

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

50,000± SF office; Expandable to
125,000± SF in Phase II

6010 Golding Center Drive

Winston-Salem, NC 27103



Click or Scan for
Virtual Tour



FOR SALE: \$10,500,000
FOR LEASE: \$14.00 PSF

For more information:

John L. Ruffin, CCIM

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336.480.2081

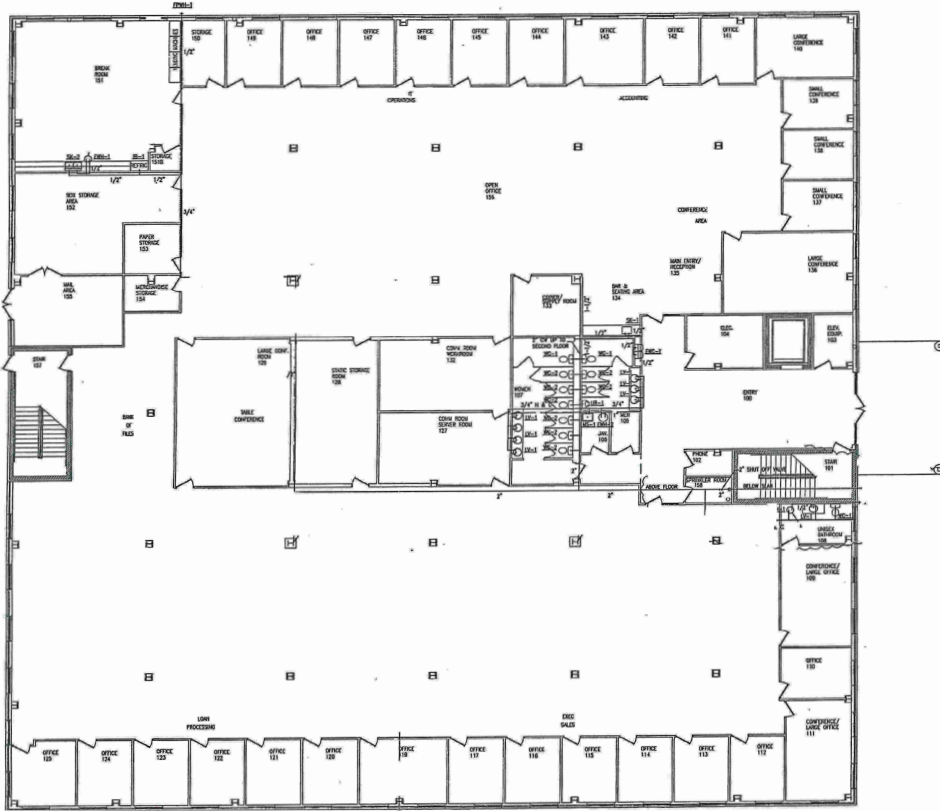
Spencer T. Bennett, CCIM

Spencer@meridianrealty.com

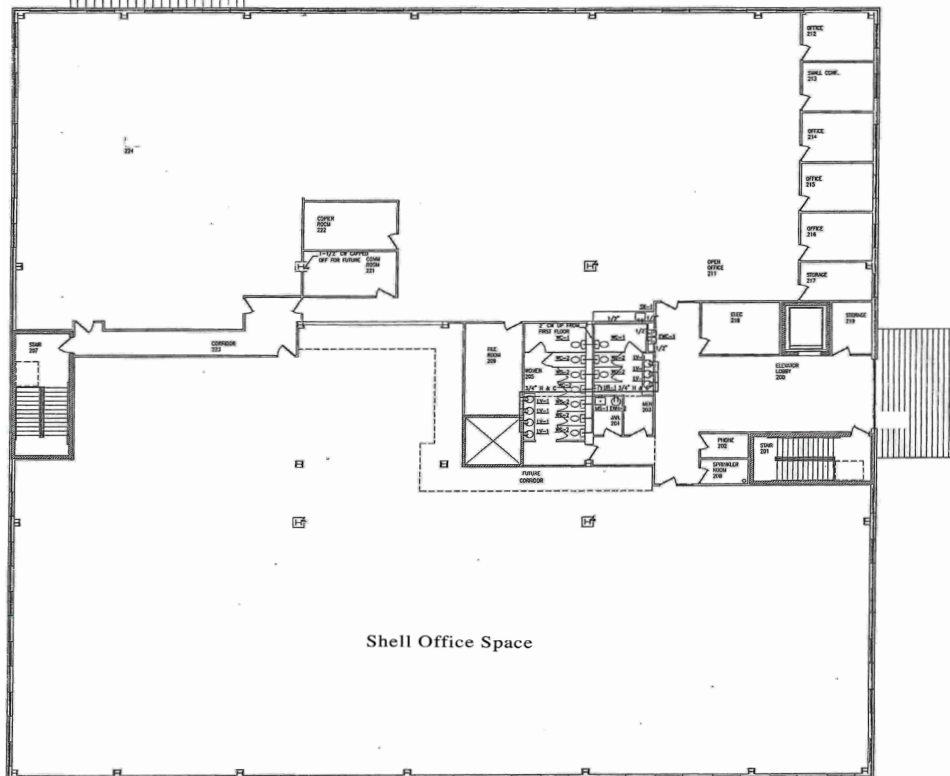
336.480.2327

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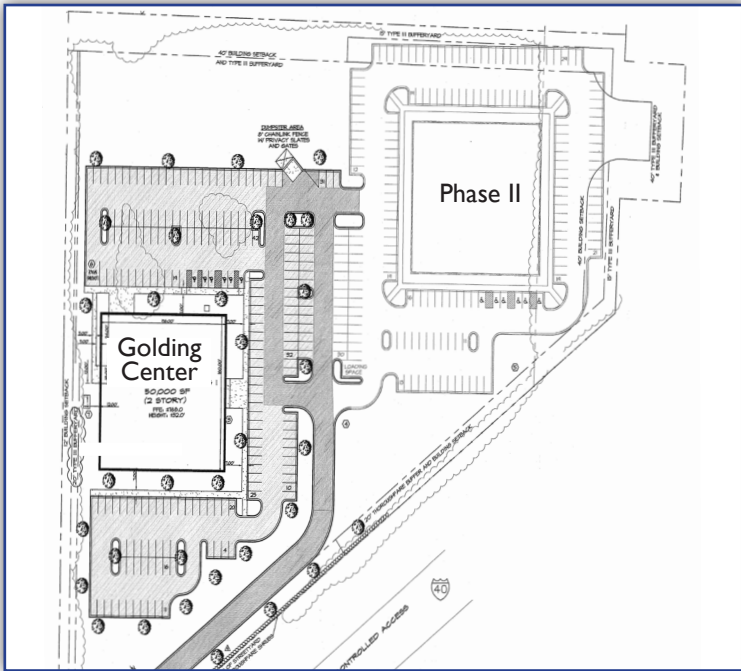
FIRST FLOOR



SECOND FLOOR

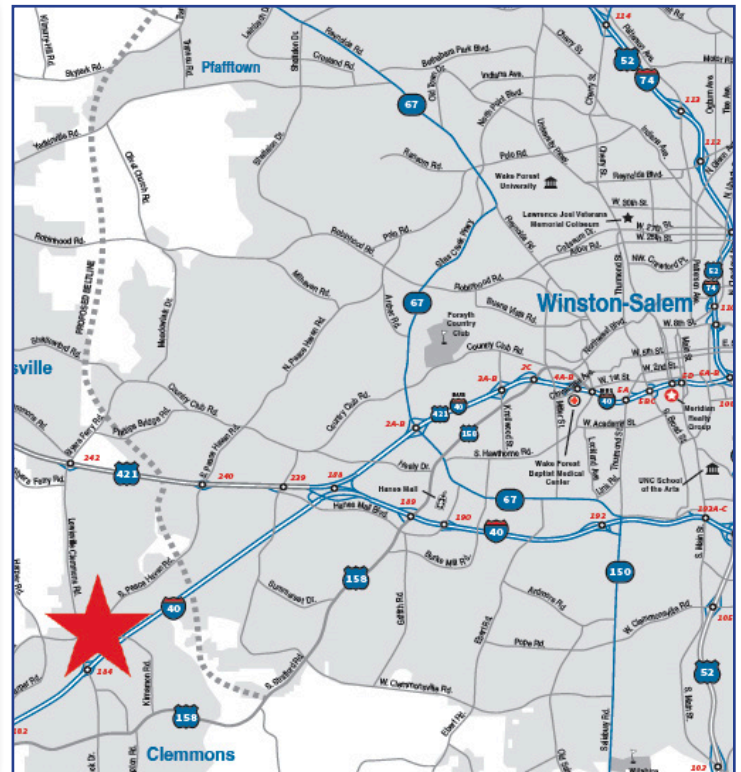
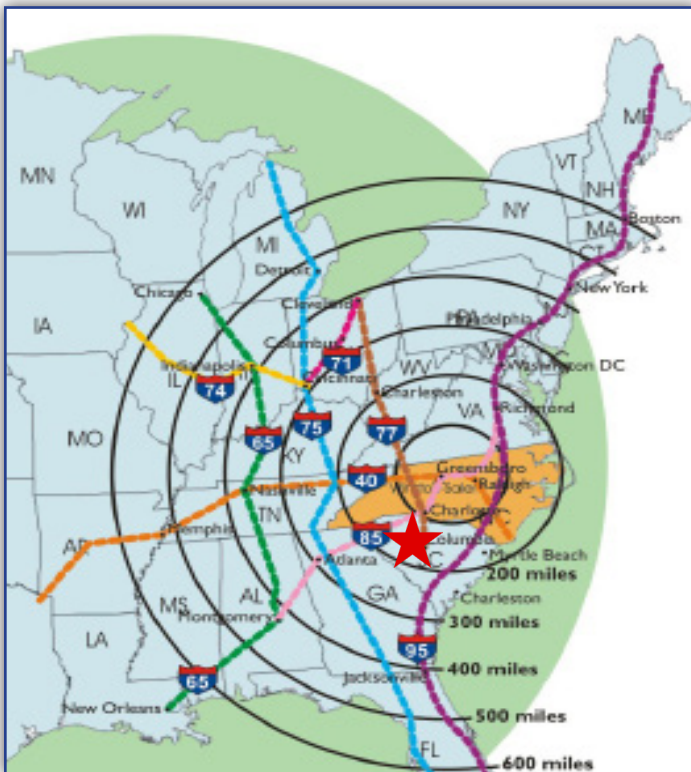


SITE PLAN & AERIAL IMAGERY



	1 MI	2 MI	3 MI
POPULATION	5,551	18,283	40,115
AGE	40	42	42

	1 MI	2 MI	3 MI
HOUSEHOLD INCOME	\$73,647	\$76,018	\$79,690
HOUSEHOLDS	2,322	7,744	17,040





- 25,000± SF/ floor
- Two floors
- Fiber optic cable
- IT rooms on each floor
- 480/277v and 208/120v
3ph. 4 wire electric service
1,200 Amps
- 200 kw Baldor back up generator with switch gear to UPS
- Wet sprinkler system
- Exceptional interstate visibility
- 64,000± CPD on I-40
- Expandable by up to 75,000± sf for unique campus environment
- 8' x 5'9" elevator
- Electronic card access system
- Large 30' x 30' Break Room
- 30' x 30' Outside Patio

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