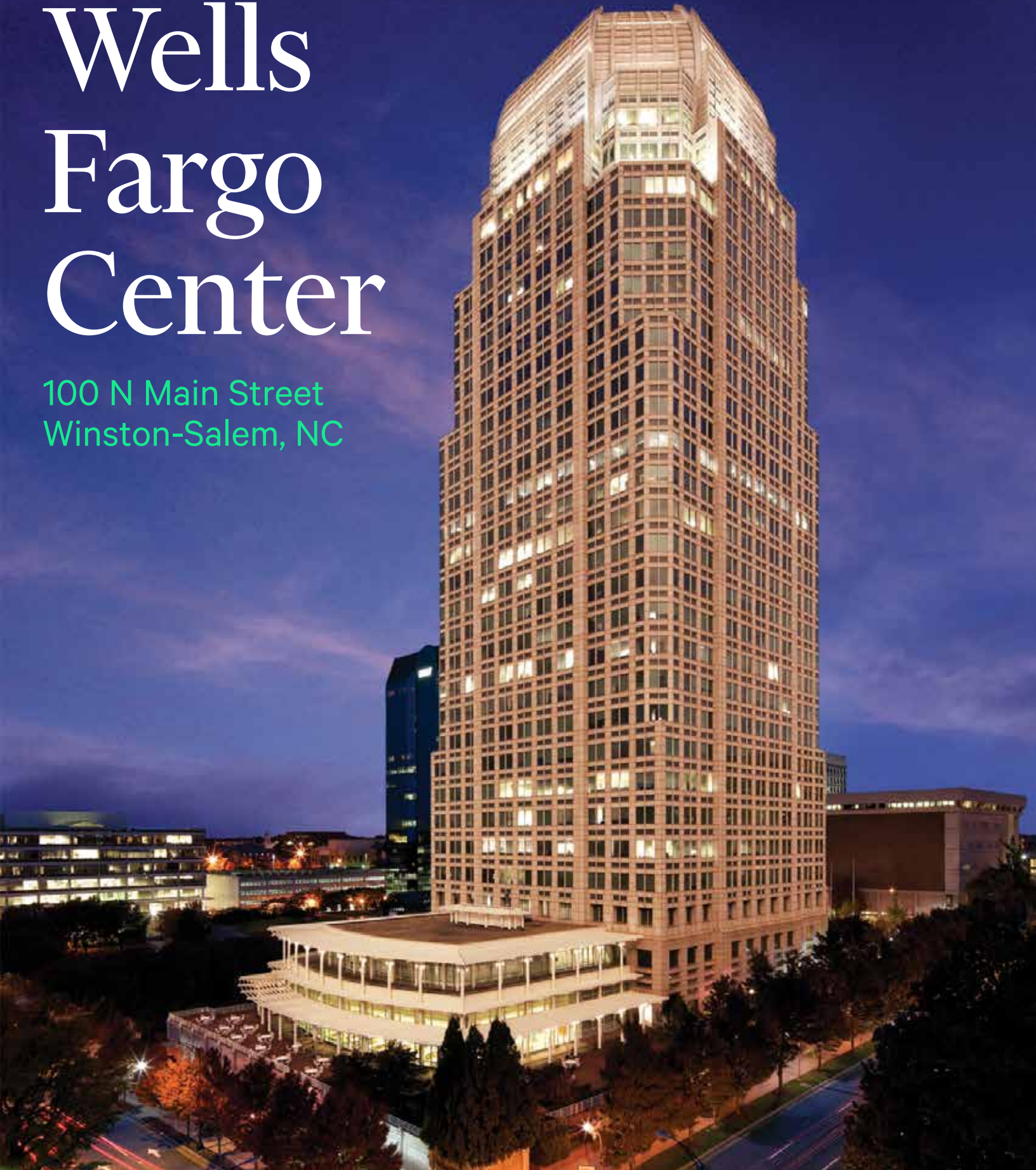


Office | For Lease

CBRE

# Wells Fargo Center

100 N Main Street  
Winston-Salem, NC



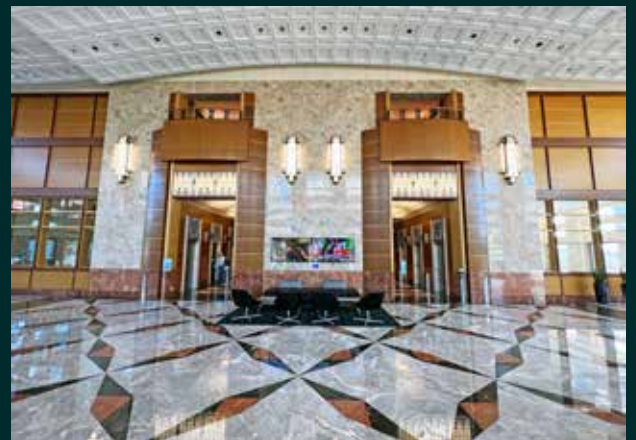
# Wells Fargo Center

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: 3,521 - 11,688 RSF
- 20th Floor: 12,225 RSF
- 21st Floor: 10,951 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 SF: 3,521 - 