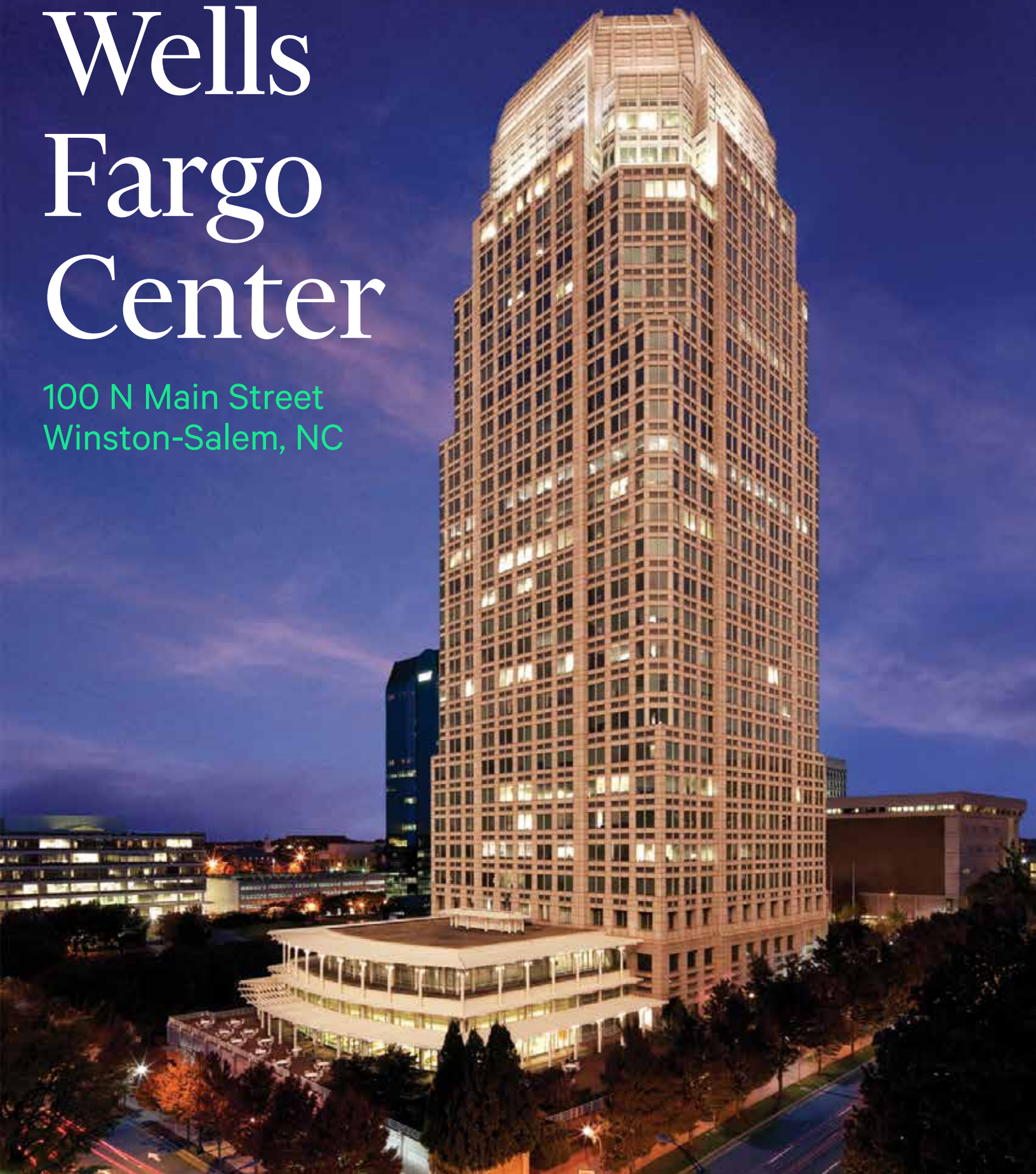


Office | For Lease

CBRE

Wells Fargo Center

100 N Main Street
Winston-Salem, NC



Wells Fargo Center

100 N Main Street | Winston-Salem, NC

FOR LEASE

Available Space

1st Floor: 9,683 RSF
2nd Floor: 22,814 RSF
6th Floor: 18,441 RSF
7th Floor: 18,429 RSF
8th Floor: 12,104 RSF
12th Floor: 18,323 RSF
13th Floor: 18,323 RSF
14th Floor: 18,323 RSF
15th Floor: 8,167 RSF
20th Floor: 12,225 RSF
21st Floor: 10,951 RSF
24th Floor: 6,574 RSF
25th Floor: 3,642 RSF
26th Floor: 15,821 RSF
27th Floor: 15,768 RSF
28th Floor: 13,429 RSF
29th Floor: 2,166 RSF



Property Overview

CBRE is pleased to offer the Wells Fargo Center for lease. Winston-Salem's signature office tower is located at 100 N. Main Street and offers 29 floors of Class A office space with unparalleled amenities including on-site cafeteria, fitness center, 24/7 security, and barber shop. Parking is available for visitors and employees in the garage under the building as well as the parking deck with secure access via walkway under Main Street. Suites are currently available to suit the needs of small tenants to large corporate users.

