



## KEY FEATURES

- Opportunity Zone property with tax advantages for qualified businesses
- ±2,500- ±5,200 available square footage
- 2,500 SF building in final stages of upfit as Event Center or church
- Lease rates starting at \$1,562 / month
- Flexible PB-L zoning allows for a range of office, retail, and restaurants
- Retail GAP analysis identifies a retail demand in a majority of the retail sectors
- Accepting applications & proposals

OFFICE / RETAIL

MG LEASE

# SADDLE SEAT EXECUTIVE PARK

2245-2290 Premier Park Lane/14th Street  
 Winston-Salem, NC 27105

## NOW LEASING

Grow your business all in one business park with options ranging from ±2,500 - ±5,200 SF. Reasonable MG lease rates starting at \$3,124 / mth. The buildings feature carpet/vinyl flooring, 9' tall ceilings, bright and open interiors and ample restrooms and parking. PB-L zoning allows for a wide range of uses - offices, retail or even small restaurants. The property is in an Opportunity Zone, providing significant tax advantages to qualified businesses. Take advantage of this great location close to thriving downtown Winston-Salem and major highways.

### LEARN MORE ABOUT THIS PROPERTY

#### BRAD KLOSTERMAN, CCIM

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*Building 2280 is in final stages of upfit for a small event center, church, or group therapy*



*Restrooms available for large suites and smaller offices*



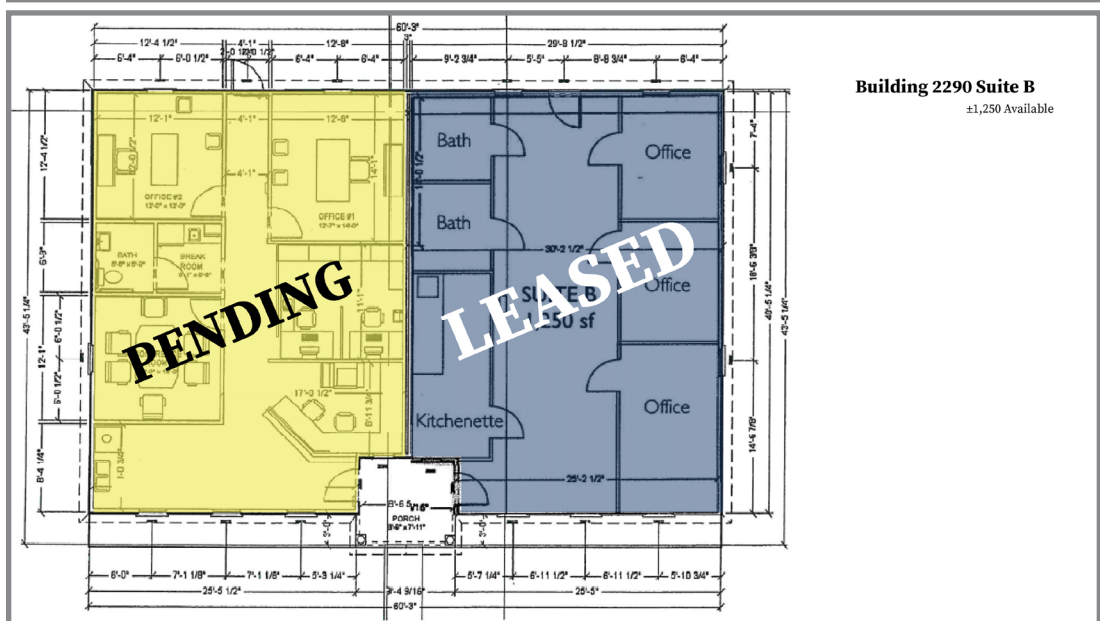
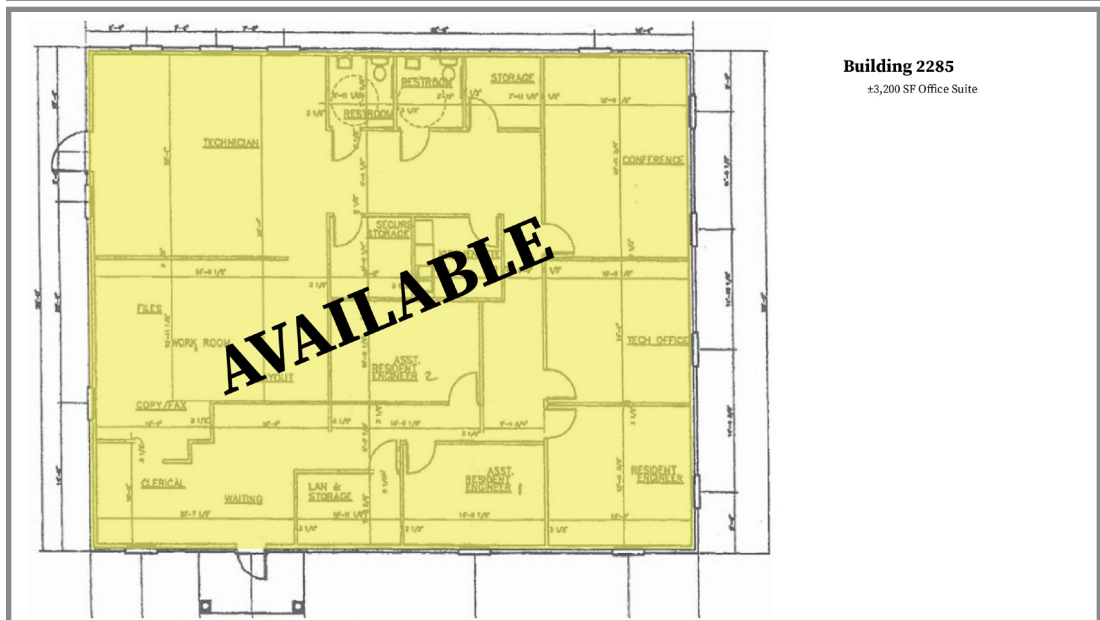
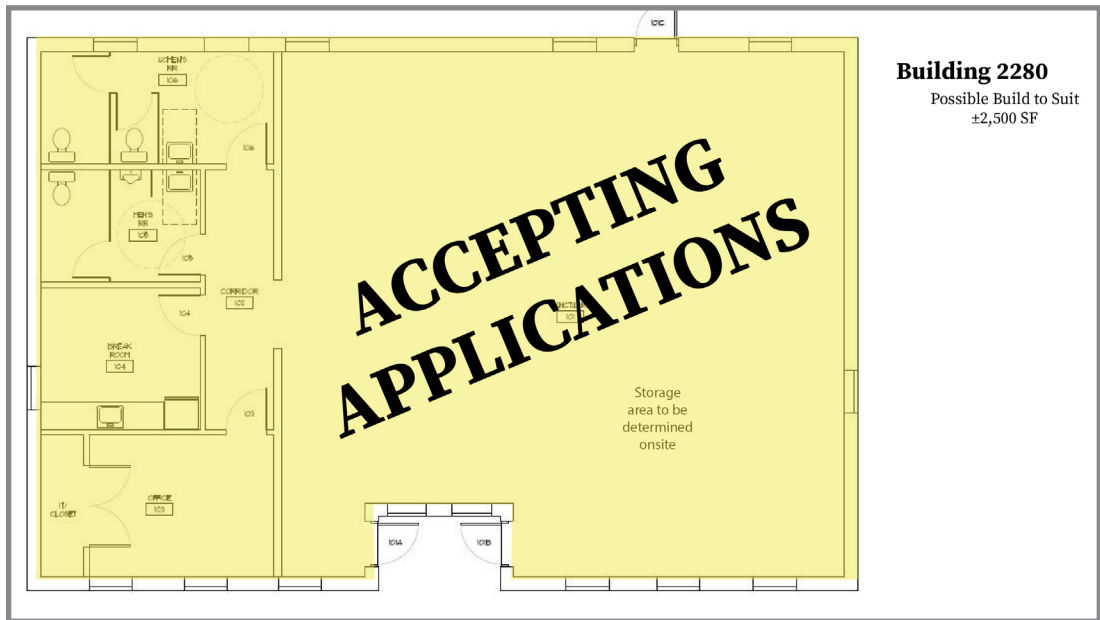
*Large open spaces with 9' tall ceilings, fresh carpet and bright natural light*