218,488 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



## 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

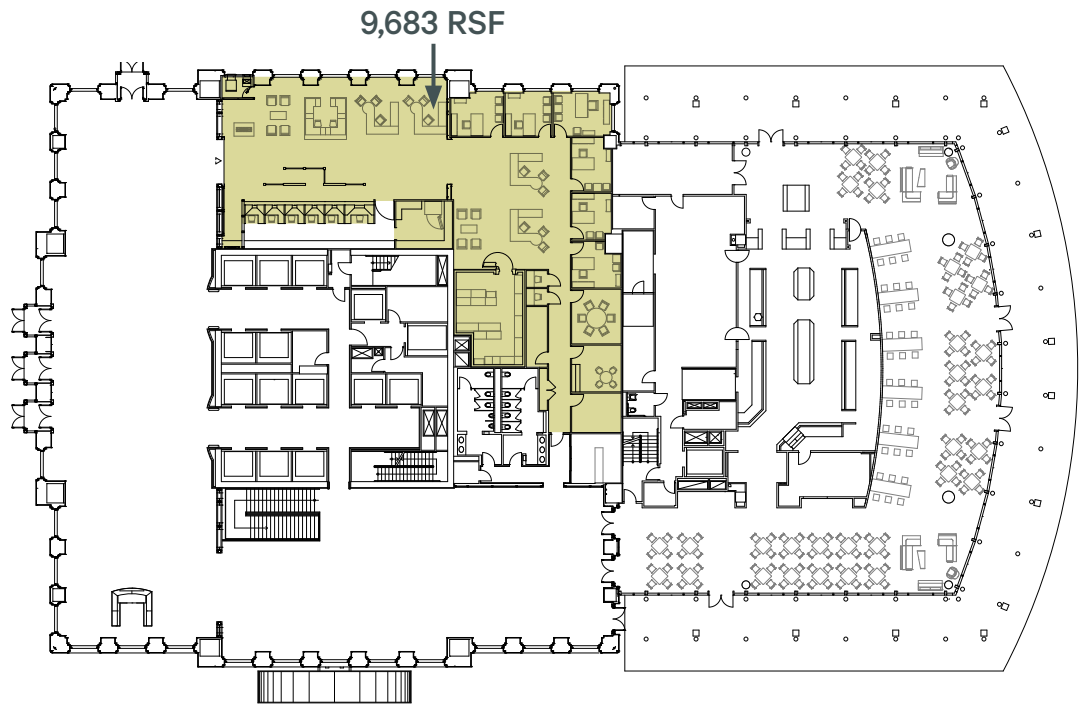
- 18 Total: 11 passenger elevators, 2 garage elevators and 2 parking deck elevators
- 2 full-height freight elevators, 3,000 lbs and 3,500 lbs respectively
- 1 hydraulic elevator to service loading dock and cafeteria

