



## KEY FEATURES

- Approximately ±100,000 rentable square feet
- Available land and zoning in place to create additional parking spaces
- At corner of Coliseum Drive & Pilgrim Court, close to Downtown Winston-Salem, WFU, restaurants, banks and University Parkway
- Building Features: Freight Elevator, Secure Card Access System, New HVAC Controls, 500KW Generator, Redundant Fiber Optic Cabling, Data Center, Loading Dock, and Outside common courtyard with fountains

PILGRIM COURT II

OFFICE FOR LEASE

## PILGRIM COURT II

2650 Pilgrim Court

Winston Salem NC, 27106

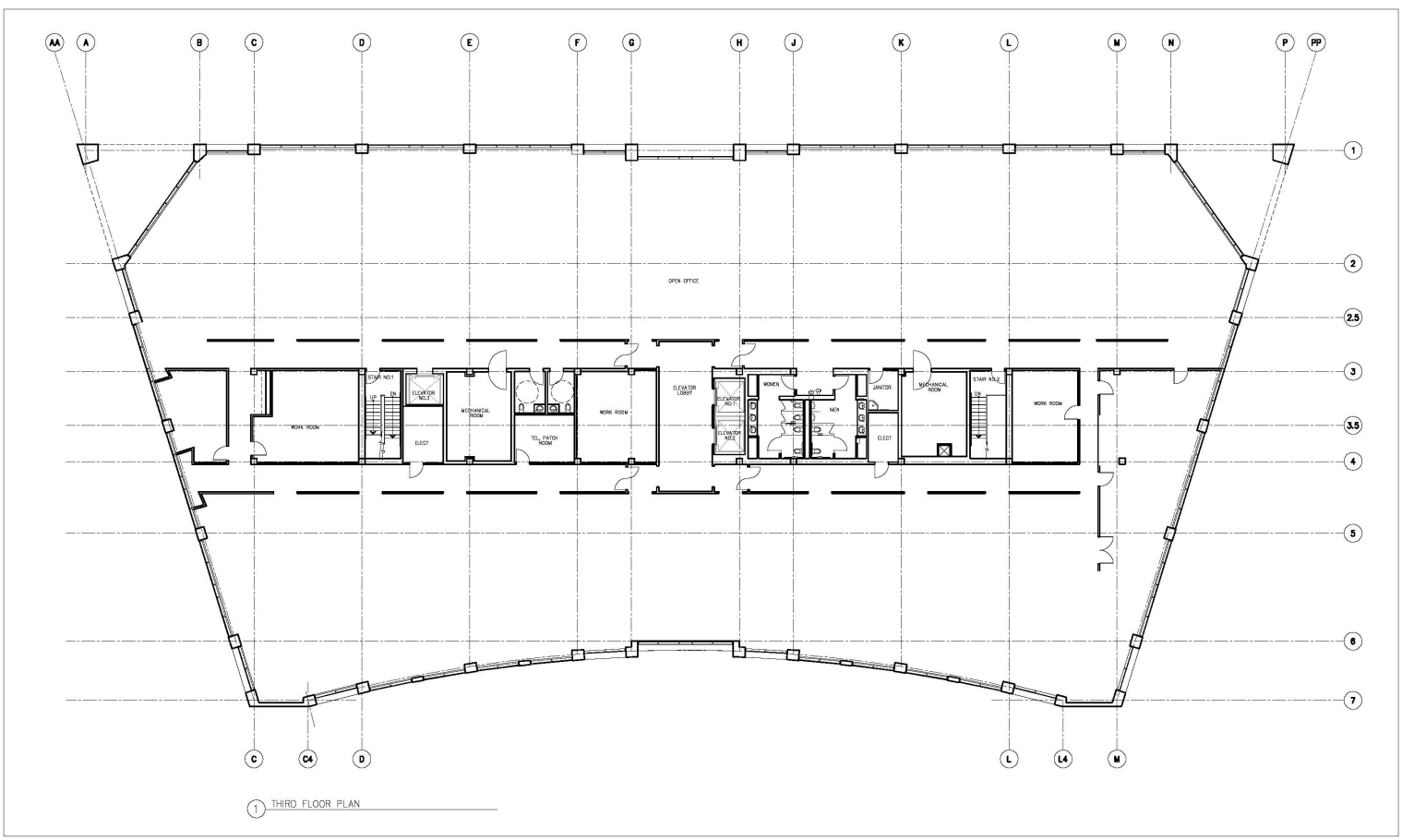
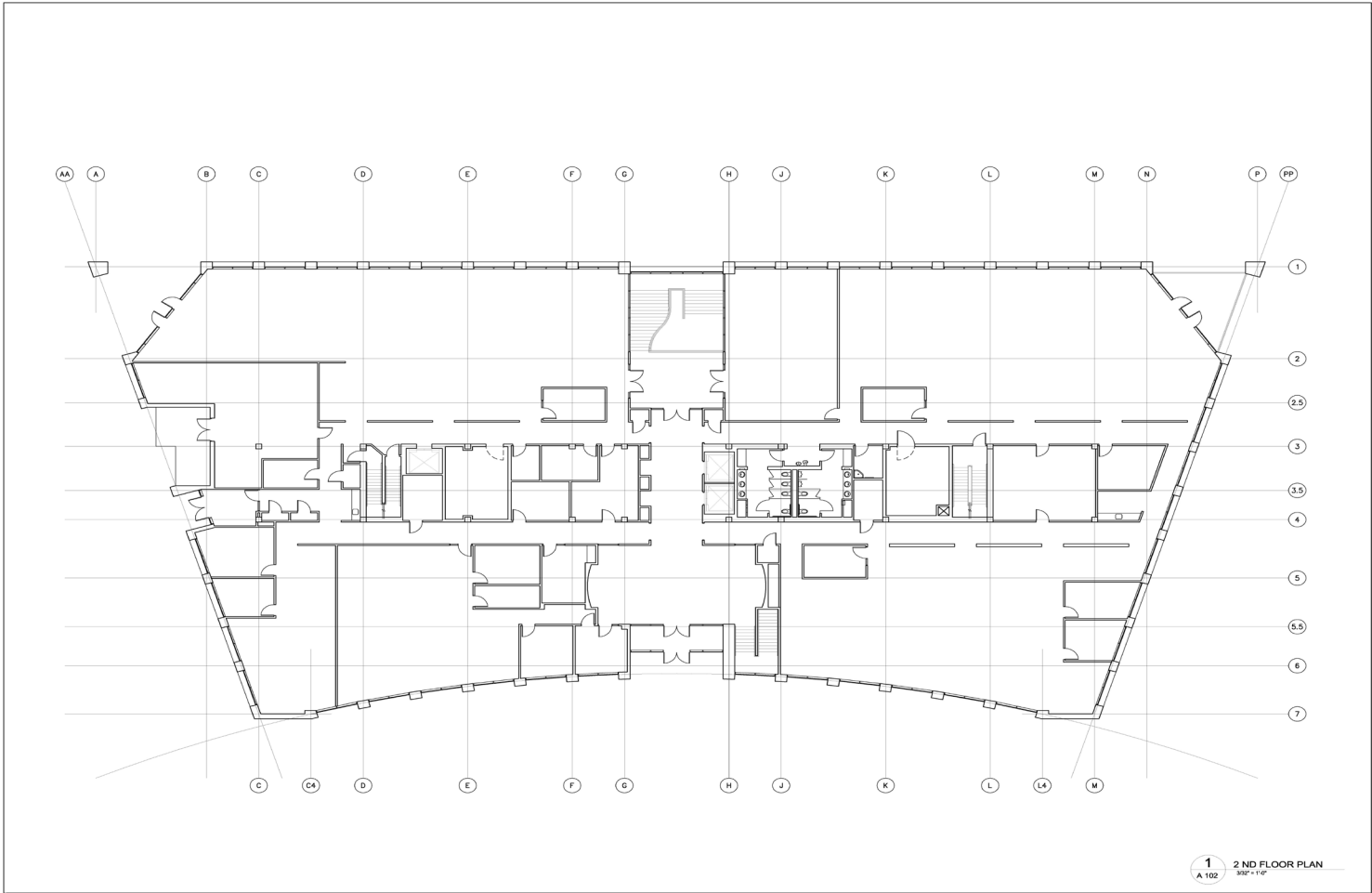