Wells Fargo Center

100 N Main Street | Winston-Salem, NC

FOR LEASE

Property Highlights

- + Total Building Size: 546,065± RSF
- + Available Space: 936 - 225,183 RSF
- + Number of Floors: 29
- + Typical Floor Plate: 19,504 RSF
- + Site Size: 1.88 Acres
- + Zoning: CB (Central Business)
- + Year Built: 1995
- + Elevators: 18
- + Ceiling Height: 9'
- + Parking: 215 total spaces with 31 visitor and 7 handicap spaces under building
- + Remote Deck: 787 total spaces - can be accessed through tunnel under Main Street



Building Amenities

- + On-Site Cafeteria
- + Fitness Center/YMCA
- + Barber Shop
- + Attached Secured Parking
- + 24/7 On-Site Security

Nearby Amenities

- + Located within walking distance to Wake Forest Innovation Quarter, restaurants, hotels, arts and entertainment and courthouse
- + Winston-Salem Dash Baseball Stadium
- + Bailey Park
- + Kaleideum Early Learning Center

Wells Fargo Center

100 N Main Street | Winston-Salem, NC

FOR LEASE



BUILDING SPECIFICATIONS

Electricity

- Two Duke Energy power feeds
- 14,400 volt supply to three transformers reducing to 480/277 volts
- 75KVA transformer every other floor to supply two floors

Data & Telecom

- Fiber provided by TW Telecom and AT&T with telecom closets on every floor
- K rated 112.5 KVA transformer on every other floor to supply two floors
- Telecom room transformer supplies computer, printer, fax, etc. service

HVAC

- Two 900-ton chillers
- One air handler per floor to service each floor individually

Security

- On-site 24/7 contracted security services with on-site security cameras monitored in security office
- Officers patrol the building, exterior grounds and all parking facilities
- After hours building access via card at main entry points

Elevators

- 18 Total: 11 passenger elevators, 2 garage elevators and 2 parking deck elevators
- 2 full-height freight elevators, 3,000 lbs and 3,500 lbs respectively
- 1 hydraulic elevator to service loading dock and cafeteria

Parking

- The building parking deck is accessed via climate-controlled underground walkway
- Visitor parking available below the building