### Parking

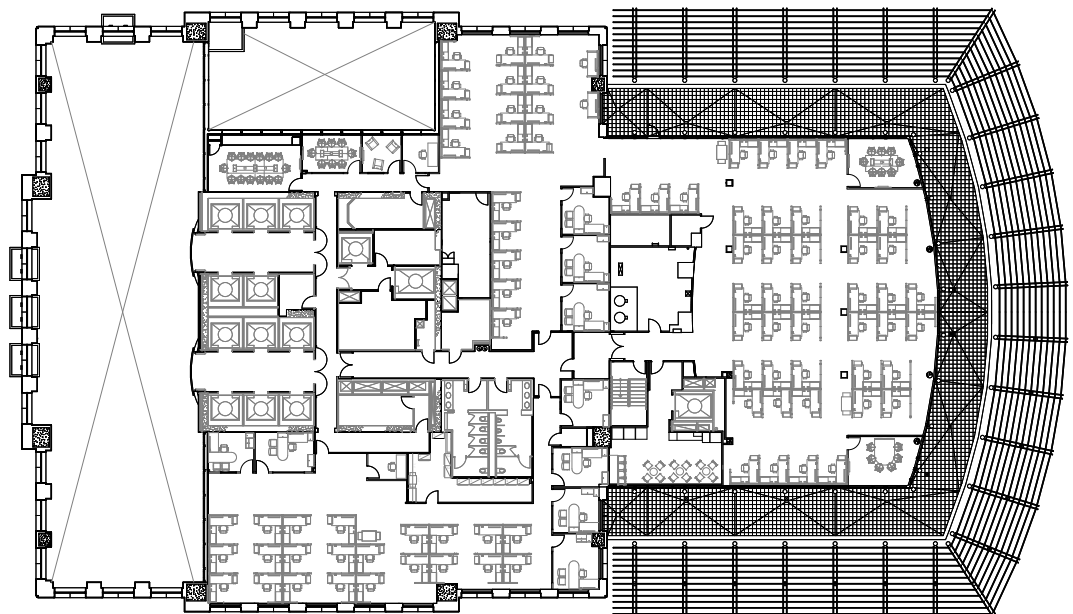
- The building parking deck is accessed via climate-controlled underground walkway
- Visitor parking available below the building

