



### KEY FEATURES

- Suite 120: ± 1,818 RSF
- On Site Parking Lot
- Furniture Available
- Building Amenities
  - Fitness Center
  - Rooftop Terrace
  - Large Conference Room
- Contact Broker for Pricing

### LEARN MORE ABOUT THIS PROPERTY

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OFFICE

LEASE

## 751 WEST FOURTH

751 West Fourth Street

Winston Salem, NC 27101

This ±55,000 SF Class A Office building is located on the corner of Fourth and Broad Streets in the West End neighborhood of Downtown Winston-Salem. Showcasing spectacular views of downtown Winston-Salem, the property was built in 2014 and is zoned PB.

The property features rooftop-amenities including a fitness center, large multi-purpose conference room, covered outdoor terrace, and an on-site property manager.









# 751 WEST FOURTH STREET

## LOCATION

|         |                                      |     |       |        |         |
|---------|--------------------------------------|-----|-------|--------|---------|
| Address | 751 West Fourth Street, Fourth Floor |     |       |        |         |
| City    | Winston-Salem                        | Zip | 27101 | County | Forsyth |

## PROPERTY DETAILS

|               |        |                    |        |               |       |
|---------------|--------|--------------------|--------|---------------|-------|
| Property Type | Office | Total Building SF± | 55,000 | Available SF± | 1,818 |
| Year Built    | 2014   | Floors             | 5      | Elevator±     | 2     |

## UTILITIES

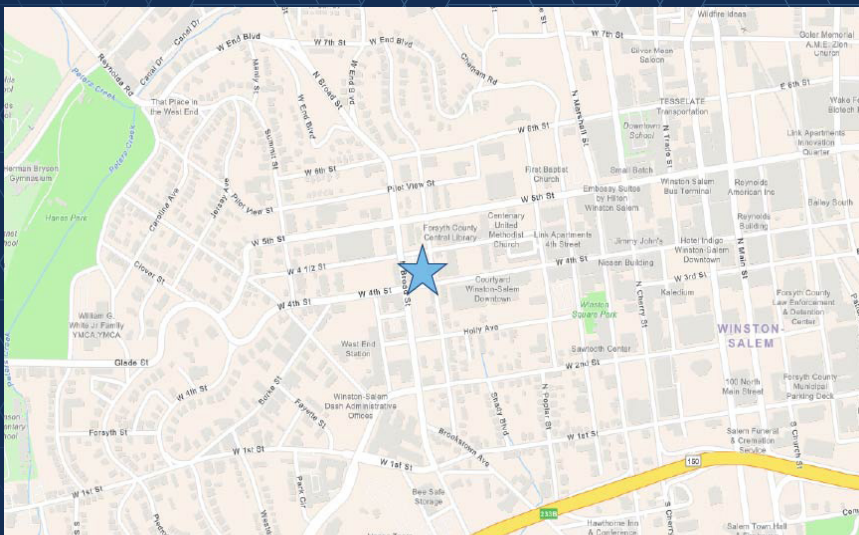
|            |                       |       |                       |      |      |
|------------|-----------------------|-------|-----------------------|------|------|
| Electrical | Duke Energy           | Air   | HVAC                  | Heat | HVAC |
| Water      | City of Winston-Salem | Sewer | City of Winston-Salem | Gas  | PNG  |





CLASS A OFFICE

LEASE



LOCATION FEATURES

- Excellent access to West End, Downtown, Old Salem, and all amenities
- Convenient access to Salem Parkway, I-40, and US-52
- Two blocks away from Truist Field, home of the Winston-Salem Dash Baseball Team