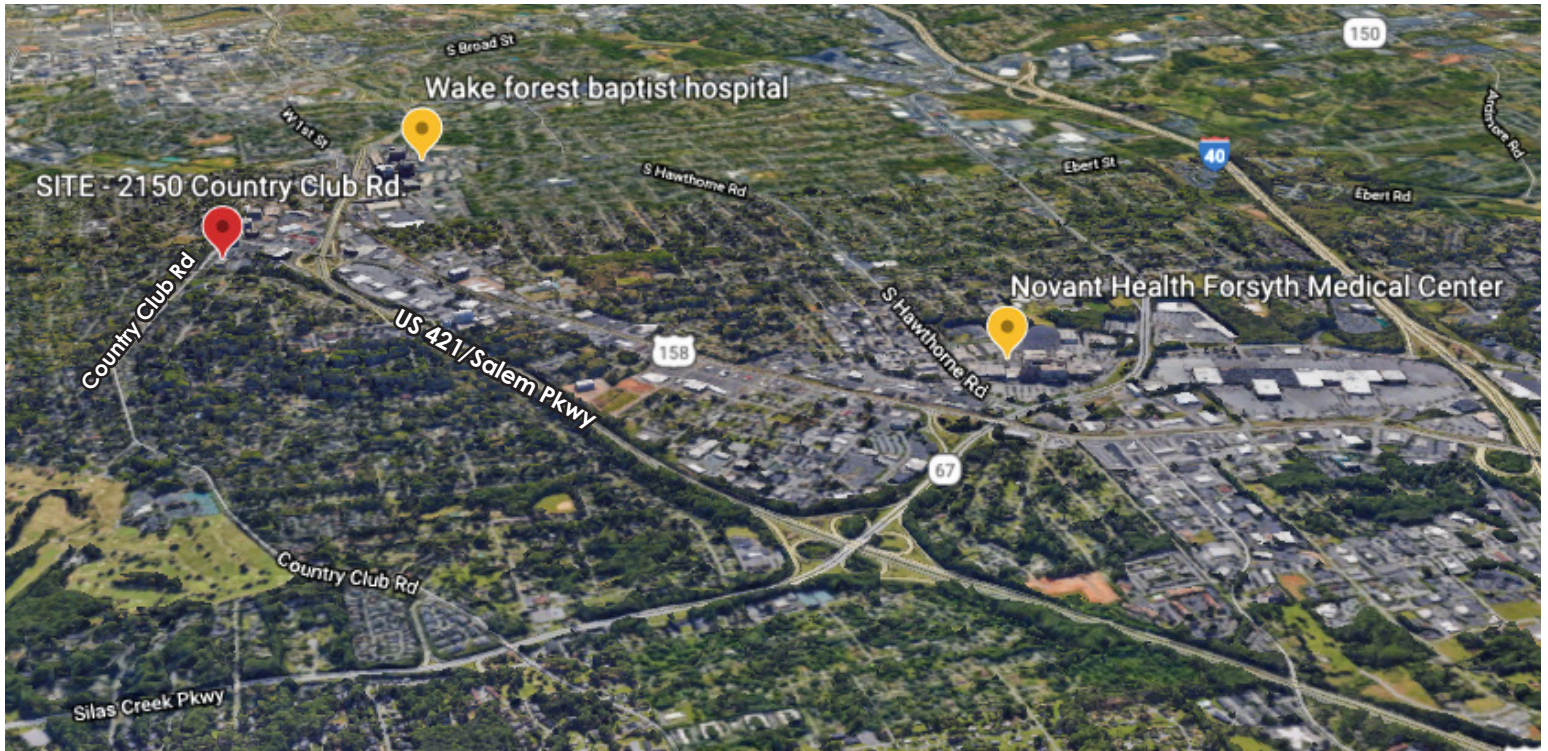
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2150 Country Club Rd. Suite 300, Winston-Salem, NC 27104

