

# FLEX SPACE FOR LEASE

## 3650 Patterson Avenue

Easy Access to:

Highway 52N & 52S

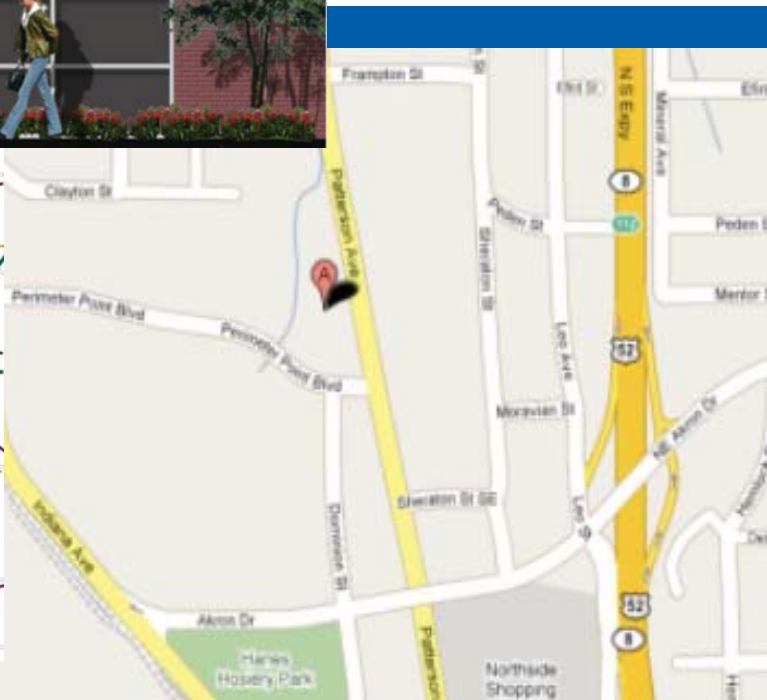
I-40E & I-40W

Business 421N & 421S

Downtown Winston-Salem

Smith-Reynolds Airport

All areas of the Triad



301 North Main Street | Suite 2400 | Winston-Salem | NC | 27101  
P: 336.722.8606 | F: 336.722.8677 [www.rammcommercial.com](http://www.rammcommercial.com)

Commercial and Industrial Real Estate Services  
Brokerage | Development | Management | Construction | Consulting



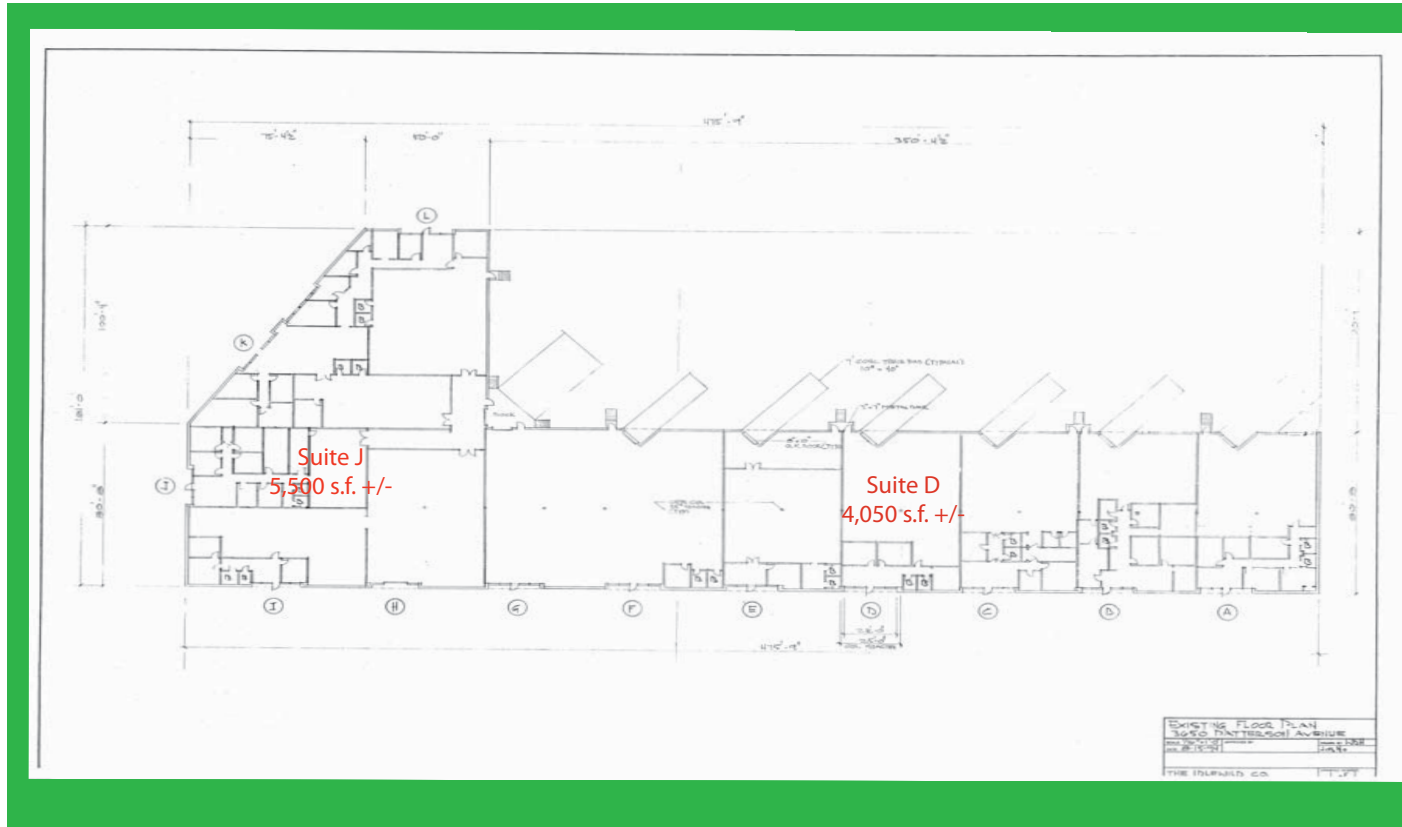
## PROPERTY DETAILS:

**4,000 - 19,500 S.F. CONTIGUOUS SPACE**  
**47,500 S.F. GROSS RENTABLE**

<b>LEASE RATE:</b>	<b>\$6.05 psf modified gross</b>
<b>UTILITIES:</b>	<b>City of Winston-Salem Water/Sewer, Duke Energy Electrical, Piedmont Natural Gas</b>
<b>ZONING:</b>	<b>LI</b>
<b>PARKING:</b>	<b>112 SPACES</b>
<b>DOCKS:</b>	<b>11</b>
<b>DRIVE IN:</b>	<b>3</b>
<b>CEILING HEIGHT:</b>	<b>16' - 18'</b>
<b>SPRINKLER:</b>	<b>WET SYSTEM</b>
<b>HVAC:</b>	<b>Fully conditioned</b>
<b>COLUMN SPACING:</b>	<b>50' x 25'</b>
<b>CO-BROKERAGE:</b>	<i>Compensation offered to Buyer/Tenant subject to separate co-brokerage agreement. Subagency is not offered. Compensation is not offered to Principals, their Affiliates or Subsidiaries.</i>



For more information or to request a marketing package, please contact  
H. Chris Ramm, CCIM  
at 336.722.8606  
info@rammcommercial.com



AVAILABLE:

SUITE D: 4,050 s.f. +/-

SUITE J: 5,500 s.f. +/-

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