



FOR LEASE
2nd and 4th Floors
PREMIUM OFFICE SPACE

250 W. 1ST STREET
WINSTON-SALEM, NC

PROPERTY overview

Premier Office Opportunity in the Heart of the Central Business District

Elevate your business presence at 250 W 1st Street, a sophisticated four-story office landmark situated at the high-profile corner of Cherry and First Street. This professional environment is meticulously designed to meet the demands of modern commerce, offering a blend of functional efficiency, high-end design, and a strategic downtown location

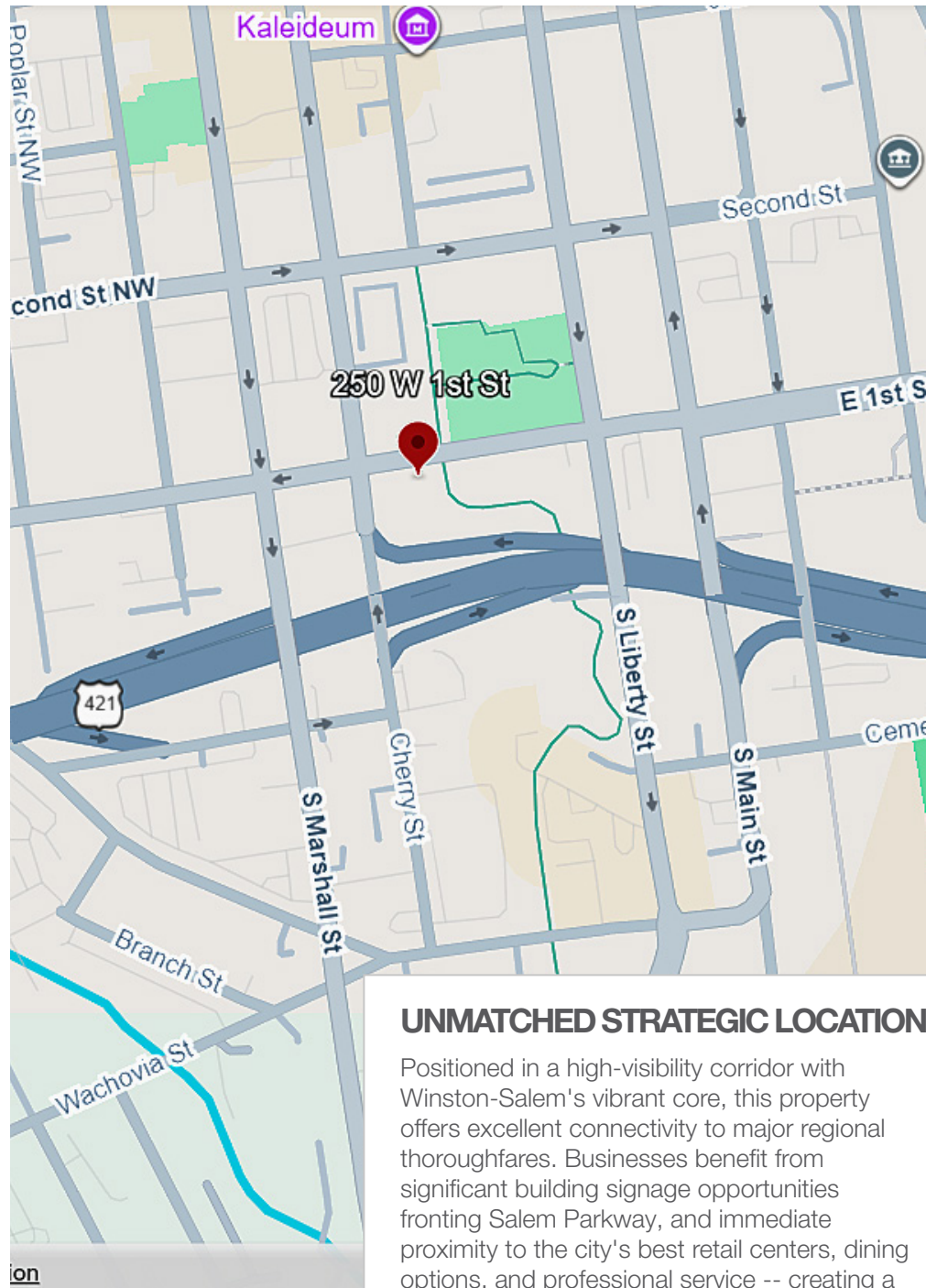
Building Specifications

- Total Building Size: 33,908 SF
- Stories: 4
- Parking: Ample on-site and street parking including 11,184 SF of secured parking
- Zoning: CB (Central Business)
- Accessibility: Fully elevator-accessible with dedicated ADA parking and entrances
- Technology: High-speed fiber optics and modern IT infrastructure

Property Highlights

Modern Design & Natural Light

From the well-appointed lobby to the flexible floor plates, every inch of this building exudes professionalism. The design emphasizes productivity, featuring open-concept collaborative zones balanced by private executive suites. Large perimeter windows wrap the building, flooding the workspace with natural light and providing inspiring views of the surrounding cityscape.



UNMATCHED STRATEGIC LOCATION

Positioned in a high-visibility corridor with Winston-Salem's vibrant core, this property offers excellent connectivity to major regional thoroughfares. Businesses benefit from significant building signage opportunities fronting Salem Parkway, and immediate proximity to the city's best retail centers, dining options, and professional service -- creating a seamless "live-work-play" ecosystem for employees and clients alike.

2nd FLOOR SUITE

±2,517 SF \$21.00 psf Full Service

This premium second-floor space is finished with high-quality interior elements and is perfectly configured for a firm seeking privacy and prestige. This space can be leased furnished or unfurnished.

- **Exclusive Access:** Private entrance located directly off the elevator
- **Modern Workspace:** 9 private office suites featuring contemporary wall-to-ceiling glass
- **Functional Support:** Large copy room with integrated document storage and shelving
- **Executive perks:** Private bathroom equipped with a shower and access to a rent-able, first class conference room
- **Outdoor Integration:** Direct access to a private patio



4th FLOOR SUITE

±3,550 SF \$18.00 psf NNN

The top floor space is unfinished, waiting for your design finishes and is perfectly configured for a firm seeking prestige and design control.

- **Exclusive Access:** The whole floor is yours
- **Modern Workspace:** Wide open design featuring contemporary wall-to-ceiling glass
- **Mezzanine Space:** ± 570 SF of a separate level for break out work or officing
- **Building Signage:** Exterior signage facing Winston-Salem Parkway, the major traffic through-way
- **Outdoor Integration:** Direct access to ±572 SF of private patio with gorgeous views of Winston-Salem



*AI Generated Design Concepts for 4th Floor

BROKERAGE DEVELOPMENT INVESTMENTS

FOR MORE INFORMATION, CONTACT:

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