



KEY FEATURES

- 13 Story, ±440,000 SF office building located in DTWS
- On site amenities include:
 - Fitness Center
 - On-site parking
 - Restaurant (Downtown Deli)
 - 24/7 Staffed Security
- Spaces available ranging from ±1,155 RSF to ±41,917 RSF
- Newly Improved Spec Suites Available
- Upgraded common areas and landscaping
- 9th Floor Fully Available ±27,522 RSF

OFFICE

FULL SERVICE

ONE WEST FOURTH

1 West Fourth Street
Winston-Salem, NC 27101

Exceptional Class A office space located in the heart of Downtown Winston-Salem. One West Fourth Street is a ±440,000 RSF, 13-story office building that offers contiguous suites from ±1,155 RSF up to ±41,917 RSF. Enjoy upgraded common areas, landscaped grounds, a lobby-level restaurant (The Downtown Deli), an on-site fitness center, attached on-site parking garage and 24/7 security at this trophy office offering. Suites available starting from ±1,155 RSF, including multiple newly improved suites that are true move-in ready suites.

LEARN MORE ABOUT THIS PROPERTY

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One West Fourth

FOR LEASE

Available Space

1st Floor: 26,151 RSF

6th Floor: 17,550 RSF

7th Floor: 15,572 RSF

8th Floor: 11,140 RSF

9th Floor: 27,522 RSF

10th Floor: 14,395 RSF



ONE WEST FOURTH

1st Floor

- 100 - 11,822 RSF
- 125 - 8,681 RSF
- 160 - 3,943 RSF
- 140 - 1,705 RSF



6th Floor

- 645 - 1,451 RSF
- 650 - 2,437 RSF
- 600 - 2,002 RSF
- 605 - 3,316 RSF

Up to 9,206 RSF Combined