## Floor Plans

*1st Floor*  
9,683 RSF

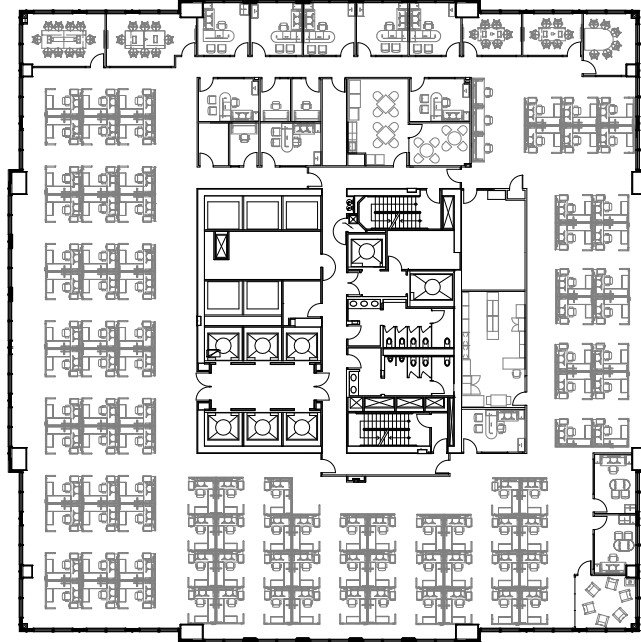


*2nd Floor*  
22,814 RSF

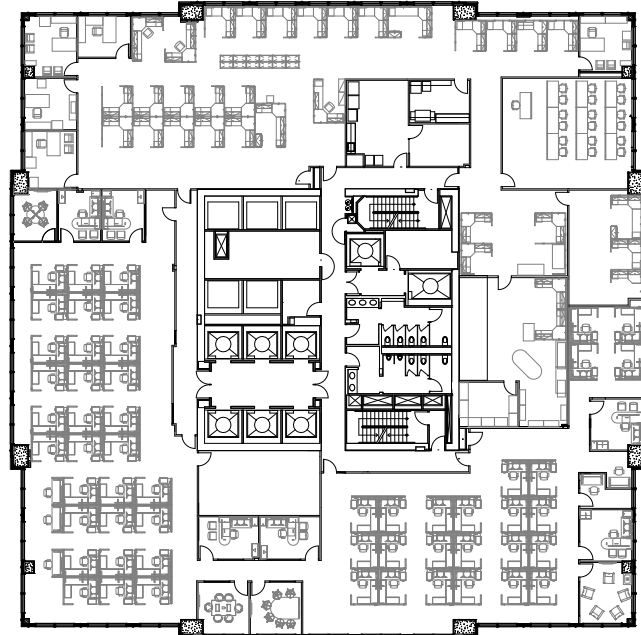


## Floor Plans

### *6th Floor* 18,441 RSF



### *7th Floor* 18,429 RSF



## Floor Plans

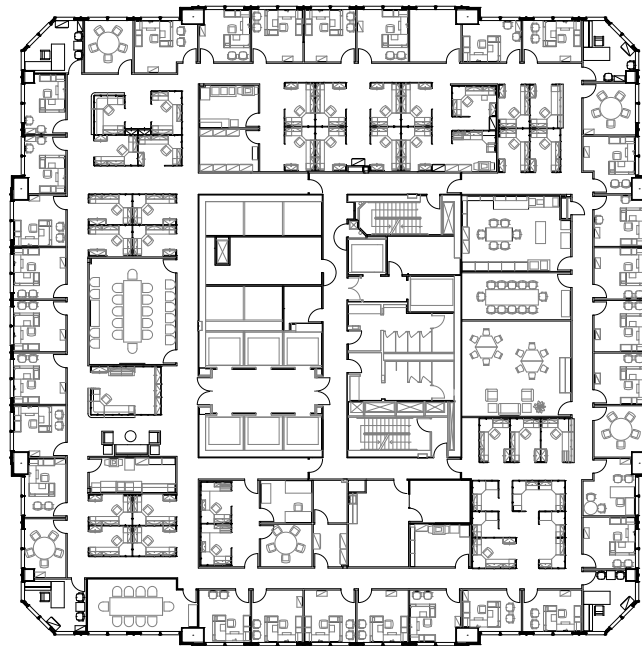
### 8th Floor

12,104 RSF



