



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

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: \$11,995,000**  
**FOR LEASE: \$14.00 PSF**

For More Information:

**John L. Ruffin, CCIM**

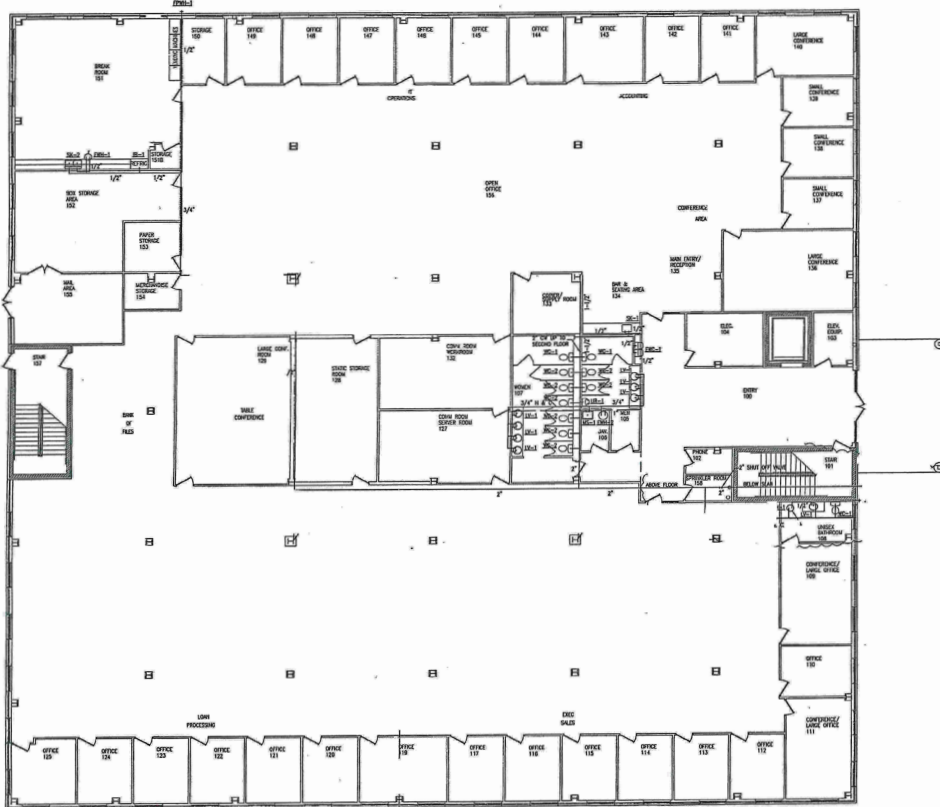
Jruffin@meridianrealty.com  
336.480.2081

