



KEY FEATURES

- 13 Story, ±439,000 SF office building located in DTWS
- On site amenities include: Fitness Center, On-site parking, Ground level restaurant (DT Deli), 24/7 manned security
- Spaces available ranging from ±1,155 SF to ±64,100 SF
- Newly improved suites available – built out in 2020
- Upgraded common areas and landscaping
- Multiple ±27,053 SF full floor spaces available

LEARN MORE ABOUT THIS PROPERTY

JOHN REECE

John@CommercialRealtyNC.com
336.793.0890, ext 101

OFFICE

FULL SERVICE

ONE WEST FOURTH

1 West Fourth Street

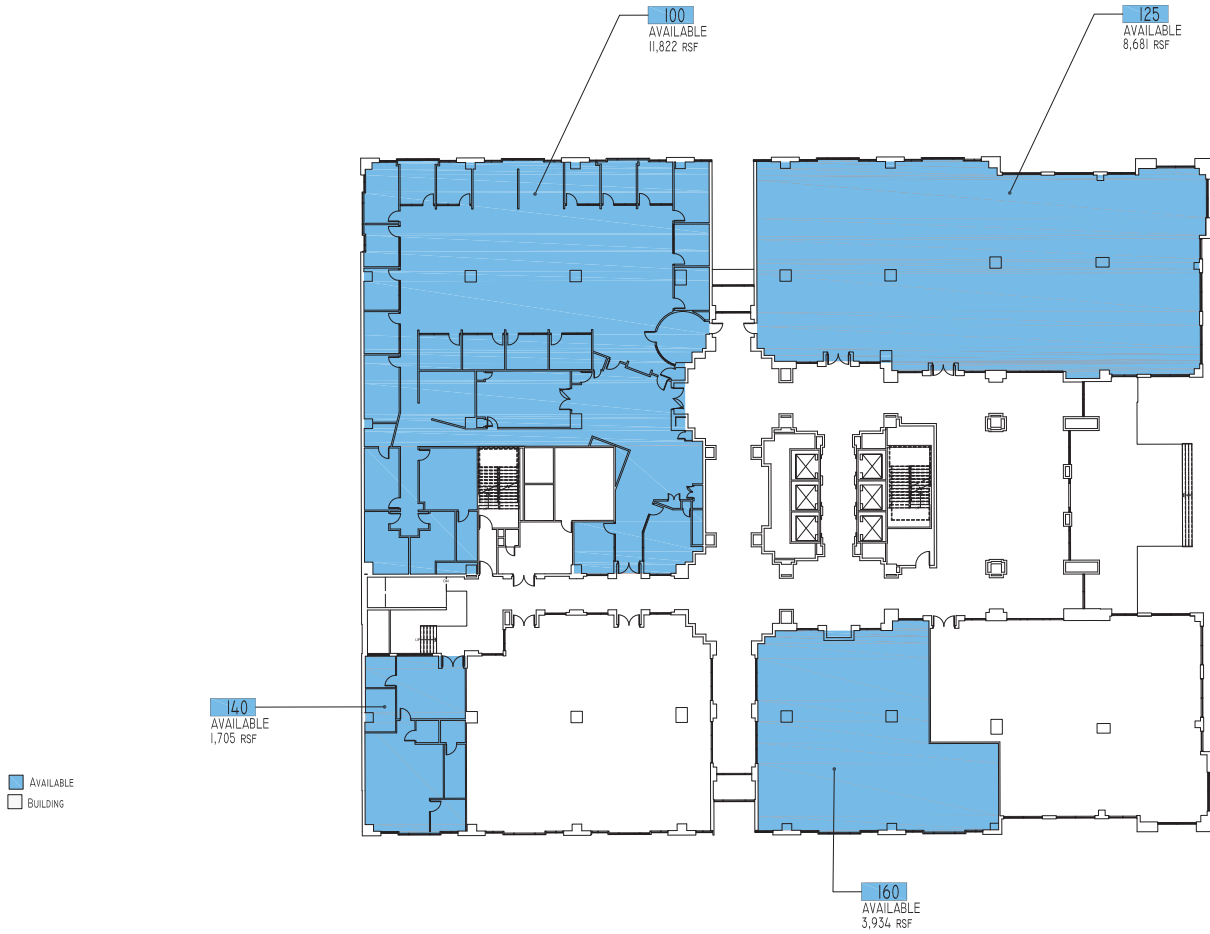
Winston Salem, NC 27101

Don't miss your chance to lease exceptional Class A office space located in the heart of Downtown Winston-Salem. One West Fourth Street is a ±439,000 RSF, 13-story general office building that offers contiguous suites from ±1,155 RSF up to ±64,100 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 options with furniture in place.