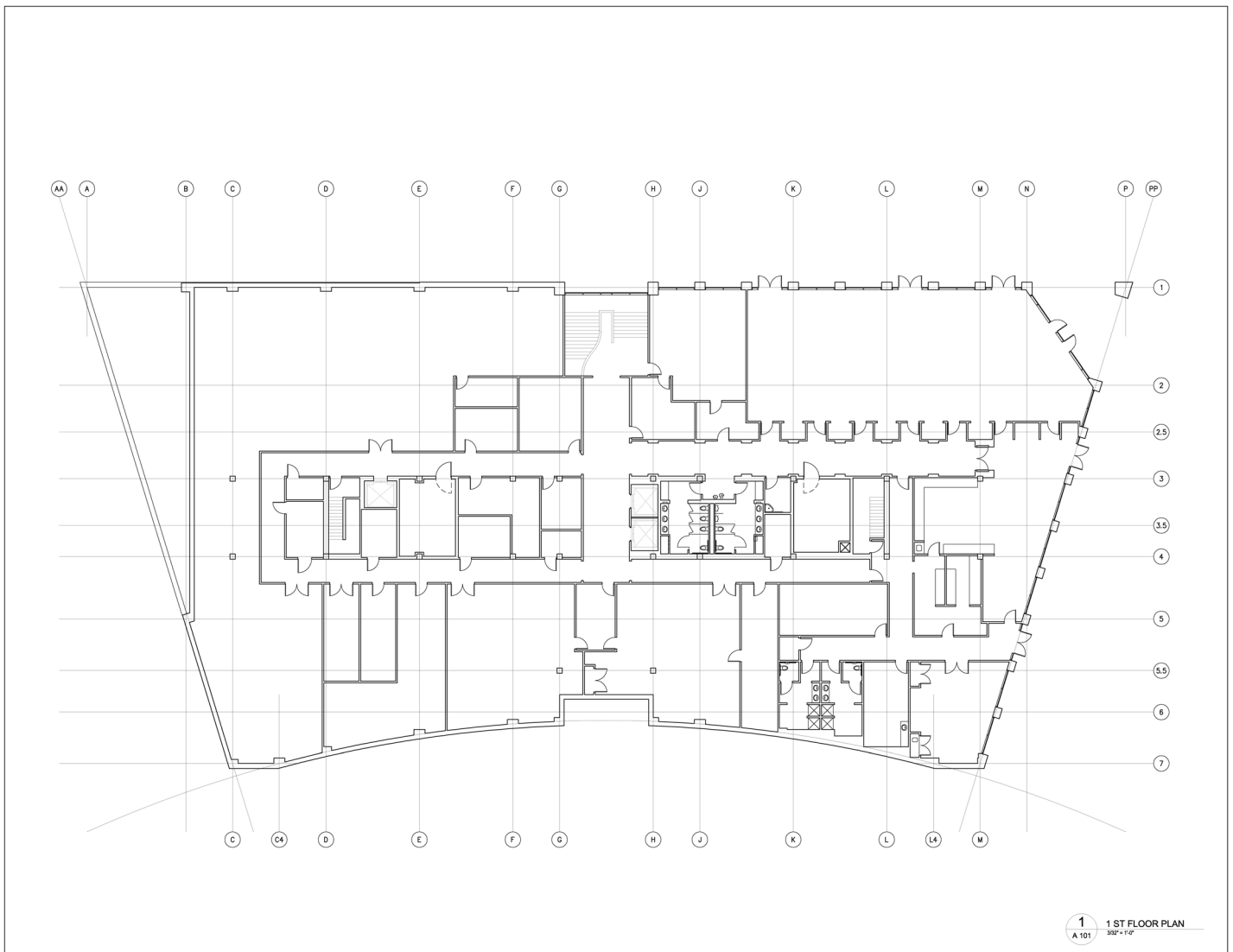
LEARN MORE ABOUT THIS PROPERTY

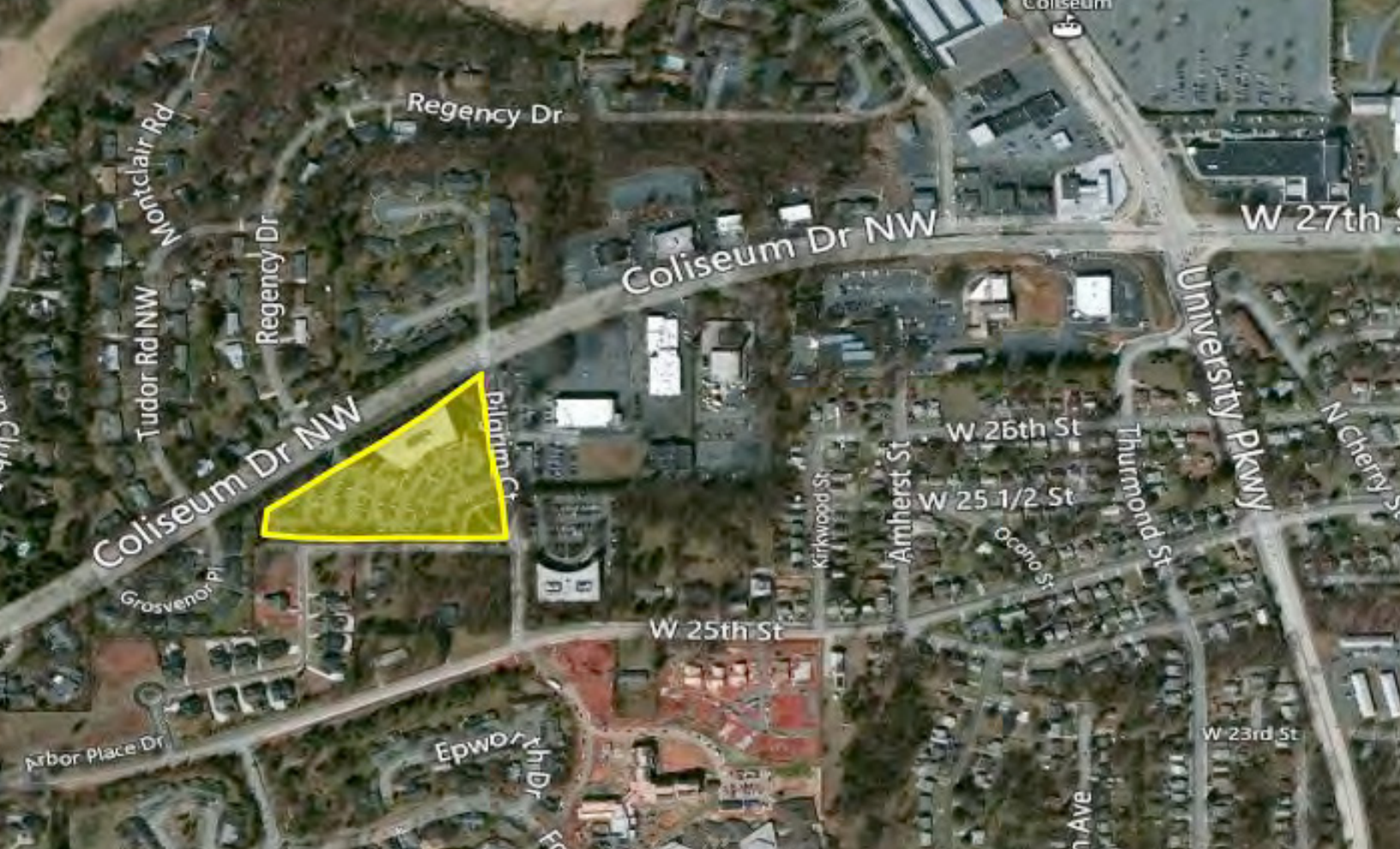
### JOHN E. REECE II

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336.793.0890, ext 101







## PILGRIM COURT II

### LOCATION

<b>Address</b>	2650 Pilgrim Court		
<b>City</b>	Winston Salem	<b>Zip</b>	27106
		<b>County</b>	Forsyth

### PROPERTY DETAILS

<b>Property Type</b>	Office	<b>Acres ±</b>	5.84	<b>Bldg Exterior</b>	Mason/Glass
<b>Avail SF ±</b>	100,000	<b>Floors</b>	4	<b>Year Built ±</b>	1993

### UTILITIES

<b>Electrical</b>	Duke Energy	<b>Sewer</b>	City of W-S	<b>Heat</b>	Yes
<b>Water</b>	City W-S	<b>Air</b>	Yes	<b>Gas</b>	