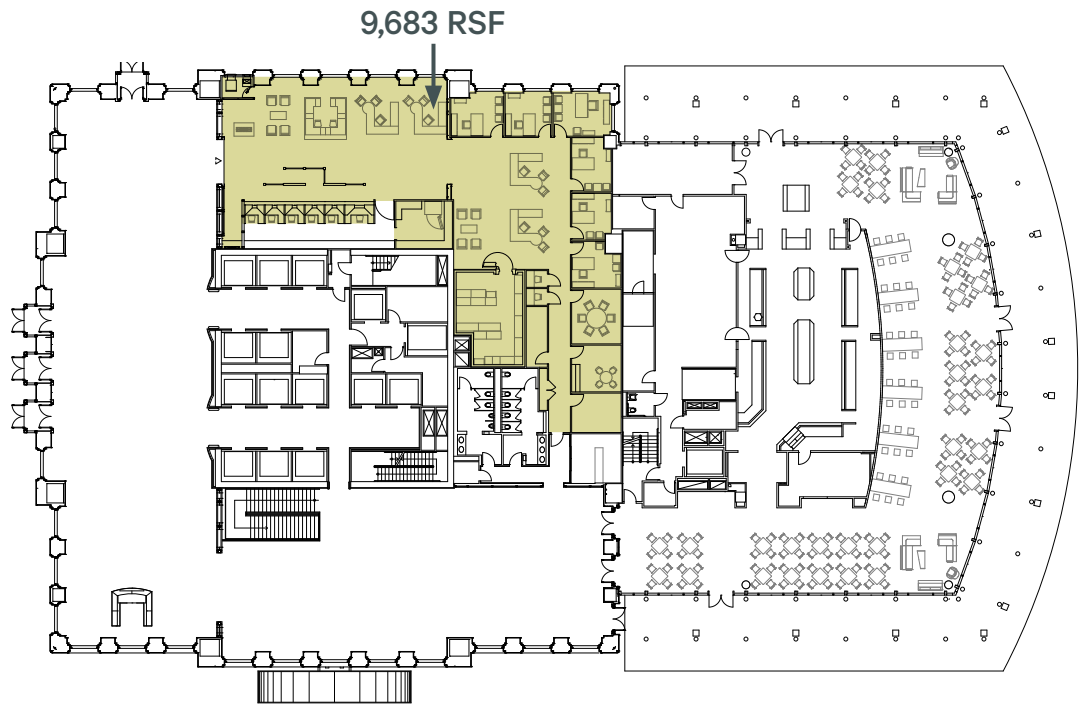
Wells Fargo Center

100 N Main Street | Winston-Salem, NC

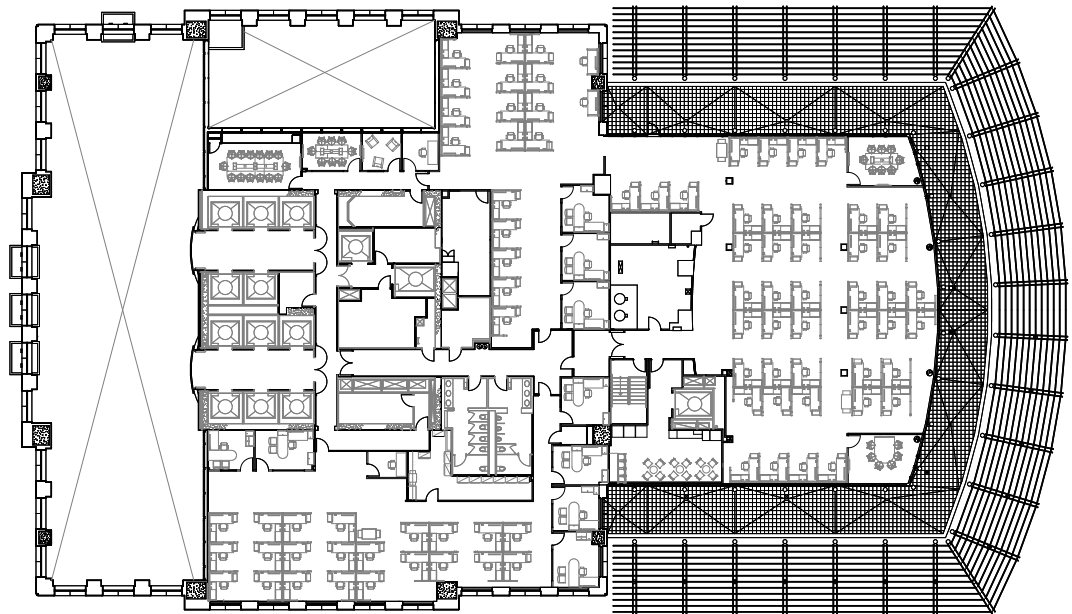
FOR LEASE

Floor Plans

1st Floor 9,683 RSF