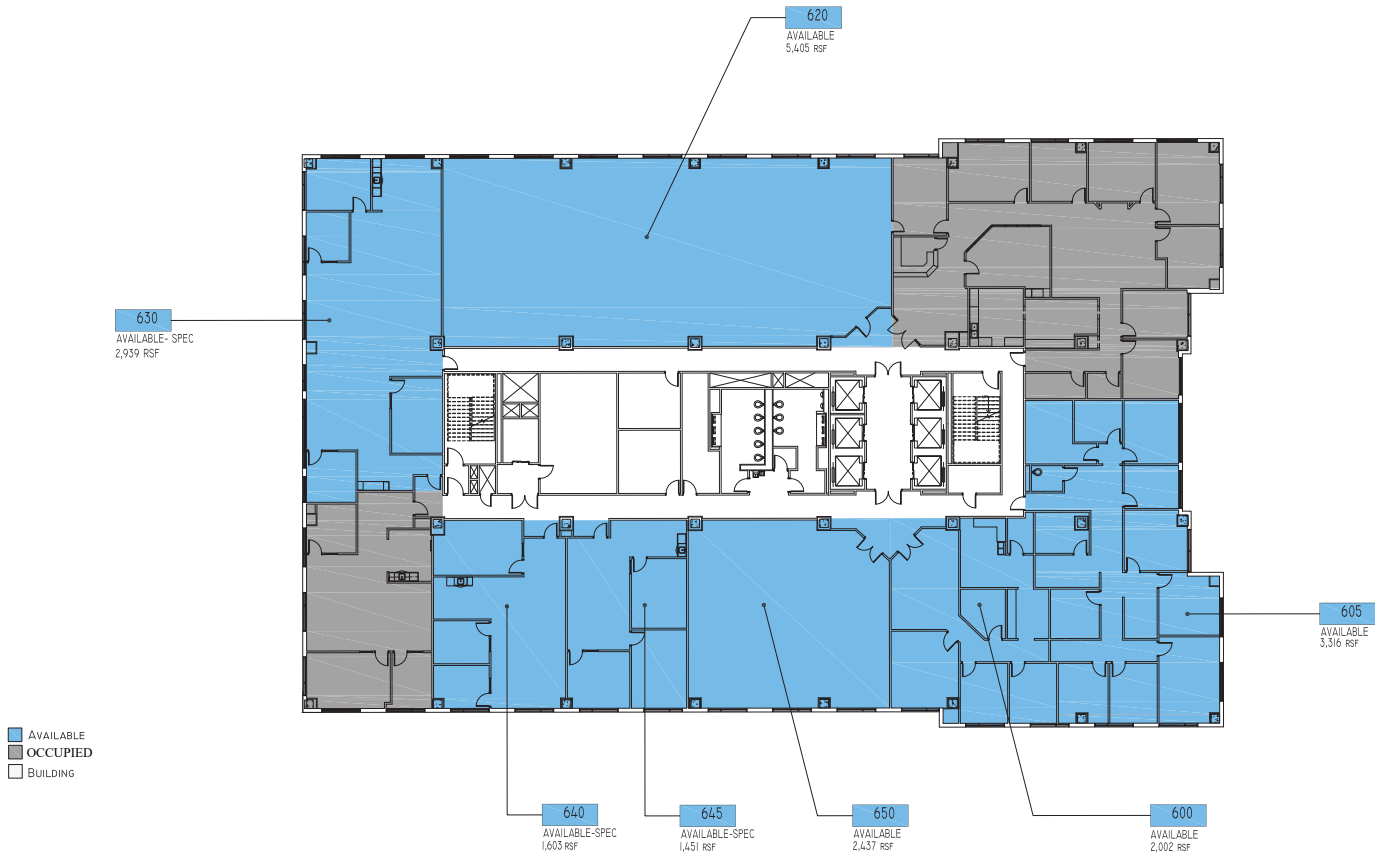
HOUSTON HOUGH

Houston@CommercialRealtyNC.com
336.793.0890, ext 206





ONE WEST FOURTH- FIRST FLOOR



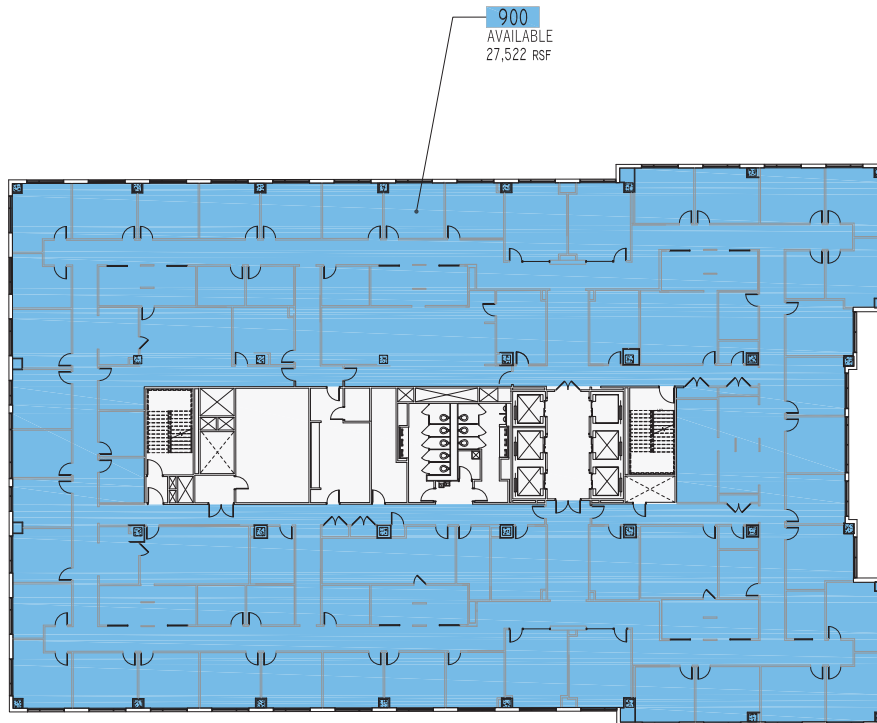
ONE WEST FOURTH - SIXTH FLOOR



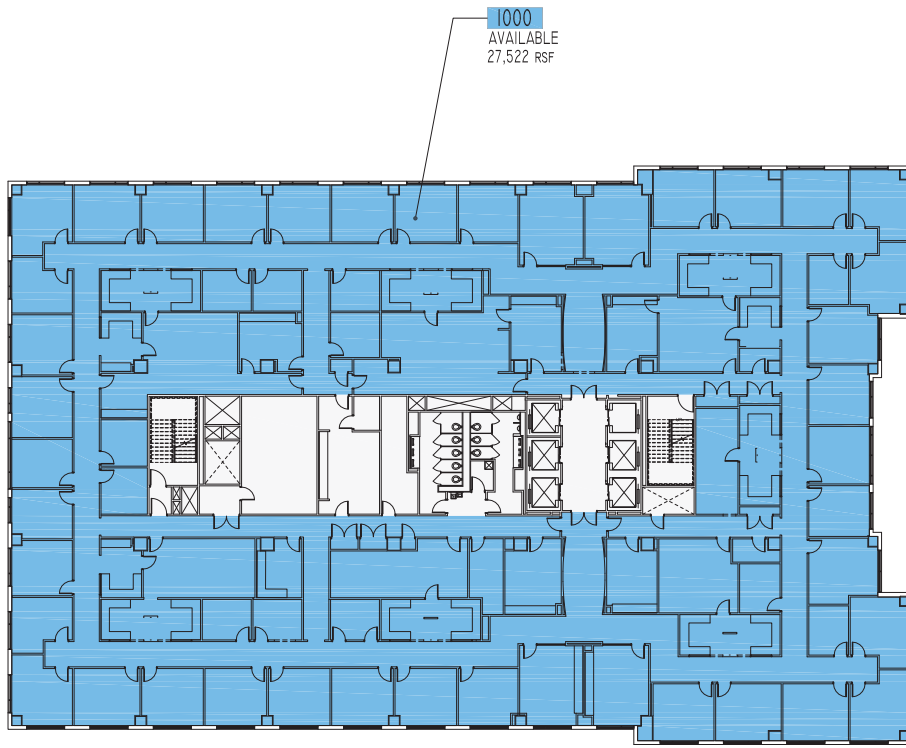
ONE WEST FORTH - SEVENTH FLOOR



ONE WEST FOURTH- EIGHTH FLOOR



ONE WEST FOURTH - NINTH FLOOR



ONE WEST FOURTH - TENTH FLOOR



