

Professional & Medical Office Building

1617 NC Hwy 66 | Kernersville, NC 27284



- ◆ Available For Lease or Sale
- ◆ From 1,459 SF - 13,878 SF
- ◆ Medical & Professional Office
- ◆ Recently Renovated
- ◆ Plenty of Windows
- ◆ Parking (45 - 56 spaces)

Professional and Medical office space located on Highway 66 in Kernersville.

The spaces have great floor plan layouts with plenty of windows and are ready to occupy.

Call for more details on the availabilities.

JJ Joubran, CCIM
(336) 270-9775
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Suite 101 - Medical Office Space - 4,034 RSF ±

Key Highlights

- ❖ Large Waiting Room (22' x 15')
- ❖ 6 Exam Rooms with sinks
- ❖ 3 Private Offices
- ❖ 3 Private Restrooms
- ❖ Private Employee Entrance
- ❖ Large Break Room
- ❖ Plenty of Windows
- ❖ Ready to Occupy



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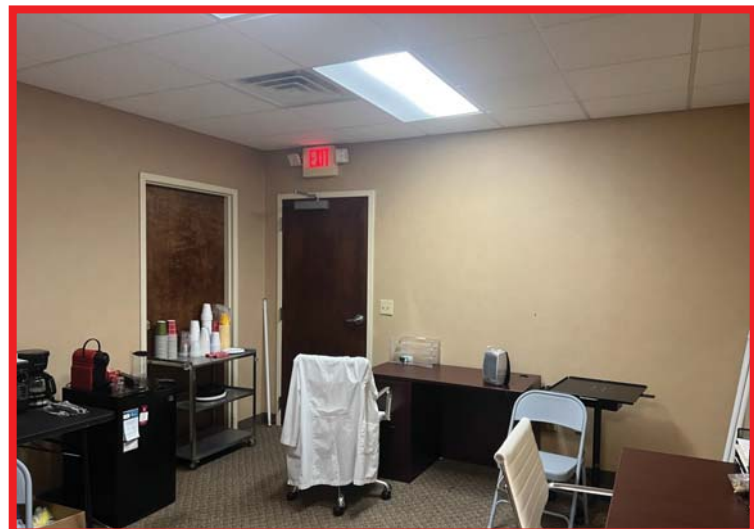
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LEASED - Suite 102 - Medical Office Space - 1,742 RSF ±

Key Highlights

- ❖ Large Waiting Room (13' x 10')
- ❖ 3 Exam Rooms with sinks
- ❖ Plenty of Windows
- ❖ 1 Private Office
- ❖ 2 Private Restrooms



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Suite 103 - Professional Office Space - 1,479 RSF ±

Key Highlights

- ❖ Large Reception Area (14' x 14')
- ❖ 3 Private Offices with Windows
- ❖ Conference Room
- ❖ Ready To Occupy



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Suite 200 - Professional Office Space - 6,643 RSF ±

Key Highlights

- ❖ Entire Second Floor
- ❖ Recently Renovated
- ❖ Large Conference Room (22' x 21')
- ❖ 20 Private Offices with Windows
- ❖ Great Floor Plan Layout
- ❖ Large Break Room (30' x 12')
- ❖ 2 Private Restrooms
- ❖ Ready to Occupy (*within 30 days*)

