

# Corporate Office Building

451 N. Winstead Avenue, Rocky Mount, Nash County, NC 27804



11,315 square foot masonry building  
1.66 acres of land / Prime location  
O&I zoning (office and institutional)  
50 car paved parking area  
Traffic Count: 22,500 vehicles/day  
Former Autumn Corp. headquarters  
Near UNC-Nash General Hospital & US-64/I-95

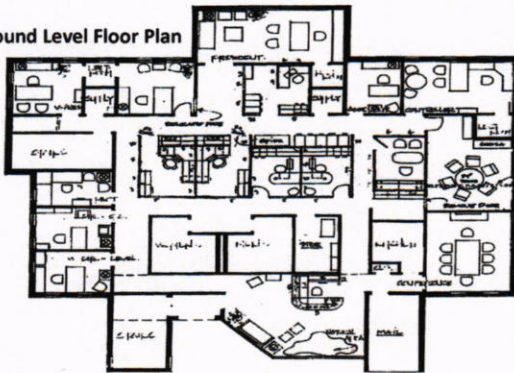
3-story steel-frame masonry building (single-tenant building), alarm system, camera security, 200K full-building generator, standing-seam metal roof, extensive landscaping with sprinkler system, fiber-optic internet, office furniture pkg available

**Lower Level:** 555sf - Exercise room, full bath with shower, electrical room, 2 storage areas, patio area

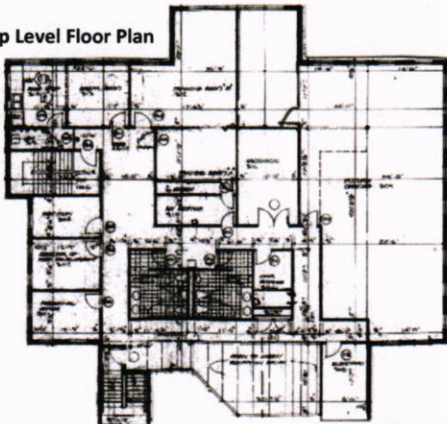
**Ground Level:** 5,380sf — Large reception room, 14 offices (1 exec. office with private toilet), 3 conference rooms (1 with wet bar and toilet), mail room, break room, 3 storage closets, 2 ceramic-tile bathrooms

**Top Level:** 5,380sf — 6 offices, large I.T. room with air, 1,300sf filing room, kitchen and break room, mechanical room, 3 storage closets, 2 ceramic tile bathrooms

Ground Level Floor Plan



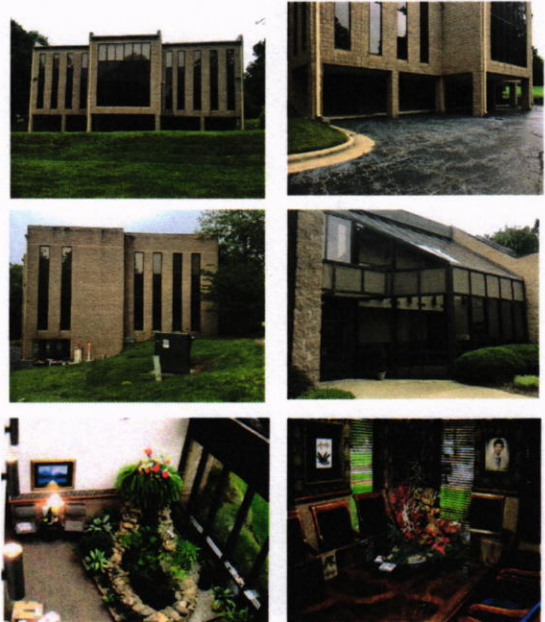
Top Level Floor Plan



**Lease: \$13,200/mt (\$14.00/sf) NNN**

Tenant responsible for utilities, taxes, repairs, insurance, lawn, parking & maintenance.

**Sale: \$1,130,000 (\$99.85/sf)**



For more information contact **Lee Mears**,  
Real Estate Broker, at (252) 883-8741 or  
(252) 443-5115

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