

M E R I D I A N

147 S. CHERRY STREET, SUITE 200 | WINSTON-SALEM, NC 27101 | P 336.722.1986 | F 336.723.3173 | MERIDIANREALTY.COM

9,995± SF Downtown Office

635 W. Fourth Street
Winston-Salem, NC 27101



With nearly 10,000 RSF available on the first floor, this space offers a rare opportunity for a tenant to secure a large, contiguous downtown footprint with strong street identity in Winston-Salem's urban core. The property provides an excellent opportunity for professional office users seeking a central business district location with walkable amenities.

For more information:

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FOR LEASE: \$14 PSF Mod. Gross

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PROPERTY HIGHLIGHTS

- Approx. 9,795 RSF available on the first floor
- The interior environment features high ceilings and bright common areas, creating a professional atmosphere that supports both collaborative and private workspaces.
- Street visibility and signage along W. Fourth Street
- Ideal for professional services, creative office, nonprofit, or educational uses
- Strong walkability to restaurants, cafés, hotels, and

INTERIOR CHARACTERISTICS

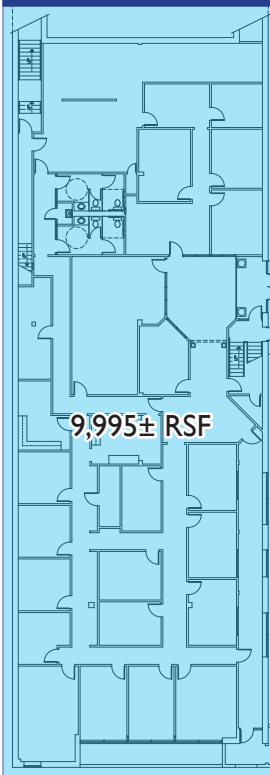
- Multiple private offices
- Conference / meeting rooms
- Open work areas
- Reception / waiting area
- Breakroom or collaboration spaces

IDEAL TENANTS

- Law firms, Accounting or financial services
- Architecture / engineering firms
- Nonprofit or association headquarters
- Technology or creative firms
- Educational or training organizations



First Floor



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