FOR LEASE



PROPOSED FLOOR PLAN

SUITE 310
5,340 SF
11 Offices
2 Conference Rooms

SUITE 320
5,685 SF
16 Offices
2 Conference Rooms

SUITE 300
8,400 SF
OPEN AREA:
45 WORKSTATIONS
6' X 6'

Floorplan - Not to Scale



MILLER HATCHER COMMERCIAL REAL ESTATE

2150 Country Club Rd. Suite 300, Winston-Salem, NC 27104

FOR LEASE



PROPOSED FLOOR PLAN

Includes Additions

SUITE 310

5,340 SF

11 Offices

2 Conference Rooms

SUITE 320

5,685 SF

16 Offices

2 Conference Rooms

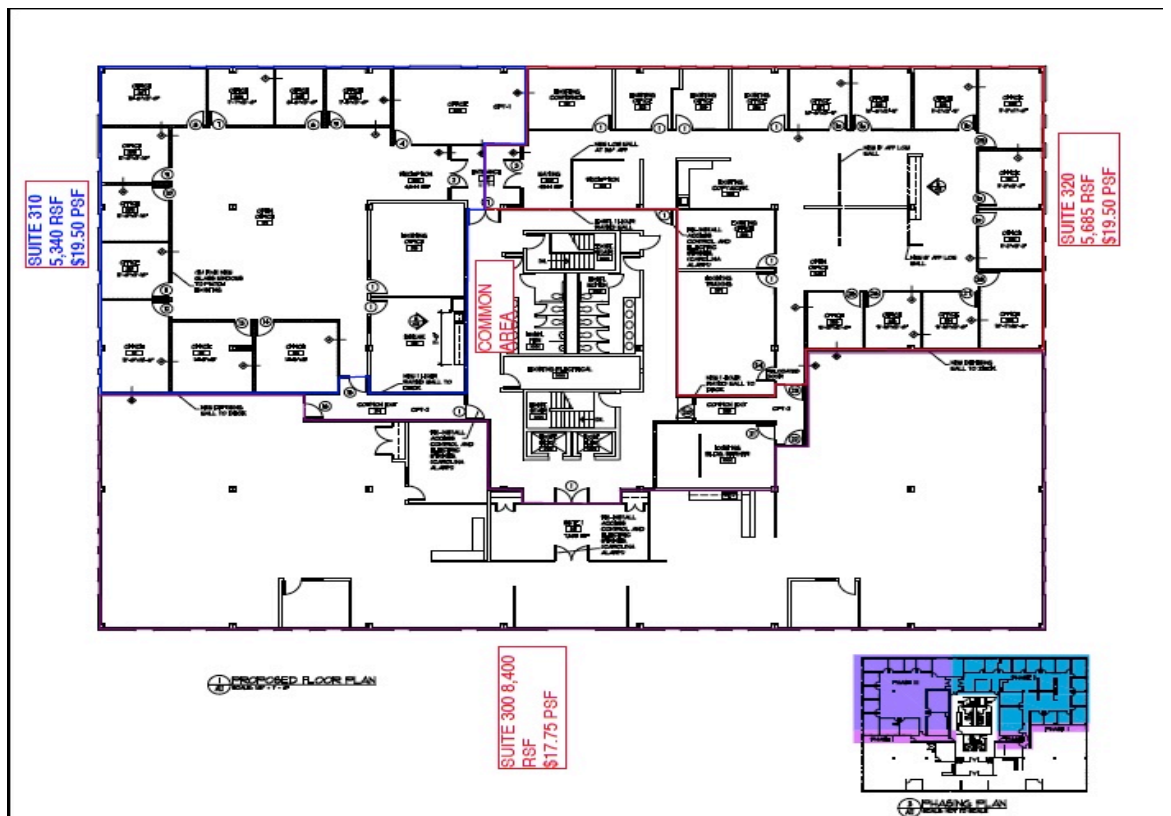
SUITE 300

8,400 SF

OPEN AREA:

45 WORKSTATIONS

6' X 6'



Floorplan - Not to Scale