### TAX INFORMATION

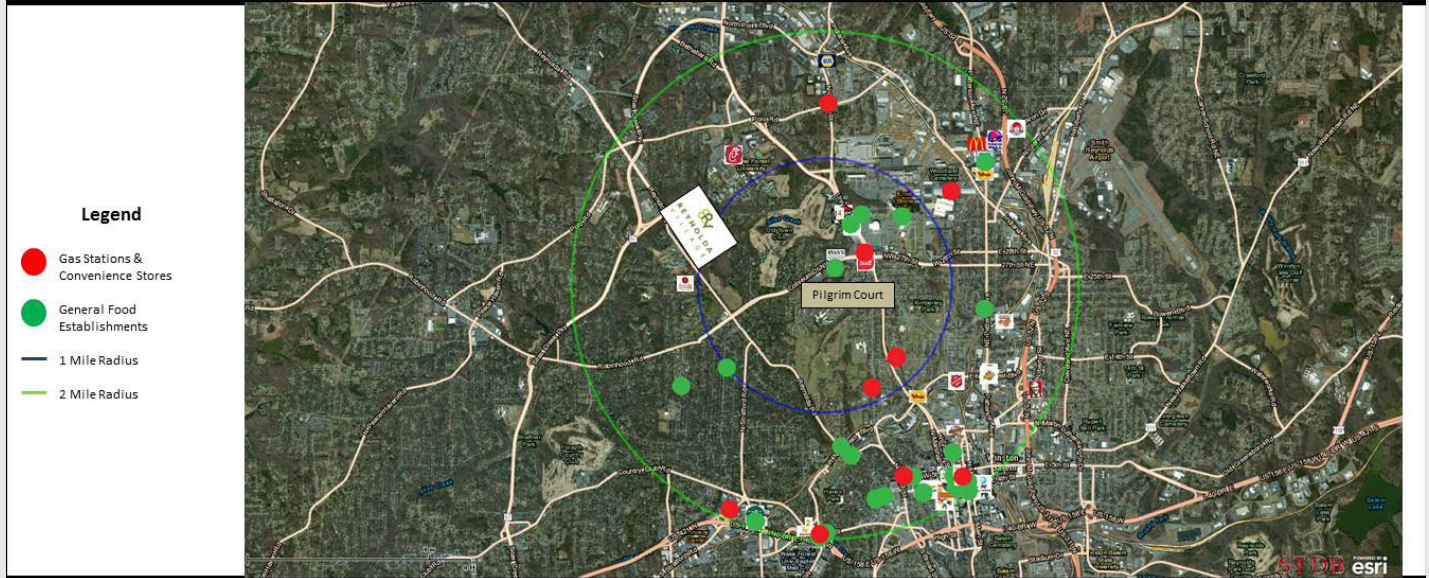
<b>Zoning</b>	LO-S	<b>Tax PIN</b>	6826-65-1638.00
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### PRICING & TERMS

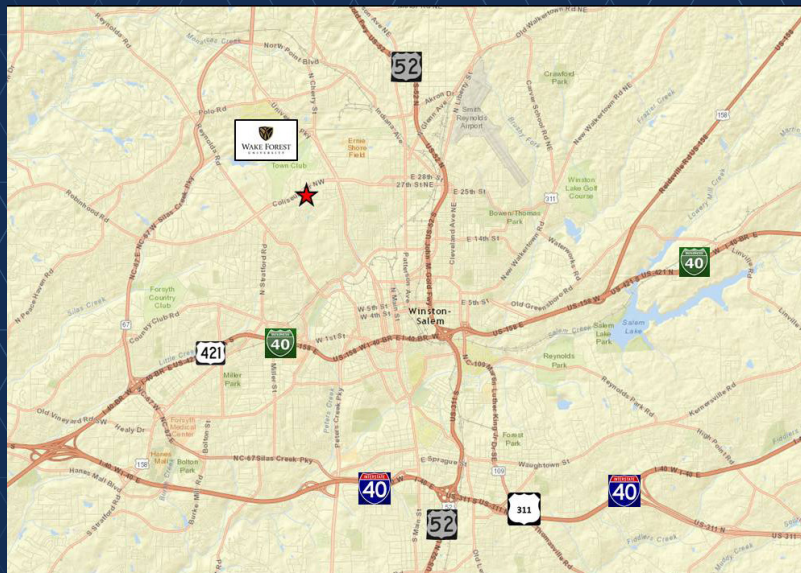
<b>Lease Rt/SF ±</b>	\$19.50
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<b>Comments:</b>	Building Generator Specifications: Kohler Model 500REOZVB Diesel Engine Driven Generator System Rated 500KW, 625 KVA @ 0.8 PF, 277/480 VAC, 3 Phase, 60 HZ
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**Pilgrim Court I & II – Winston-Salem, NC 27106**  
Map of Surrounding Amenities



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**LOCATION FEATURES**

- Pilgrim Court II (2650 Pilgrim Court) is located at the corner of Coliseum Drive and Pilgrim Court near Downtown Winston-Salem.
- The property is situated on approximately 5.84 acres and totals ±100,000 SF on four floors.