



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

JOHN REECE

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One West Fourth

FOR LEASE

Available Space

- 1st Floor: 26,151 RSF
- 6th Floor: 17,550 RSF
- 7th Floor: 15,289 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

Up to 15,289 RSF Combined



8th Floor

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

Up to 9,985 RSF Combined

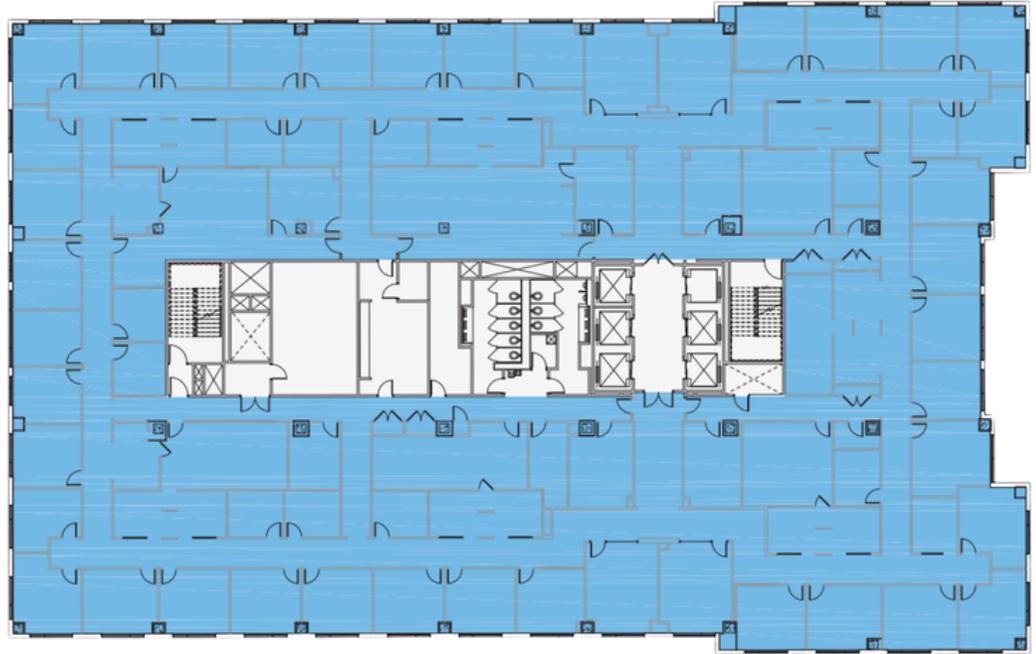
-  830 - 1,155 RSF



ONE WEST FOURTH

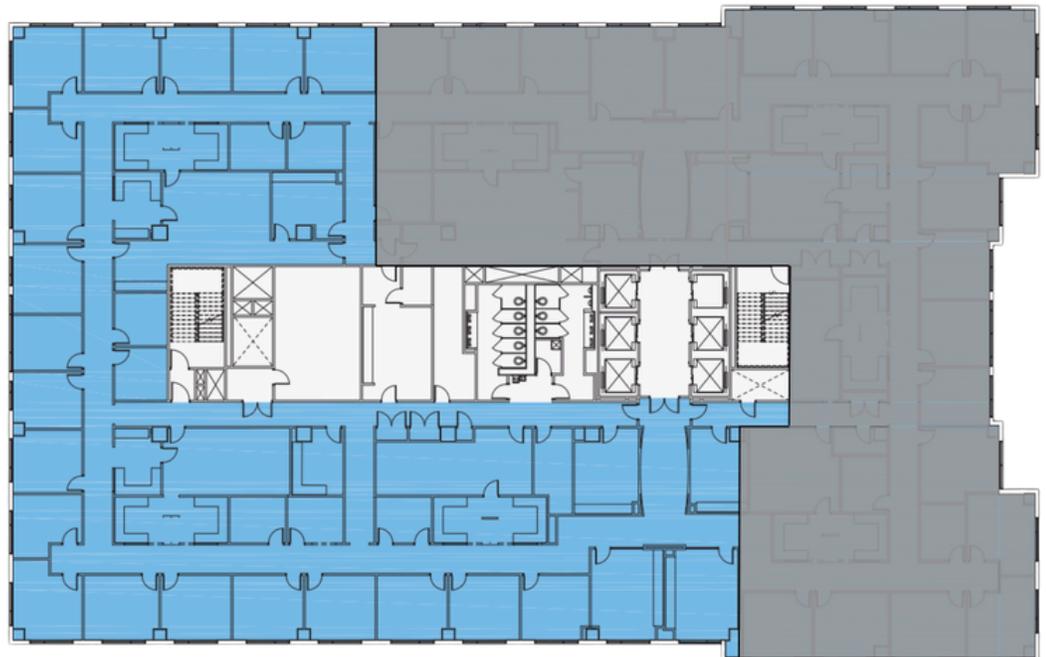
9th Floor

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

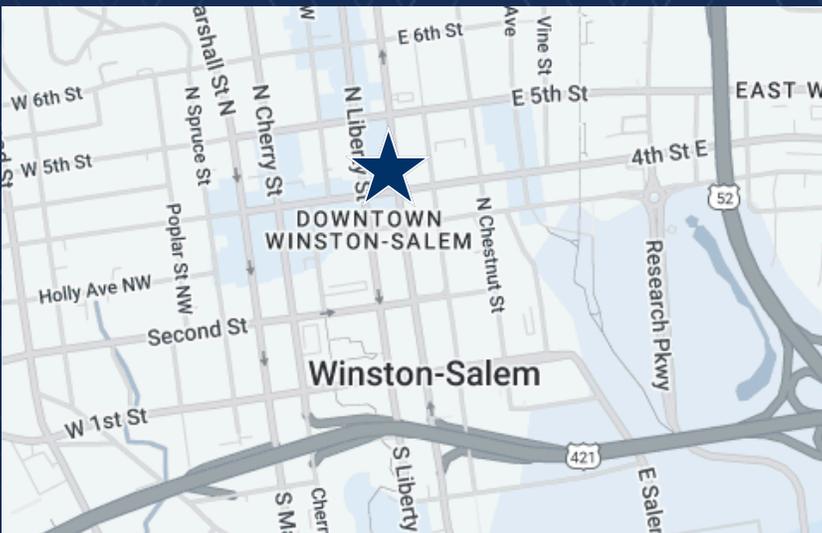
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|-----------------------|---------|-------------------|----------|--------------------|----------|