*Ample parking for each unit*



AVAILABLE  
BUILDING  
FLOORPLANS





## SADDLE SEAT EXECUTIVE PARK

### LOCATION

<b>Address</b>	2245-2290 Premier Park Ln	<b>City / Zip</b>	Winston-Salem / 27105	<b>County</b>	Forsyth
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### PROPERTY DETAILS

<b>Property Type</b>	Office/Retail	<b>Acres ±</b>	6.92	<b>Available SF ±</b>	2,500 - 5,700
<b>Ceiling Height ±</b>	9'	<b>Parking</b>	100+	<b>Building SF ±</b>	2,500 - 3,200
<b>Flooring</b>	Carpet/Vinyl	<b>Building Exterior</b>	Stucco	<b>Roof</b>	Asphalt
<b>Year Built ±</b>	2004-2009 Existing   New Construction				

### UTILITIES

<b>Electrical</b>	Duke	<b>Sewer</b>	Municipal	<b>Water</b>	Municipal
<b>Gas</b>	PNG				

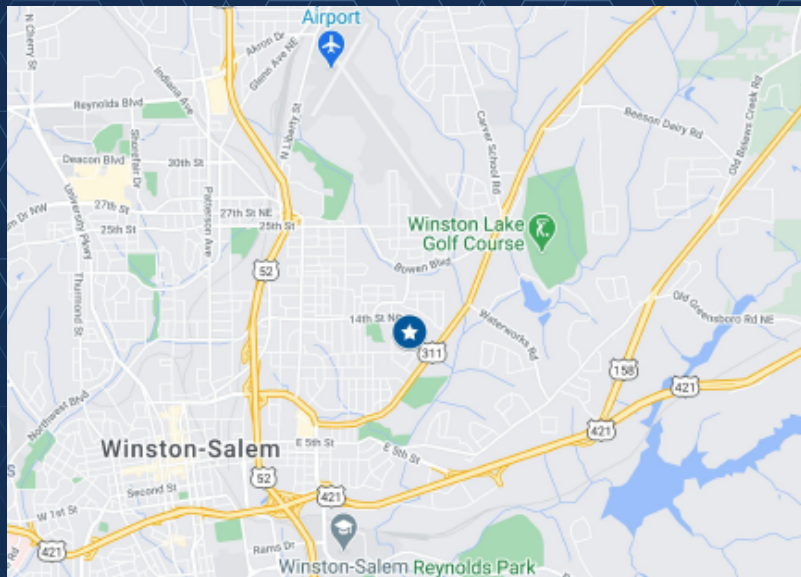
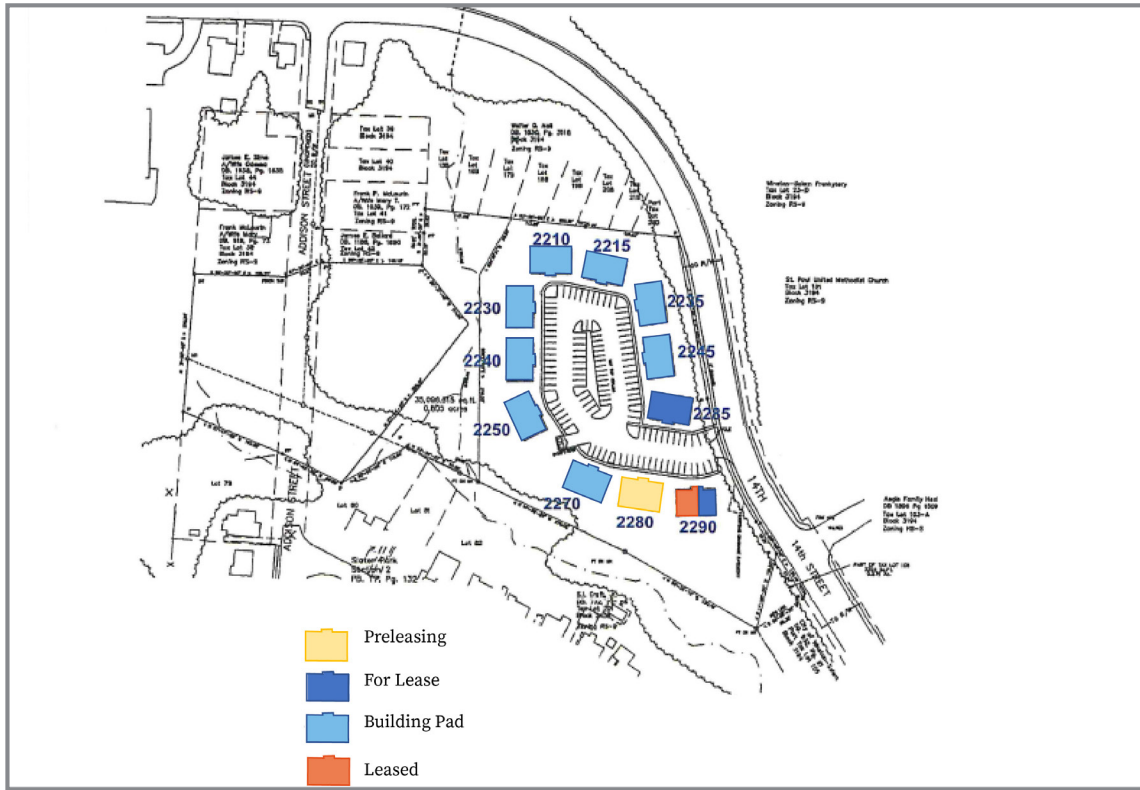
### TAX INFORMATION

<b>Zoning</b>	PB-L	<b>Tax Block</b>	3194	<b>Tax PIN</b>	6846-1-3539
<b>Tax Map</b>	636858				
		<b>Tax Lots</b>	102C * 106		

### PRICING & TERMS

<b>Lease R<sup>t</sup>/SF ±</b>	From \$3,124/mth	<b>Lease Rate</b>	\$15.00 PSF	<b>Lease Type</b>	MG
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## LOCATION FEATURES

- Located in Opportunity Zone with tax advantages for qualifying businesses
- Flexible PB-L zoning - range of office, retail, and restaurants
- Convenient location, close to thriving downtown Winston-Salem and Smith Reynolds Airport as well as major highways US-311, US-52, Salem Parkway and I-40