### 12th Floor

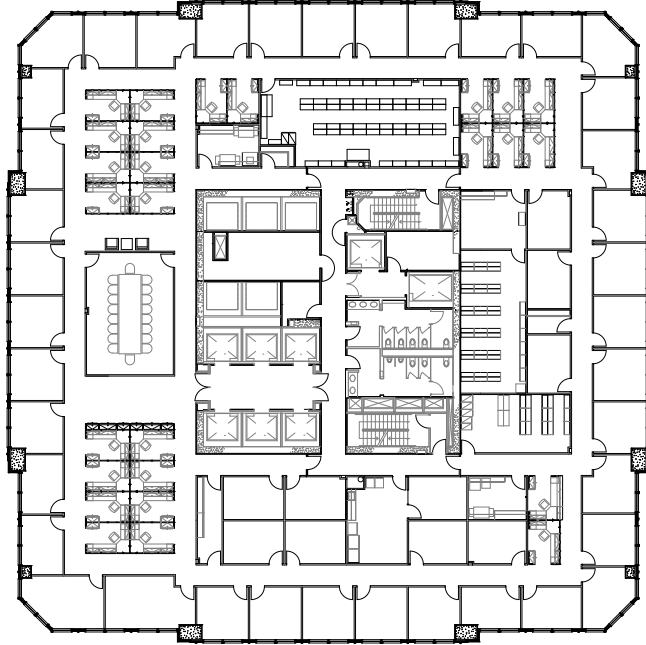
18,323 RSF



## Floor Plans

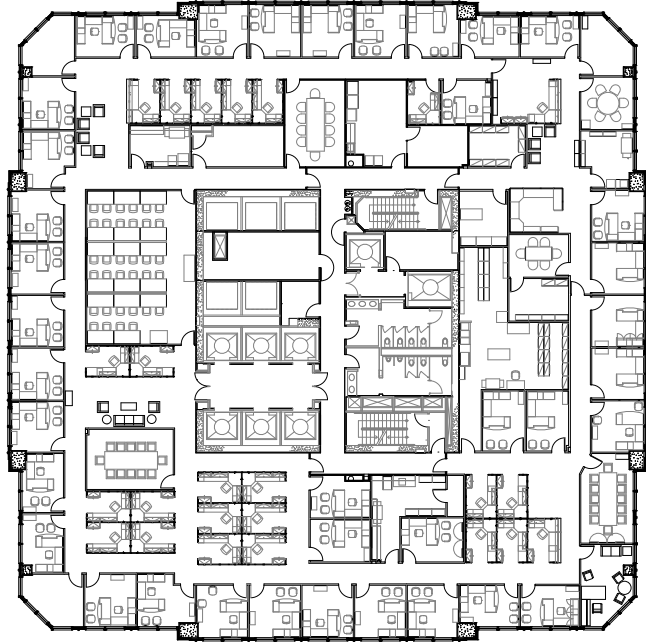
### *13th Floor*

18,323 RSF



### *14th Floor*

18,323 RSF

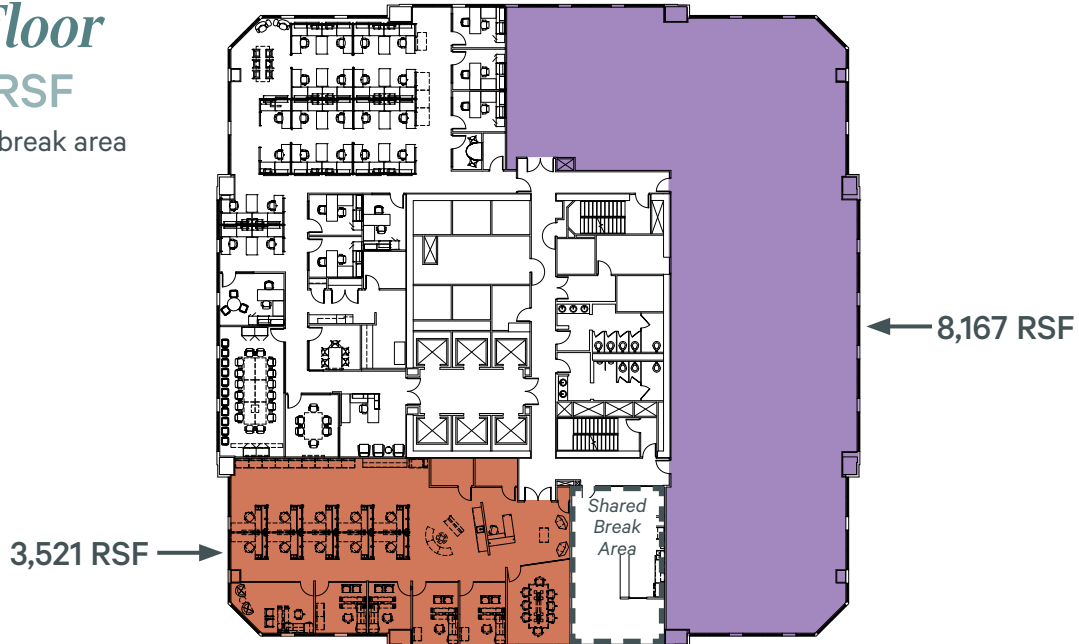


## Floor Plans

### 15th Floor

11,688 RSF

- Shared break area