| Property Type | Office | Avail SF ± | 164,736 | Restrooms ± | Multiple |
| SF per Floor ± | 27,053 | Floors ± | 13 | Parking ± | On-Site |
| Building SF ± | 439,000 | Elevator ± | Multiple | Year Built | 2000 |

TAX INFORMATION

| | | | |
|---------------|-------|----------------|--------------|
| Zoning | CB WO | Tax PIN | 6835-27-3312 |
|---------------|-------|----------------|--------------|

PRICING & TERMS

| | | | |
|----------------------|---------|-------------------|--------------|
| Lease Rt/SF ± | \$21.00 | Lease Type | Full Service |
|----------------------|---------|-------------------|--------------|



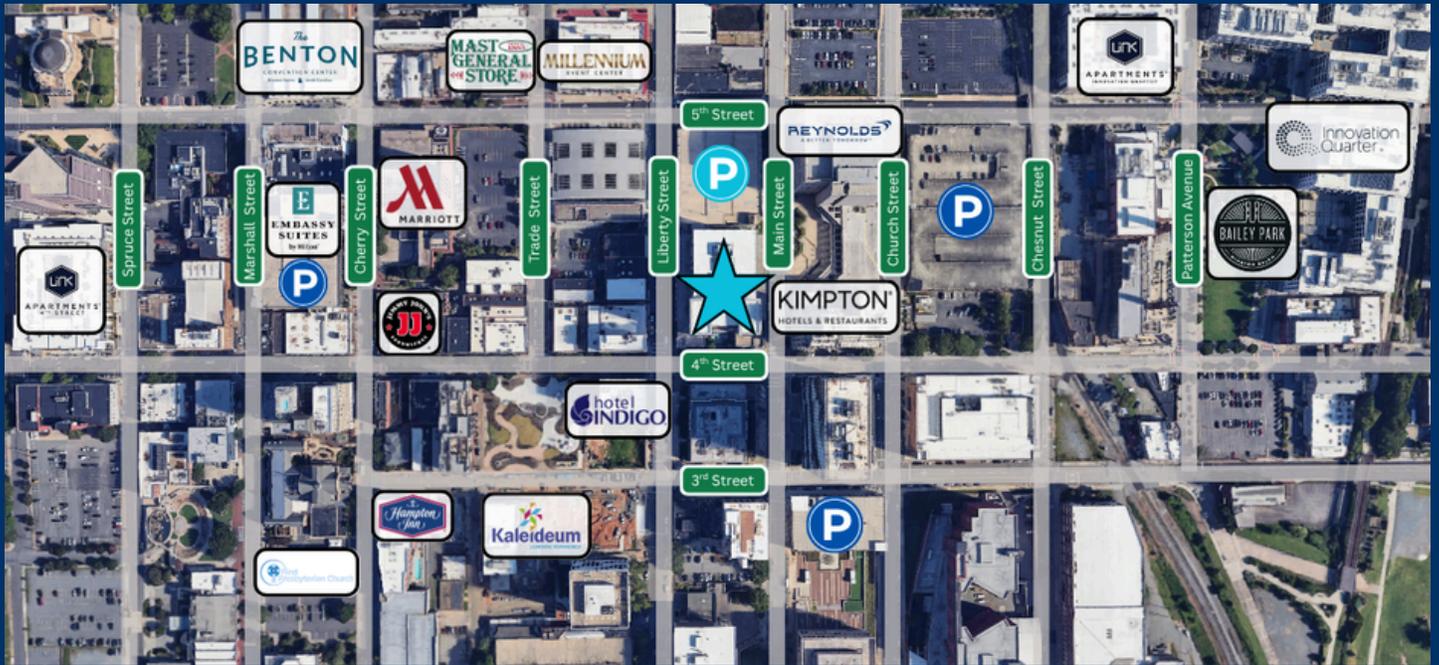
LOCATION FEATURES

- 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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