2nd Floor 22,814 RSF



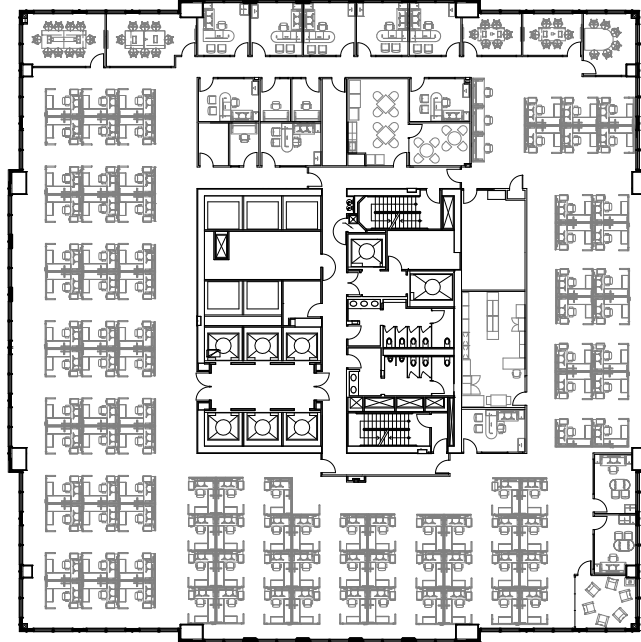
Wells Fargo Center

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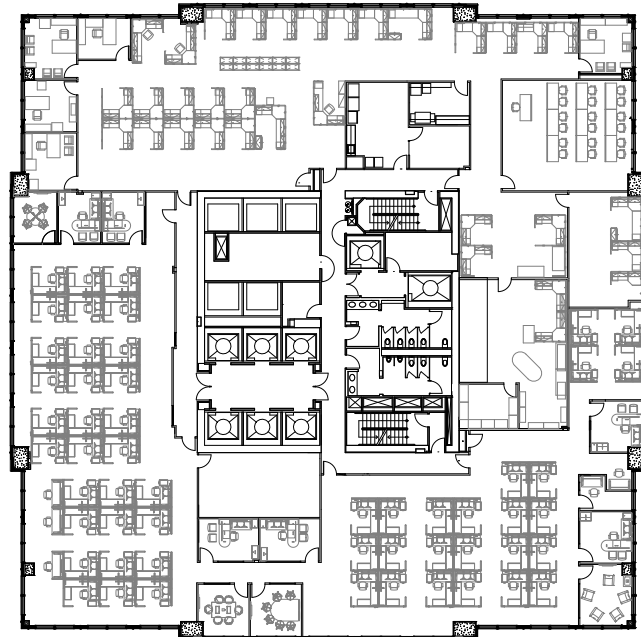
FOR LEASE