### 20th Floor

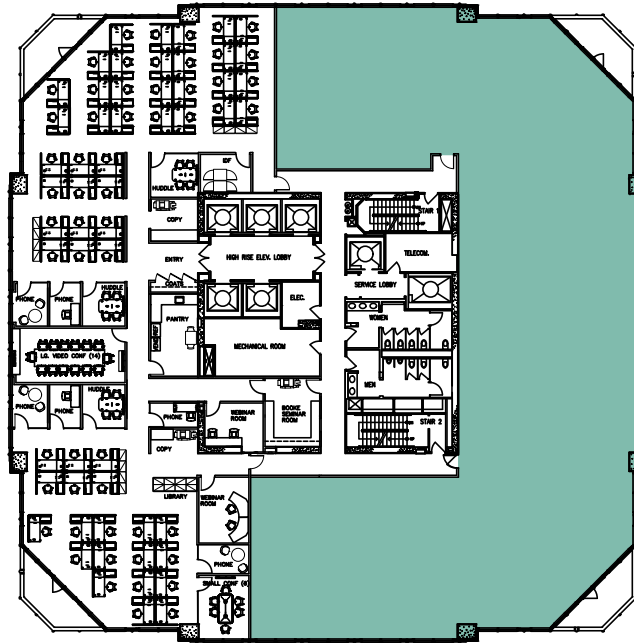
12,225 RSF



## Floor Plans

### 21st Floor

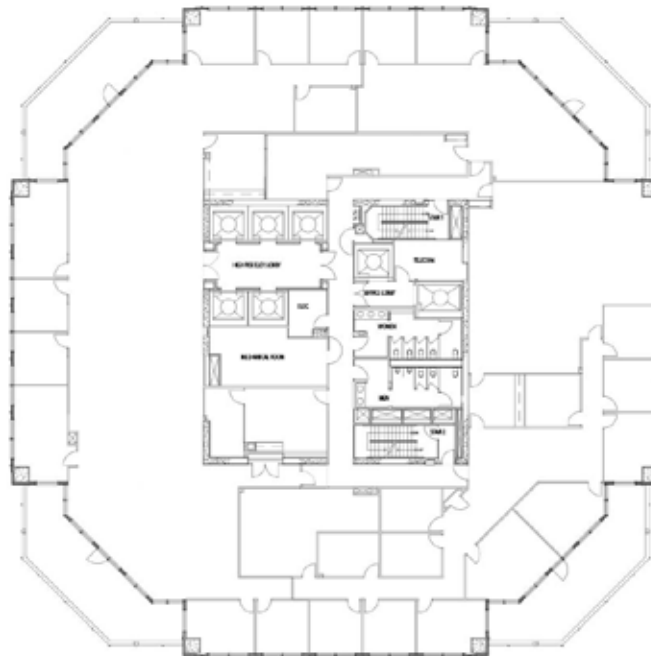
10,951 RSF



← 10,951 RSF

### 26th Floor

15,821 RSF



# Wells Fargo Center

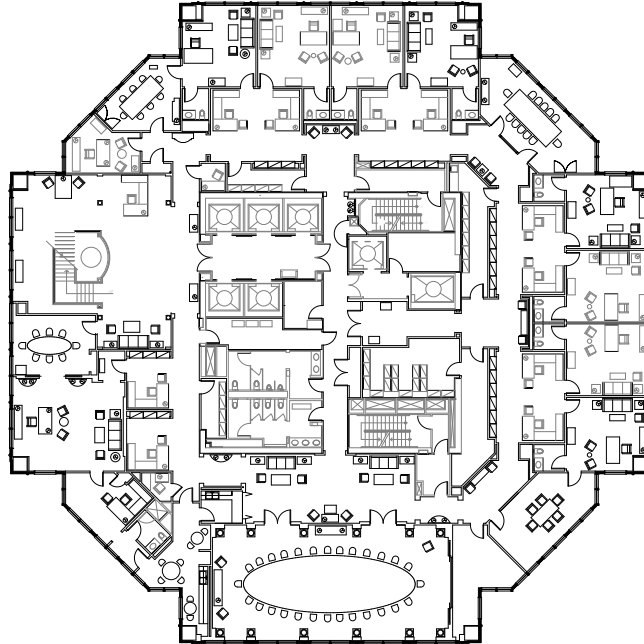
100 N Main Street | Winston-Salem, NC