- 630 - 2,939 RSF
- 620 - 5,405 RSF

Up to 8,344 RSF Combined

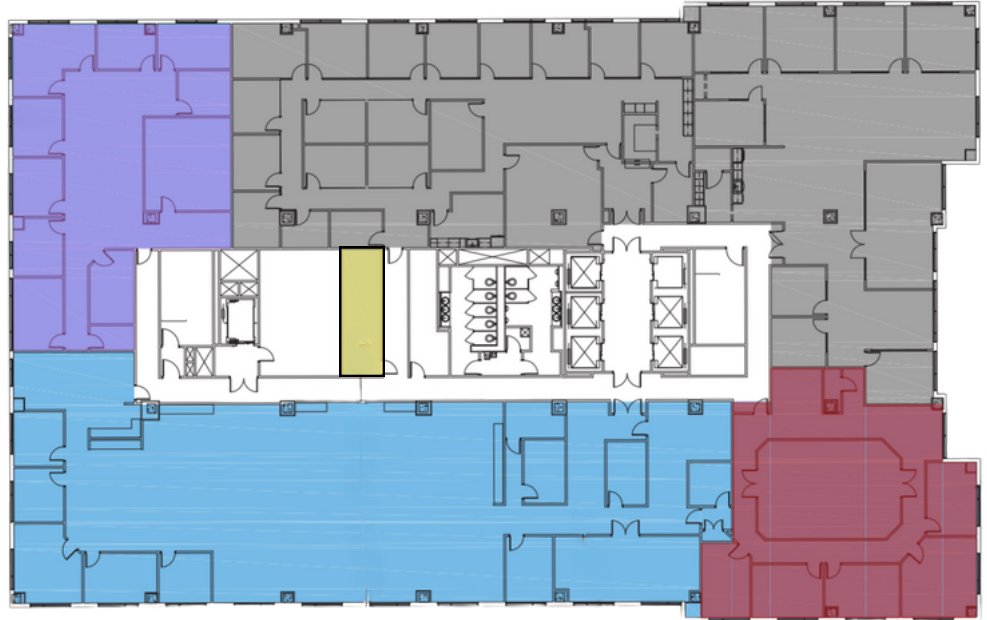


ONE WEST FOURTH

7th Floor

- 700 - 3,409 RSF
- 720 - 8,335 RSF
- 730 - 3,545 RSF
- 715 - 283 RSF

Up to 15,572 RSF Combined



8th Floor

- 800 - 1,942 RSF
- 810 - 6,630 RSF
- 860 - 1,413 RSF

Up to 9,985 RSF Combined

- 830 - 1,155 RSF

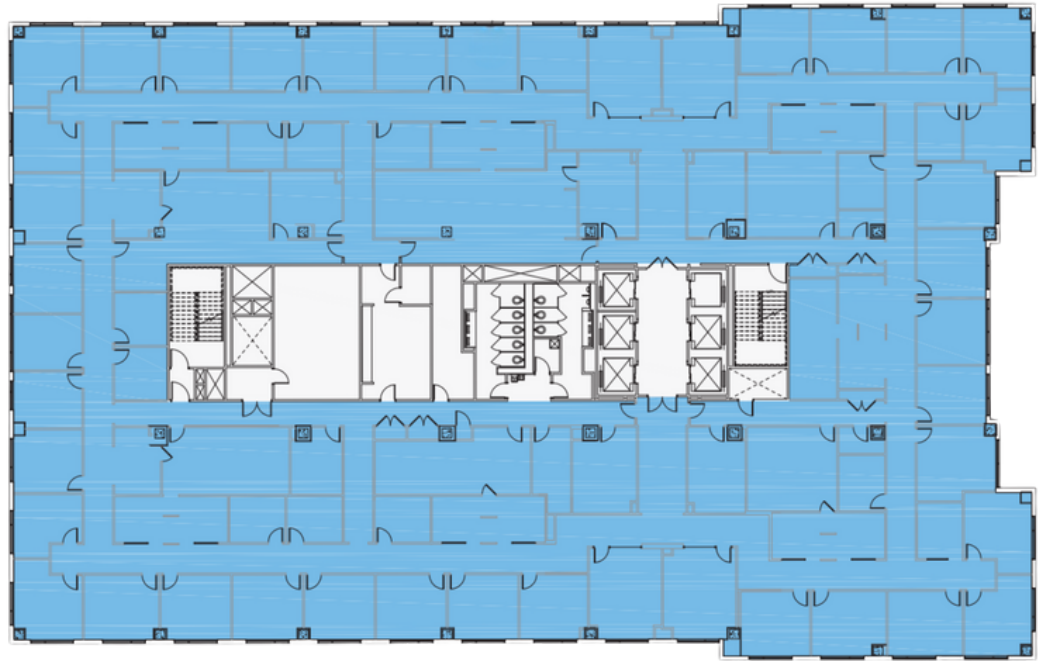


ONE WEST FOURTH

9th Floor

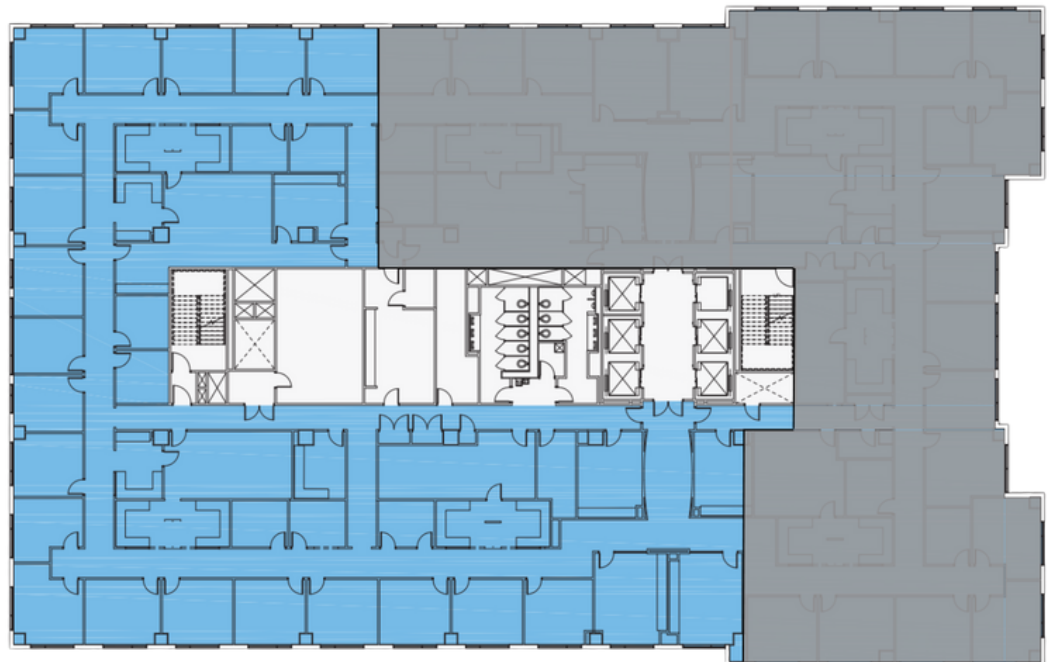
900 - 27,522 RSF

Full Floor Available



10th Floor

1000 - 14,395 RSF





ONE WEST FOURTH

LOCATION

Address	1 West Fourth Street				
City	Winston-Salem	Zip Code	27101	County	Forsyth

PROPERTY DETAILS

Property Type	Office	Avail SF ±	165,019	Restrooms ±	Multiple
SF per Floor ±	27,053	Floors ±	13	Parking ±	On-Site
Building SF ±	439,000	Elevator ±	Multiple	Year Built	2000

TAX INFORMATION

Zoning	CB WO	Tax PIN	6835-27-3312
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PRICING & TERMS

Lease Rt/SF ±	\$21.00	Lease Type	Full Service
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LOCATION FEATURES

- Close proximity to the US 421(Salem Parkway)/ US 52 interchange, which provides access to I-40 and I-74
- Pedestrian-friendly site with immediate access to Winston-Salem's premier restaurants, retailers, and hotels
- Close proximity to the Forsyth County Register of Deeds, & Winston-Salem City Hall

One West Fourth

FOR LEASE

Aerial Map



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