Floor Plans

6th Floor 18,441 RSF



7th Floor 18,429 RSF



Wells Fargo Center

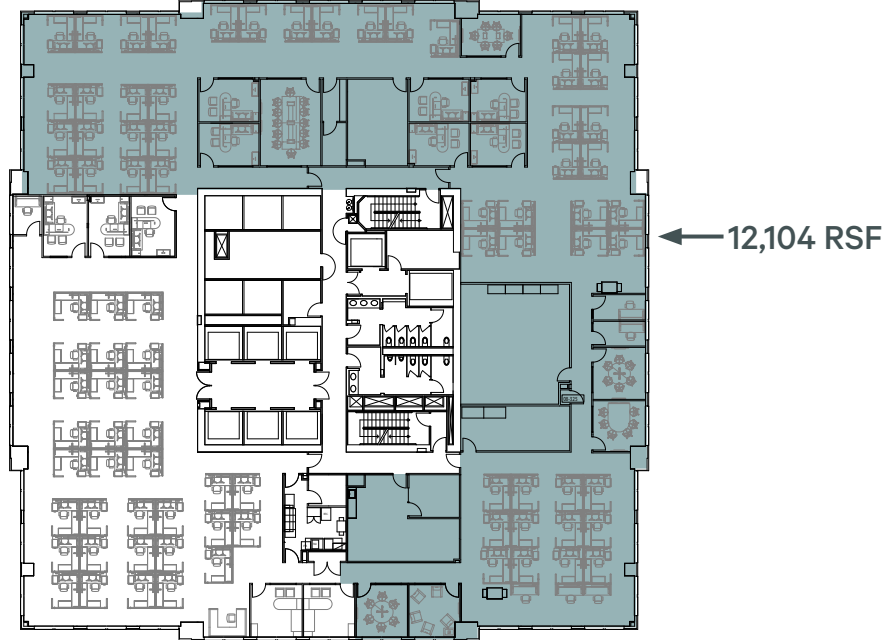
100 N Main Street | Winston-Salem, NC

FOR LEASE

Floor Plans

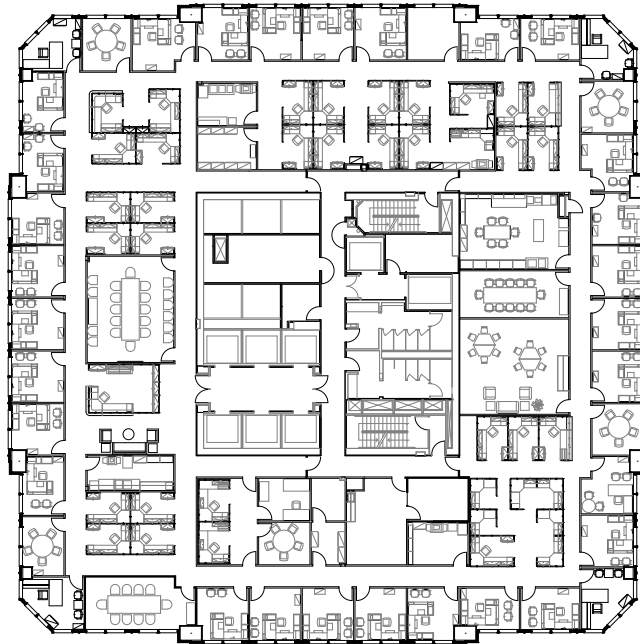
8th Floor

12,104 RSF



12th Floor

18,323 RSF



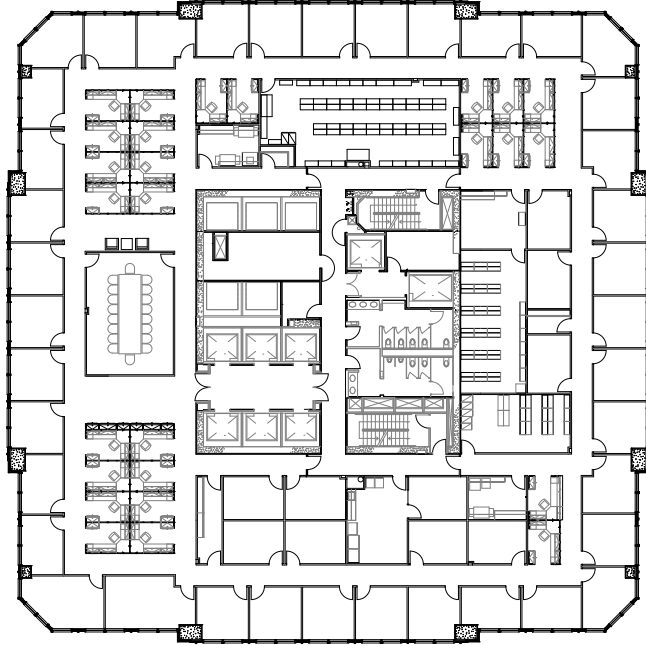
Wells Fargo Center

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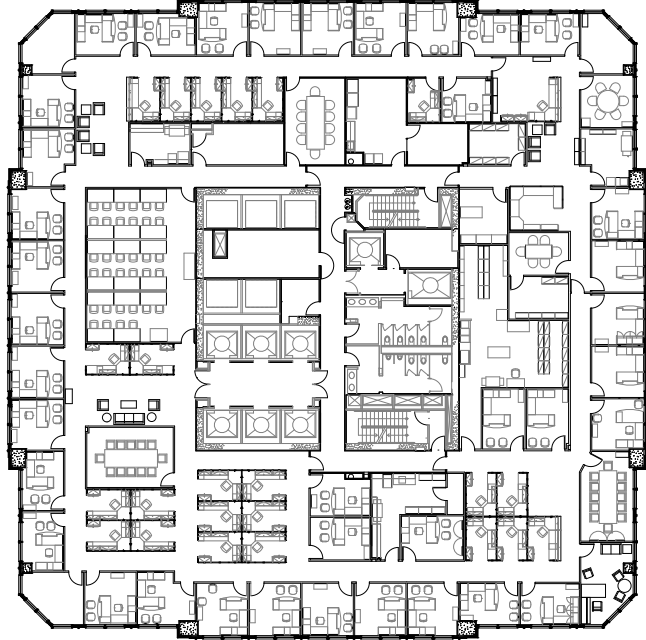
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Floor Plans