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## Floor Plans

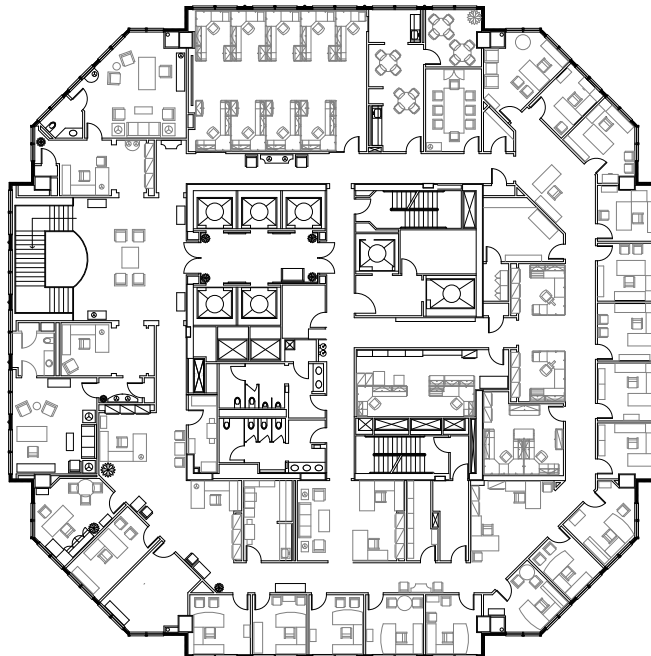
### *27th Floor*

15,768 RSF



### *28th Floor*

13,429 RSF



# Wells Fargo Center

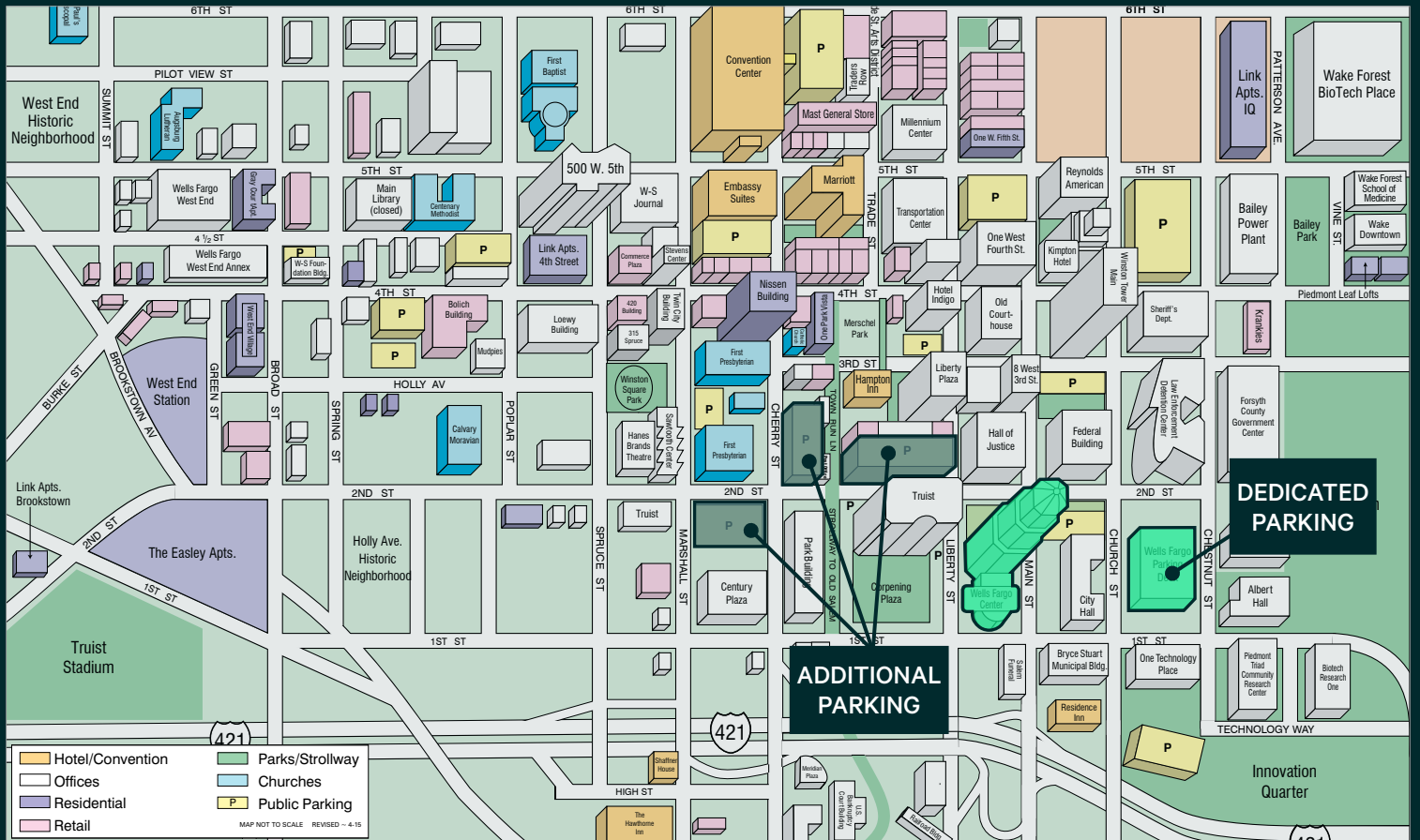
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## Aerial Map