ONE WEST FOURTH

LOCATION

Address	1 West Fourth Street				
City	Winston-Salem	Zip Code	27101	County	Forsyth

PROPERTY DETAILS

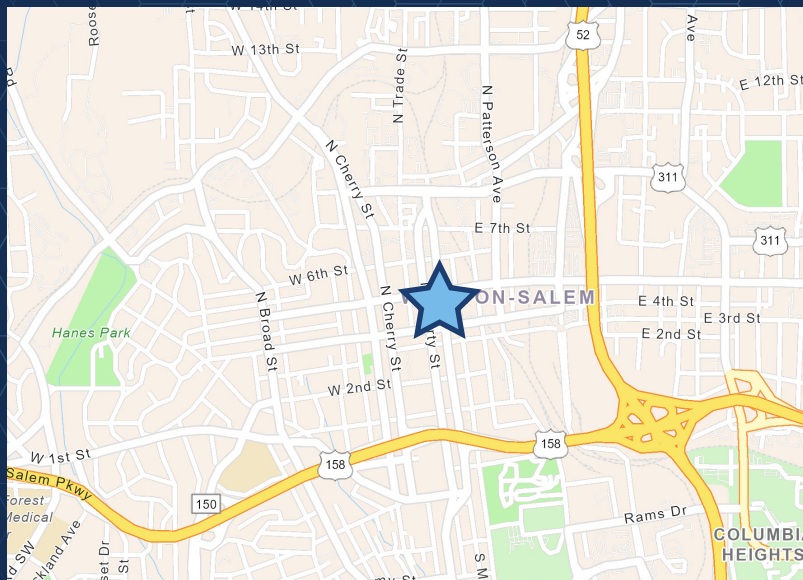
Property Type	Office	Avail SF ±	165,019	Restrooms ±	Multiple
SF per Floor ±	27,053	Floors ±	13	Parking ±	On-Site
Building SF ±	439,000	Elevator ±	Multiple	Year Built	2000

TAX INFORMATION

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

PRICING & TERMS

Lease R^t/SF ±	\$21.00	Lease Type	Full Service
---------------------------------	---------	-------------------	--------------



LOCATION FEATURES

- In close proximity to the US 421/US 52 exchange, 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 to the Forsyth County Courthouse, Register of Deeds, & Winston-Salem City Hall