

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

JJ@JoubranCommercial.com

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Suite 101 - Medical Office Space - 4,034 RSF \pm

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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Suite 102 - Medical Office Space - 1,742 RSF \pm

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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Professional & Medical Office Building

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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*)

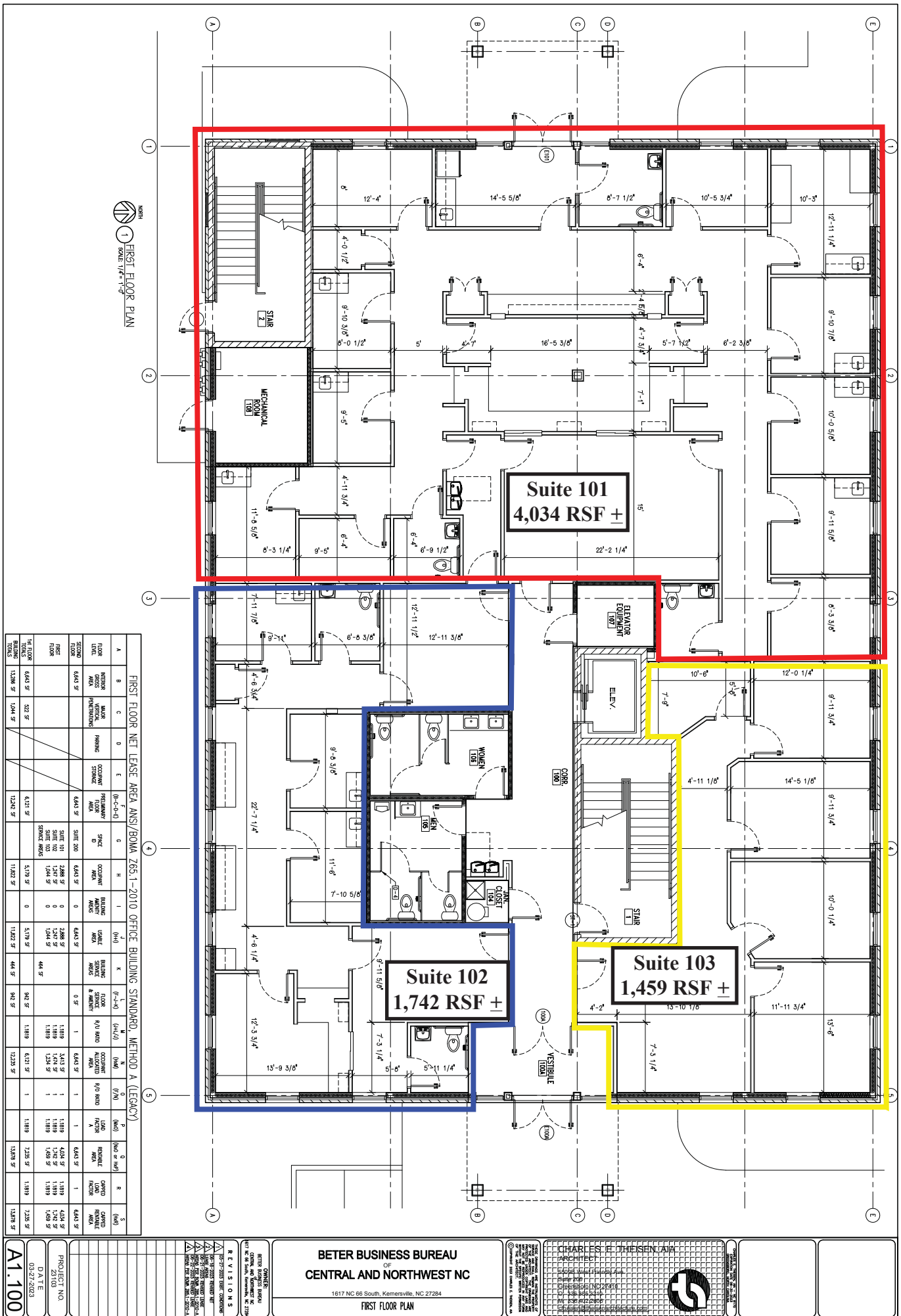


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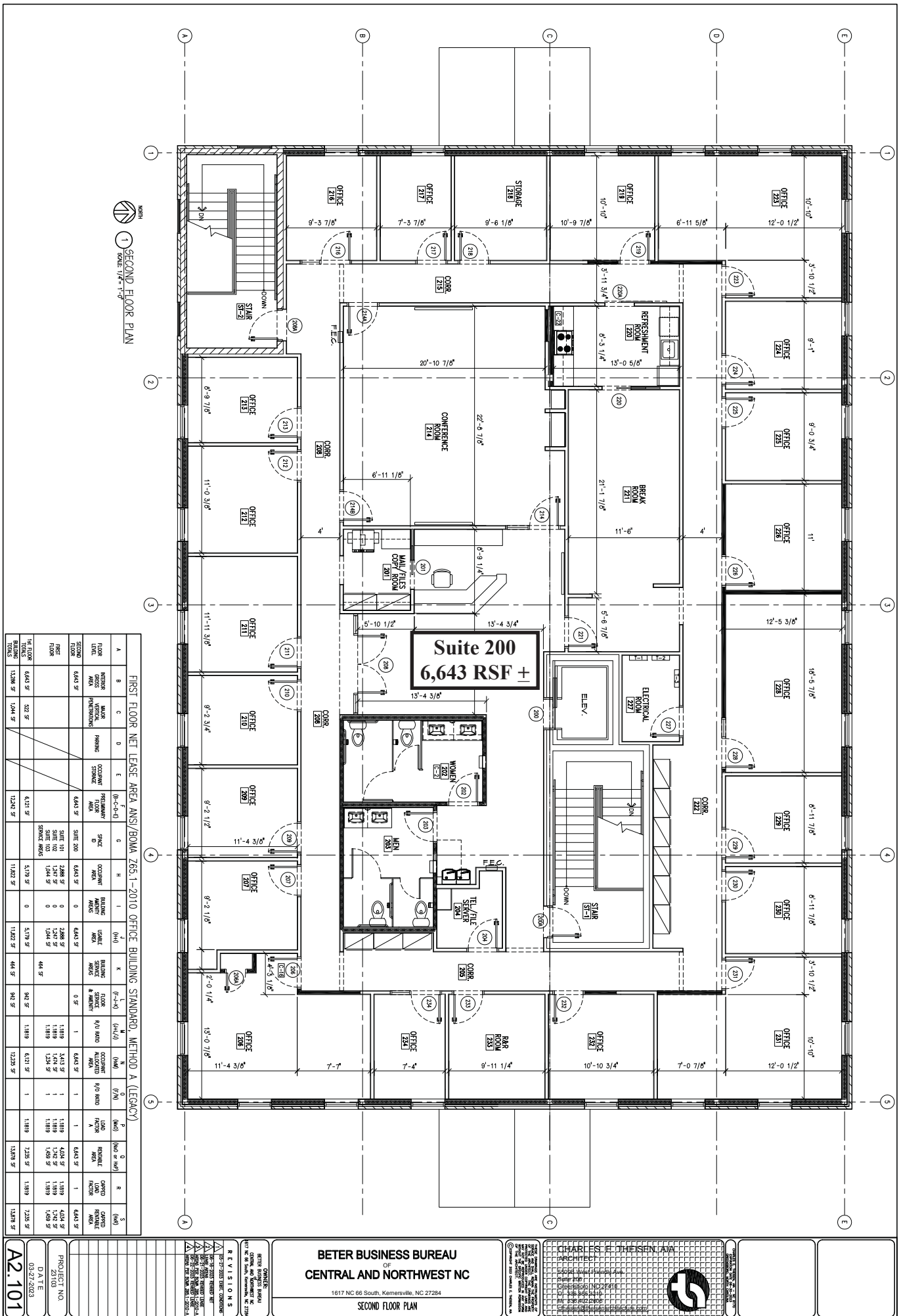
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First Floor Plan



Second Floor Plan



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



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 = 38,359.8 = 70%
EXISTING RESERVOIR PROTECTION AREA = 24%

PROPOSED BUILT UPON AREA WITH CURB AND GUTTER =

EXISTING =	36,456.45 SF
+	
PROPOSED NEW =	1,197 SF

PROPOSED NEW = 14819
TOTAL = 27843 AS SE - 6838 / INDEX 70%

EXISTING RESERVOIR PROTECTION AREA IS ADEQUATE