**Spencer T. Bennett, CCIM**

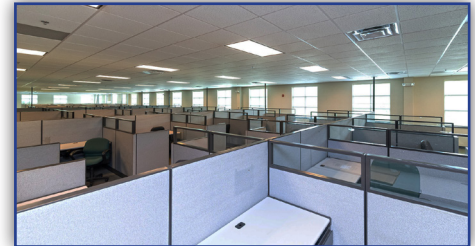
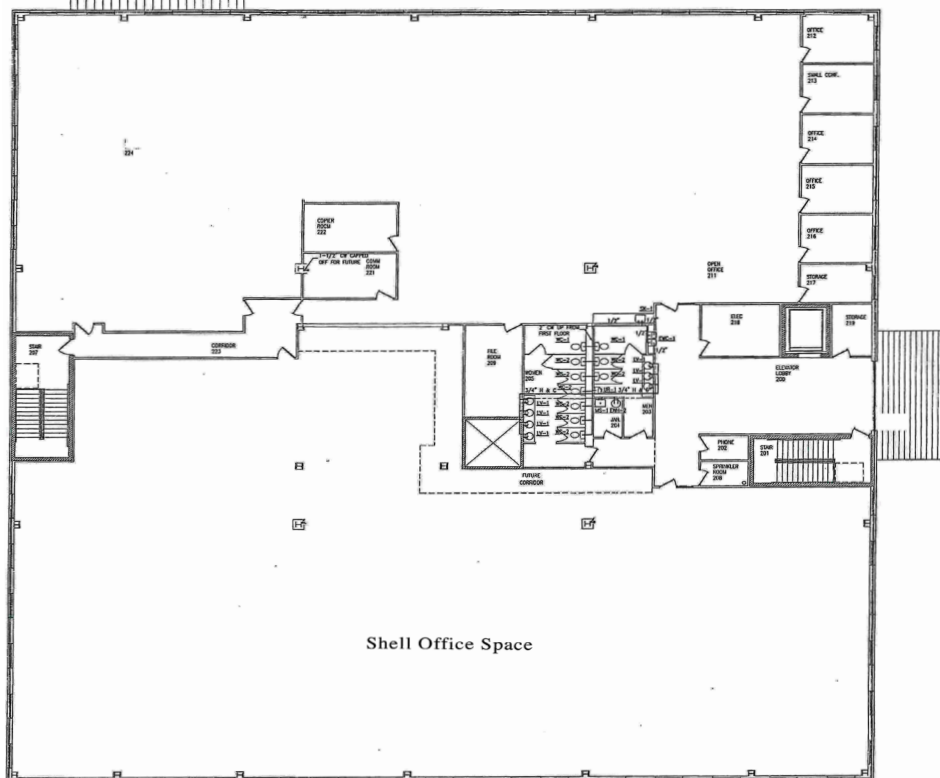
Spencer@meridianrealty.com  
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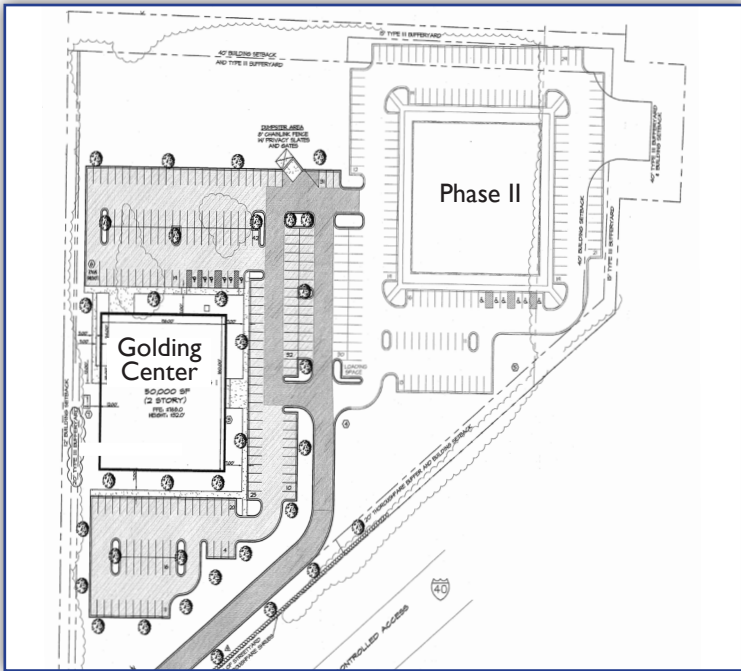
FIRST FLOOR



SECOND FLOOR

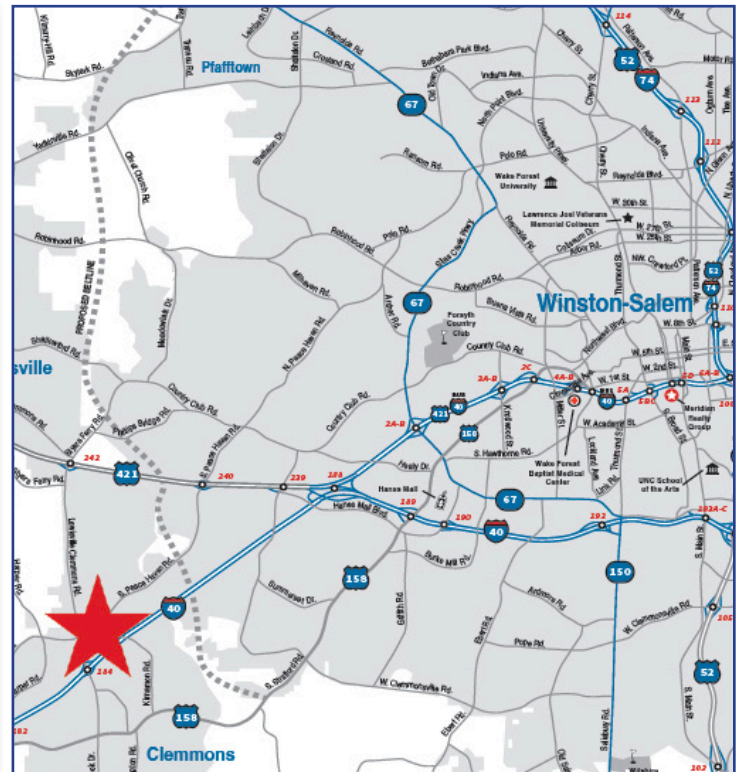


SITE PLAN & AERIAL IMAGERY



		2MI		
POPULATION	4,961	15,295	33,727	
AGE	35.4	38.4	39.6	

		2MI		
HOUSEHOLD INCOME	\$69,594	\$78,461	\$87,845	
HOUSEHOLDS	2,017	6,217	13,900	





- 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
- 63,000± 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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