13th Floor 18,323 RSF



14th Floor 18,323 RSF



Wells Fargo Center

100 N Main Street | Winston-Salem, NC

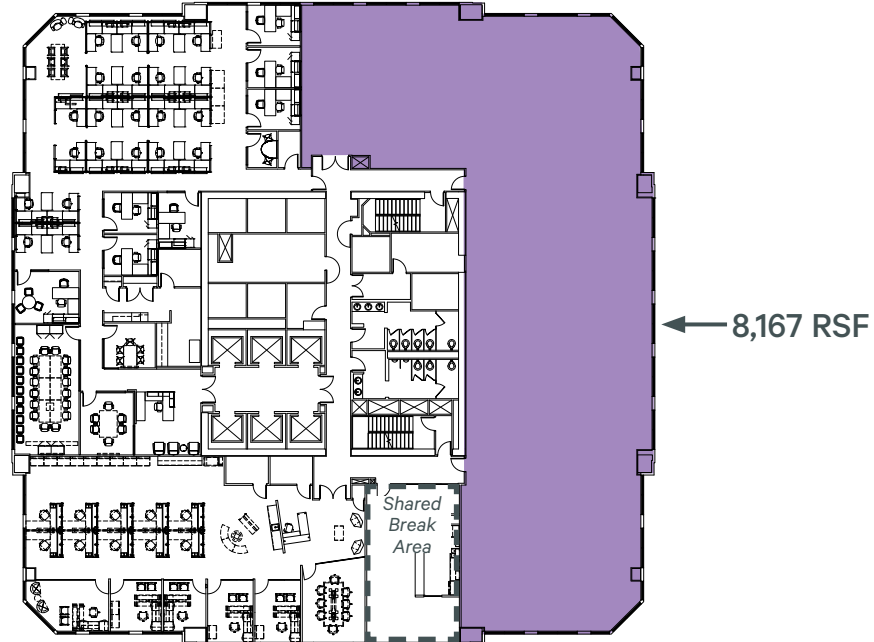
FOR LEASE

Floor Plans

15th Floor

8,167 RSF

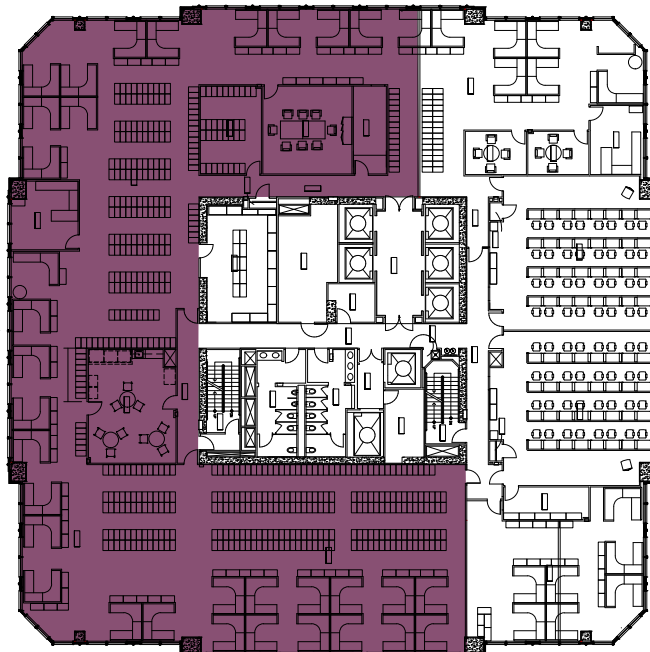
– Shared break area



20th Floor

12,225 RSF

12,225 RSF →



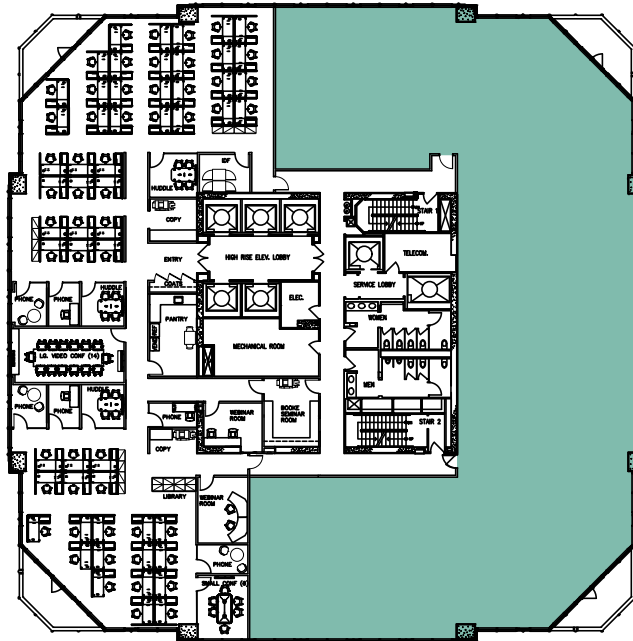
Wells Fargo Center