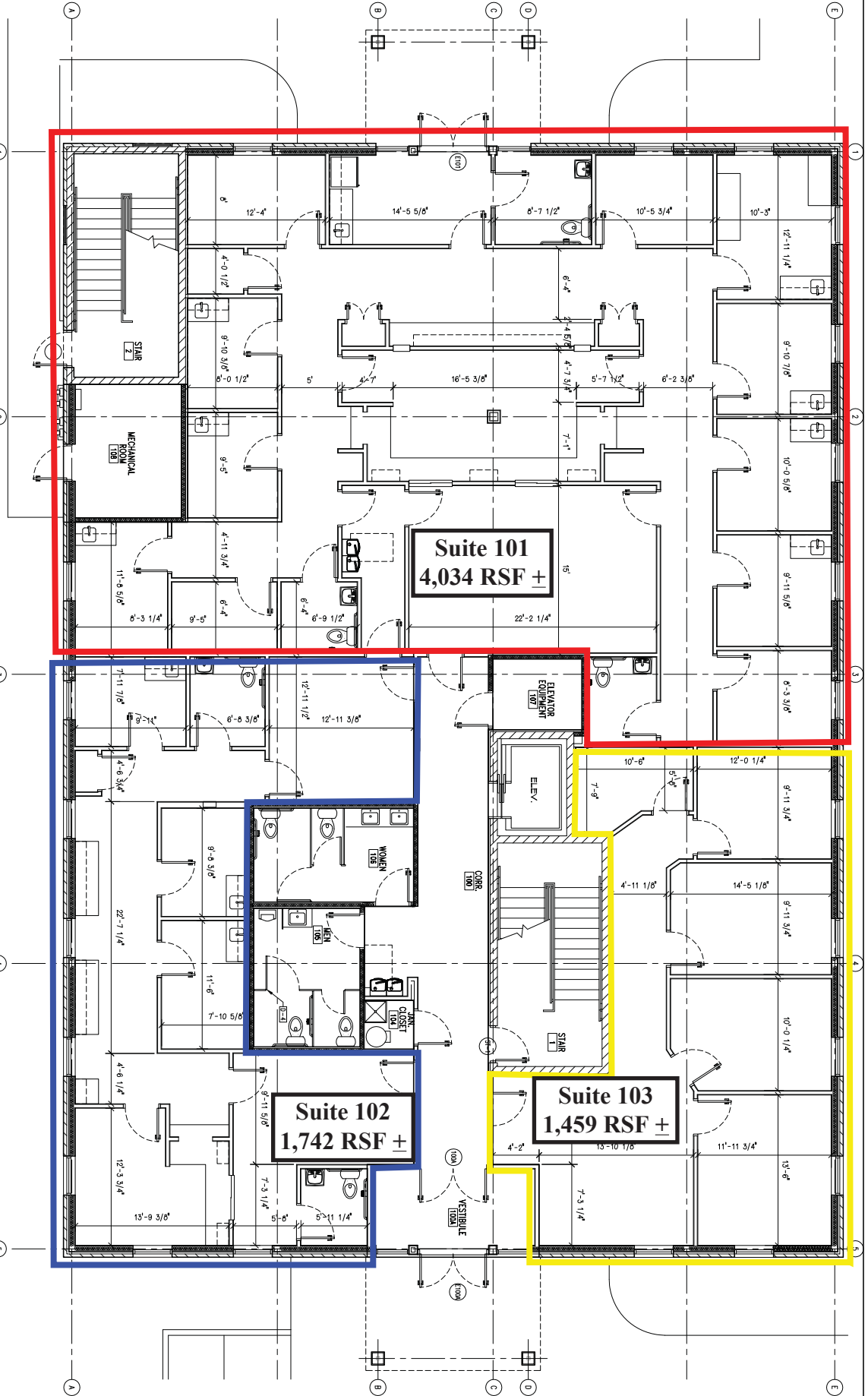


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First Floor Plan



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIRST FLOOR NET LEASE AREA ANSI/BOMA 765.1-2010 OFFICE BUILDING STANDARD, METHOD A (LEGACY)

FLOOR	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
1st FLOOR	12,286 SF	6,643 SF	523 SF	1,242 SF	6,643 SF	5,179 SF	0	5,179 SF	11,927 SF	464 SF	942 SF	1,189 SF	6,221 SF	1,189 SF	12,286 SF	1,189 SF	1,189 SF	1,189 SF	1,189 SF
2nd FLOOR	12,286 SF	6,643 SF	523 SF	1,242 SF	6,643 SF	5,179 SF	0	5,179 SF	11,927 SF	464 SF	942 SF	1,189 SF	6,221 SF	1,189 SF	12,286 SF	1,189 SF	1,189 SF	1,189 SF	1,189 SF
TOTAL	24,572 SF	13,286 SF	1,046 SF	2,484 SF	13,286 SF	10,358 SF	0	10,358 SF	23,854 SF	928 SF	1,884 SF	2,378 SF	12,442 SF	2,378 SF	24,572 SF	2,378 SF	2,378 SF	2,378 SF	2,378 SF