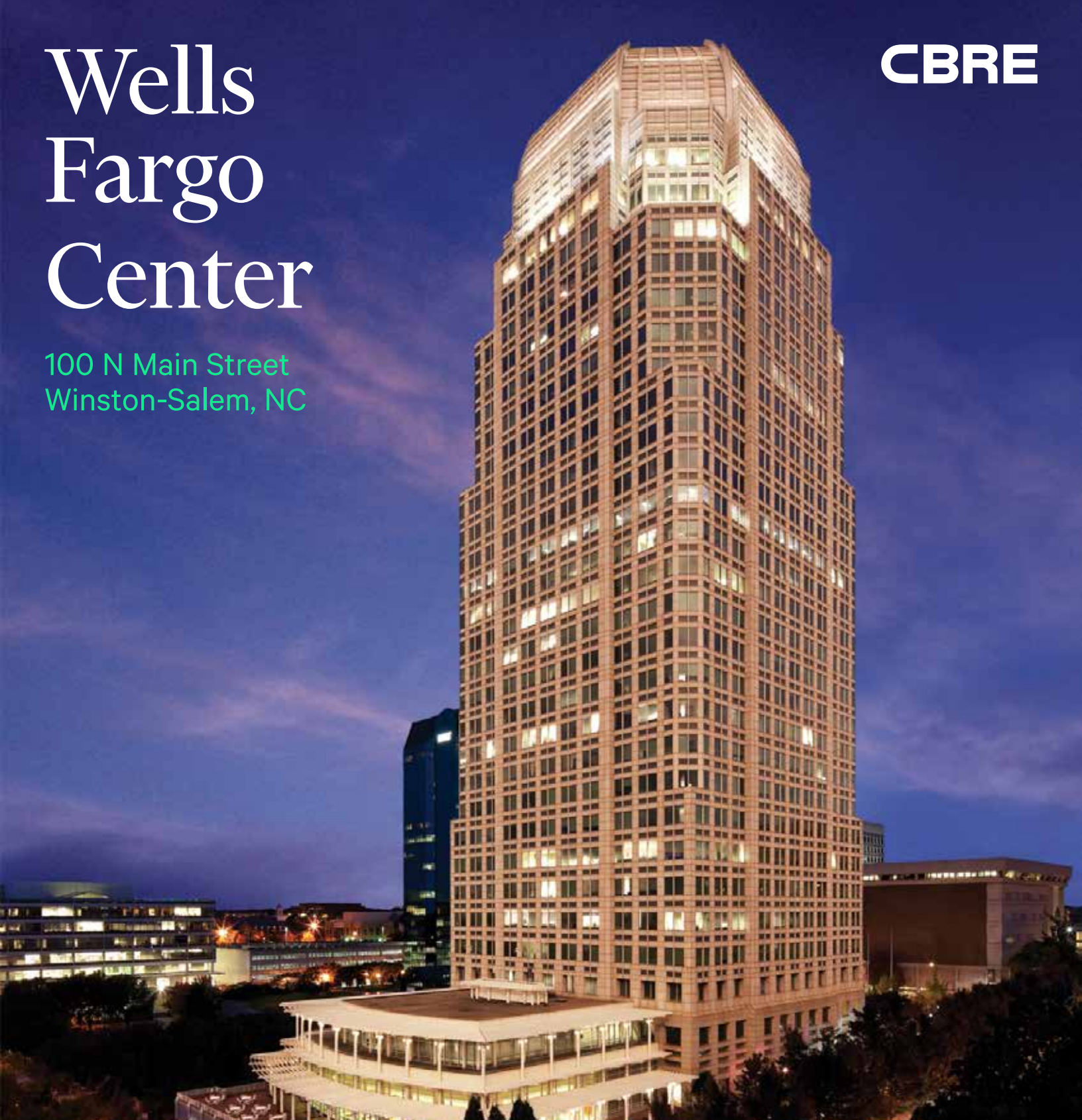
## Parking Map



# Wells Fargo Center

100 N Main Street  
Winston-Salem, NC

CBRE



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