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FOR LEASE

Floor Plans

21st Floor 10,951 RSF



← 10,951 RSF

24th Floor 6,574 RSF

6,574 RSF →



Wells Fargo Center

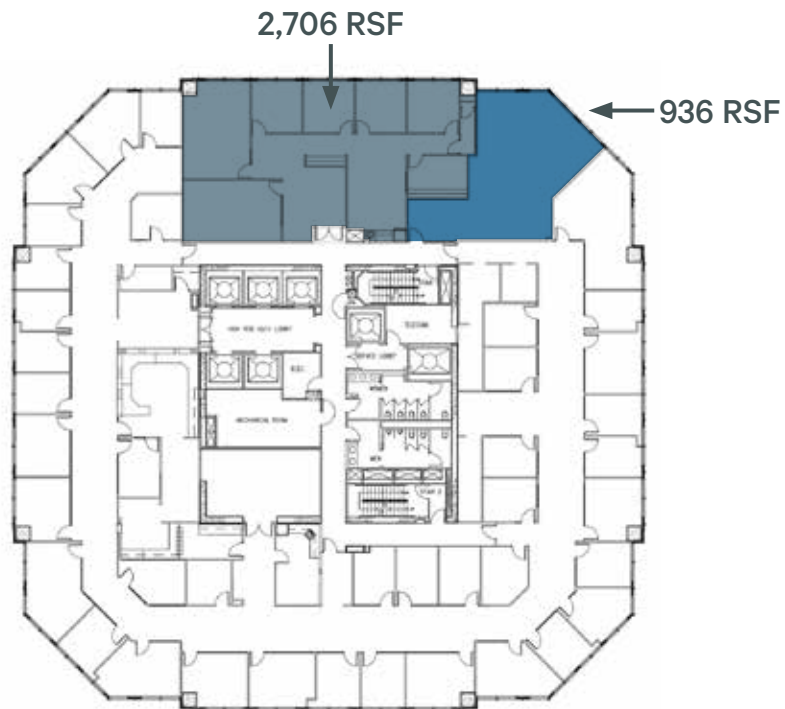
100 N Main Street | Winston-Salem, NC

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Floor Plans

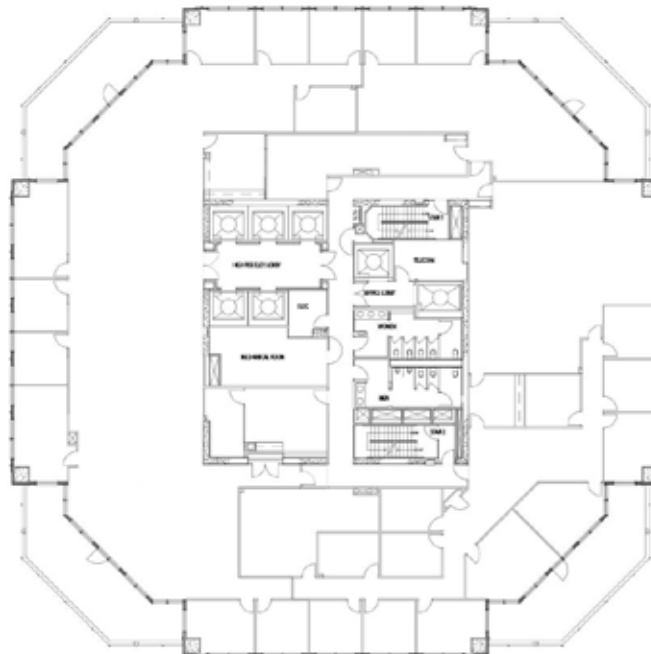
25th Floor

936 - 3,642 RSF



26th Floor

15,821 RSF