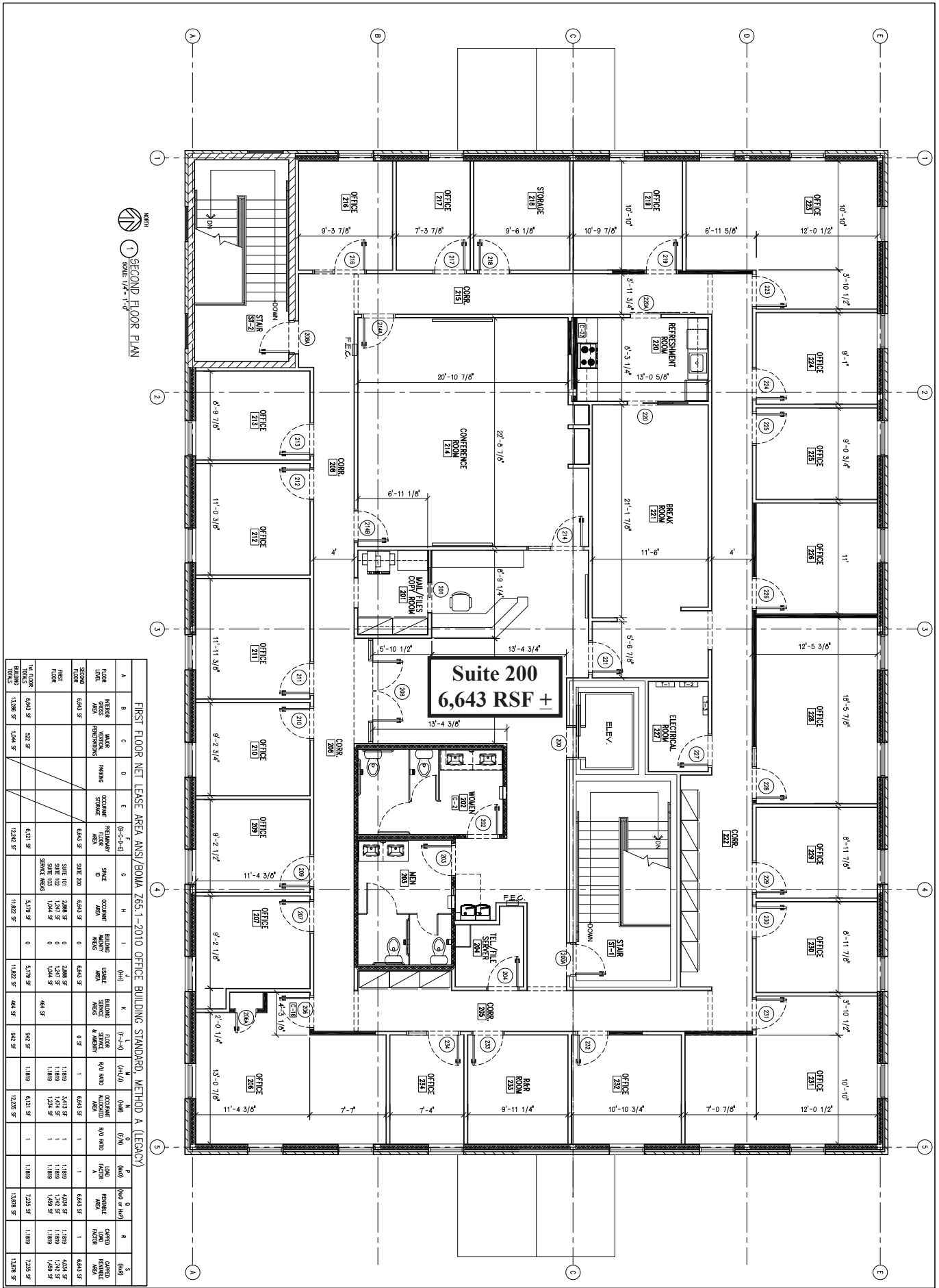
PROJECT NO. 23100
DATE 03-27-2023
A1.100

BETER BUSINESS BUREAU
OF
CENTRAL AND NORTHWEST NC
1617 NC 66 South, Kennesaw, NC 27284
FIRST FLOOR PLAN

CHARLES F. THISEN, AIA
ARCHITECT
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REVISIONS
DATE
BY
DESCRIPTION

Second Floor Plan



Suite 200
6,643 RSF +

1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIRST FLOOR NET LEASE AREA ANSI/BSA 765.1-2010 OFFICE BUILDING STANDARD, METHOD A (LEGACY)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
INTERIOR FLOOR AREA	6,643 SF	6,643 SF	6,643 SF	6,643 SF	6,643 SF	6,643 SF	6,643 SF	6,643 SF	6,643 SF	6,643 SF	6,643 SF	6,643 SF	6,643 SF	6,643 SF	6,643 SF	6,643 SF	6,643 SF	6,643 SF
NET LEASE AREA	6,643 SF	6,643 SF	6,643 SF	6,643 SF	6,643 SF	6,643 SF	6,643 SF	6,643 SF	6,643 SF	6,643 SF	6,643 SF	6,643 SF	6,643 SF	6,643 SF	6,643 SF	6,643 SF	6,643 SF	6,643 SF
TOTAL	12,286 SF	12,286 SF	12,286 SF	12,286 SF	12,286 SF	12,286 SF	12,286 SF	12,286 SF	12,286 SF	12,286 SF	12,286 SF	12,286 SF	12,286 SF	12,286 SF	12,286 SF	12,286 SF	12,286 SF	12,286 SF