Wells Fargo Center

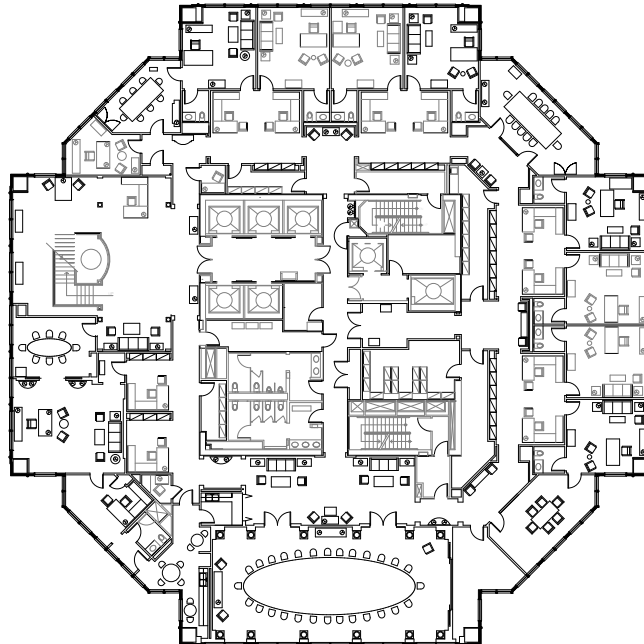
100 N Main Street | Winston-Salem, NC

FOR LEASE

Floor Plans

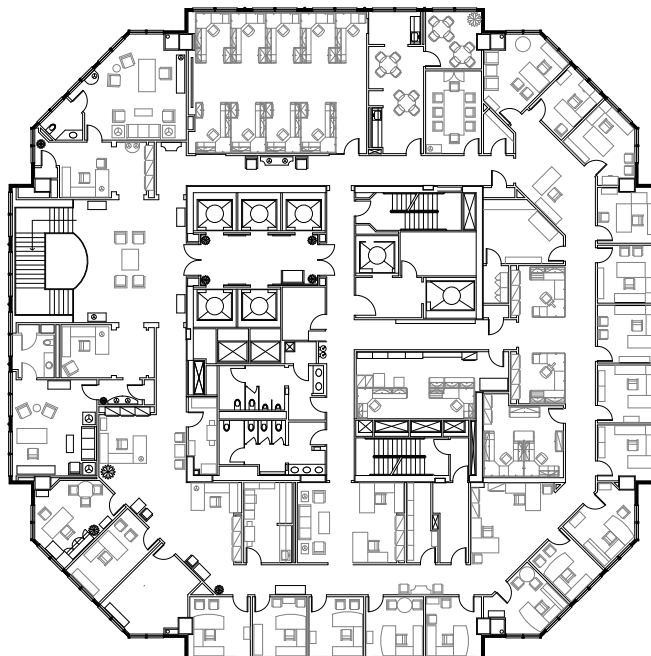
27th Floor

15,768 RSF



28th Floor

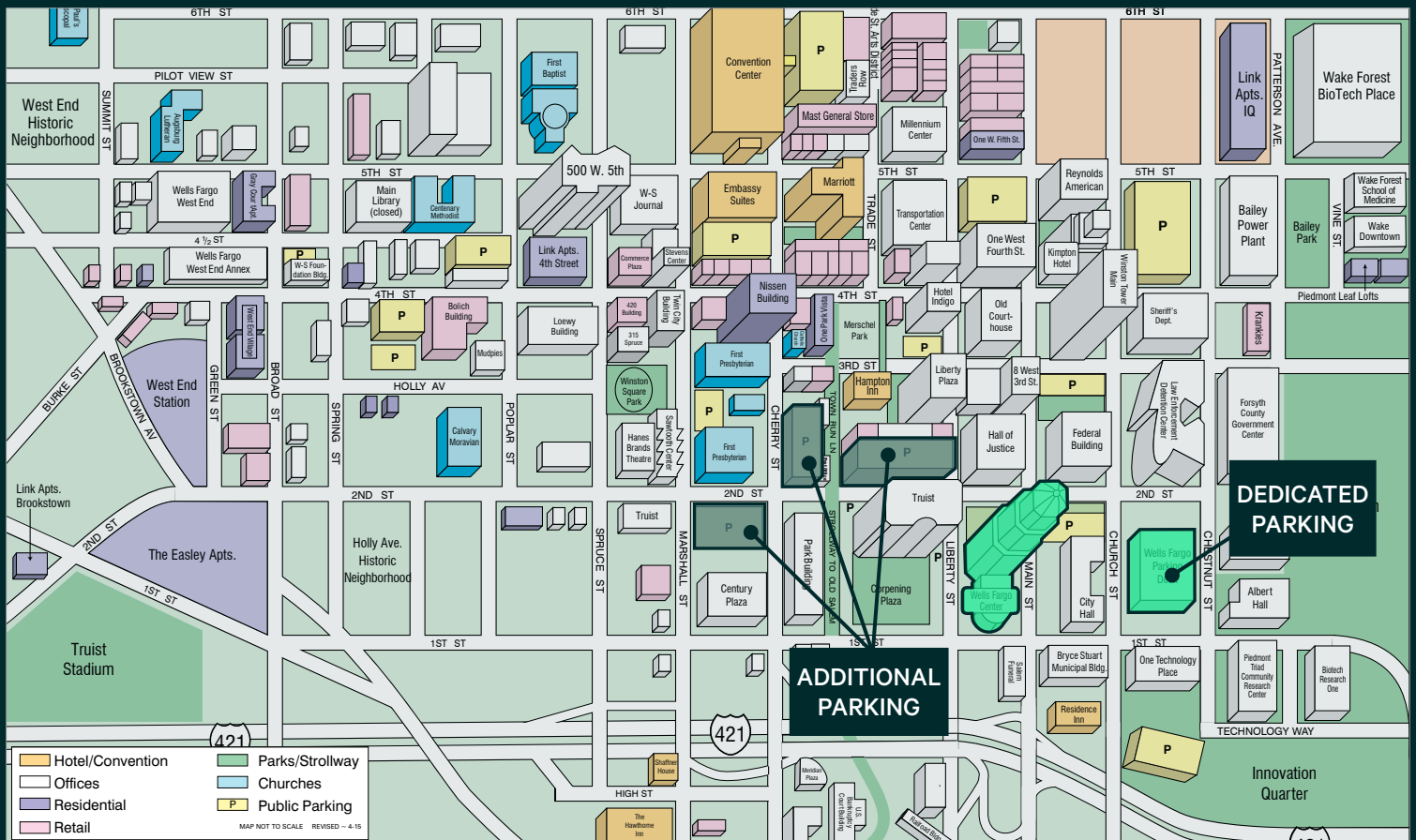
13,429 RSF



Aerial Map



Parking Map



Wells Fargo Center

100 N Main Street
Winston-Salem, NC

CBRE

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