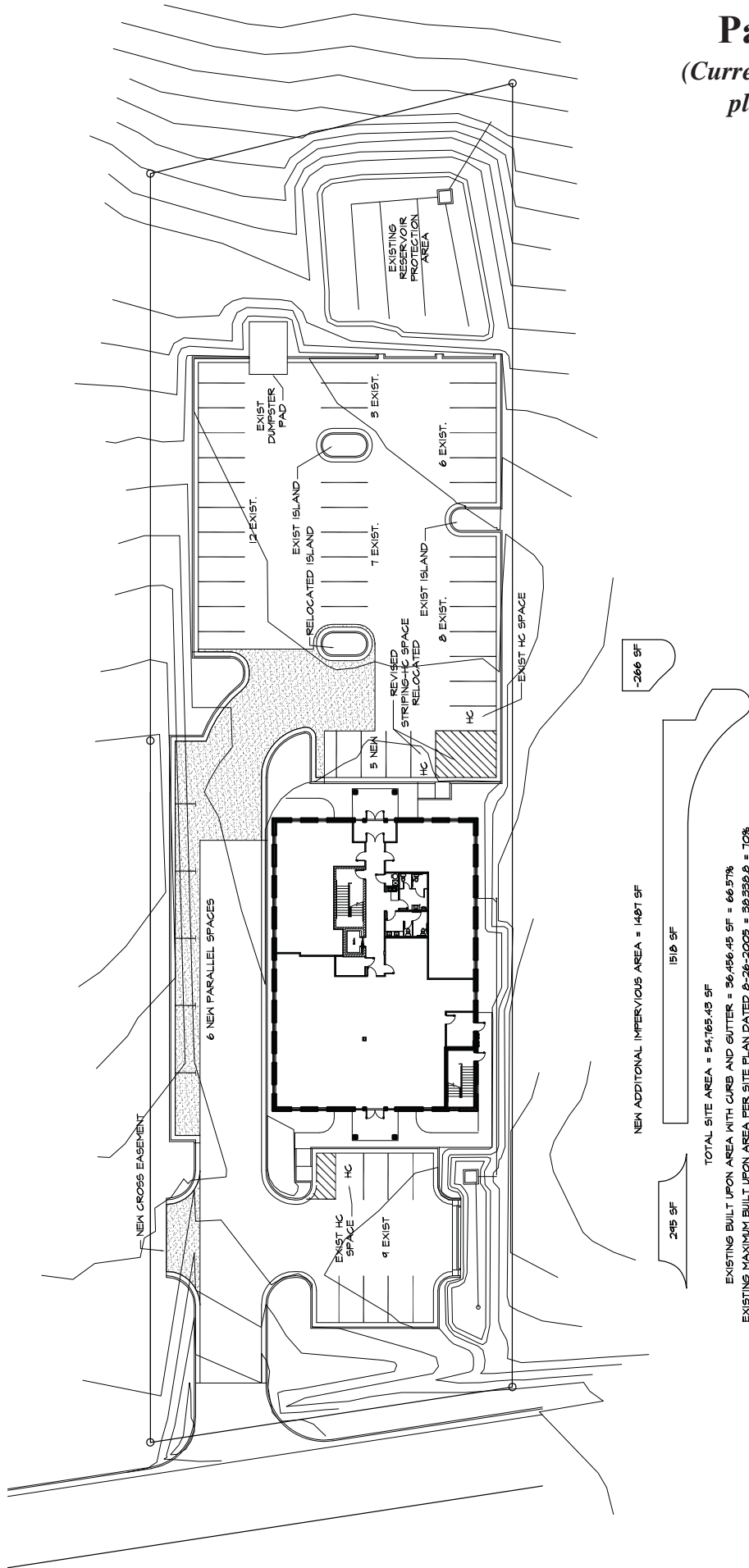
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SECOND FLOOR PLAN

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A2.101

Parking Site Plan

(Currently 45 parking spaces with plans to increase it to 56)



NEW ADDITIONAL IMPERVIOUS AREA = 1487 SF

1518 SF

245 SF

-266 SF

TOTAL SITE AREA = 54,765.45 SF
 EXISTING BUILT UPON AREA WITH CURB AND GUTTER = 36,456.45 SF = 66.57%
 EXISTING MAXIMUM BUILT UPON AREA PER SITE PLAN DATED 8-26-2005 = 36,526.8 = 70%
 EXISTING RESERVOIR PROTECTION AREA = 24%
 PROPOSED BUILT UPON AREA WITH CURB AND GUTTER =
 EXISTING = 36,456.45 SF
 + PROPOSED NEW = 1,487 SF
 TOTAL = 37,943.45 SF = 69.3% (UNDER 70%)
 EXISTING RESERVOIR PROTECTION AREA IS ADEQUATE