



575 N. Patterson Ave., Suite 550  
Winston-Salem, NC 27101

# Leading Innovation in the Heart of Winston-Salem

Office Space for Lease

525@VINE | 577@VINE





# Purpose-Built Ecosystem for Collaboration, Growth and Community

Recognized as one of the country's fastest-growing urban innovation districts, the Innovation Quarter has become a national model for the modern knowledge community. Anchored by the Wake Forest University School of Medicine and Advocate Health, the district brings talent, institutions, companies and creators together in a connected downtown environment designed to spark collaboration, accelerate growth and shape the future of innovation.



The Innovation Quarter is more than a district. It is a living, breathing ecosystem that moves ideas from possibility to impact.



## DISTRICT HIGHLIGHTS

- 2.3+ SF OF MIXED-USE SPACE
- 150+ COMPANIES
- 4,000 WORKERS
- 3,000 RESIDENTIAL UNITS



# Designed to Bring People Together

Spanning more than 2 million square feet, the Innovation Quarter is a mixed-use district where cutting-edge facilities are surrounded with walkable streets, curated amenities and activated green spaces with year-round programming to create a workplace experience defined by energy and a true sense of belonging.

## WITHIN A MILE

- 50+ FREE EVENTS
- 75 RESTAURANTS AND CAFES
- 13 HOTELS
- 10 BANKS
- 61 RETAIL
- BAILEY PARK – 1.6 acres of green space for events and community gatherings
- PHASE 2 – 2.7 million SF of clinical, lab, office, residential and hospitality space

## TRANSFORMATIVE EXPANSION | PHASE II INVESTMENT

Designed to expand the district's impact, this next phase will further position the Innovation Quarter as a national beacon for discovery, collaboration and community-driven growth.

- 28 acres
- 2.7 million SF mixed-use development
- \$25 million infrastructure investment
- 12+ acres of green space

“This catalytic step marks a major milestone in the continued evolution of Innovation Quarter, setting the stage for accelerated industry growth in the development and manufacturing of patient therapies. These infrastructure enhancements will serve as the foundation for a dynamic new chapter in the Winston-Salem region's innovation ecosystem.”

*-Jason Kaplan*, Associate Vice President of Innovation Quarter Operations





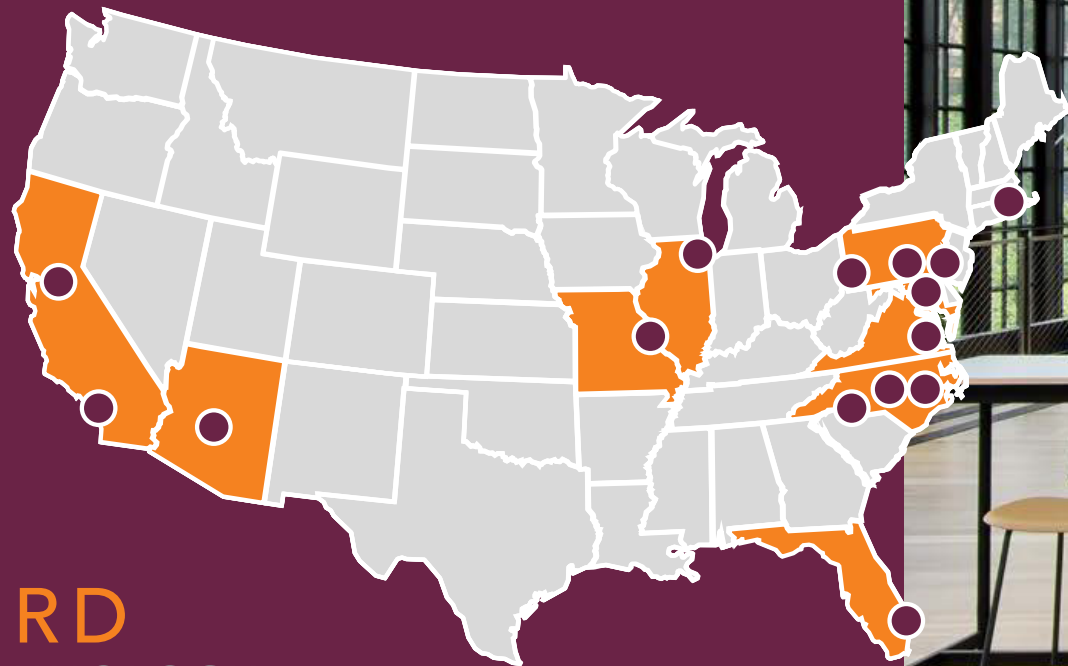
# Creating a National Platform of Research, Talent, Corporate Innovation and Collaboration

Wexford is a real estate development company exclusively focused on partnering with universities, academic medical centers and research institutions to create vibrant, mixed-use Knowledge Communities that are built on a foundation of discovery, innovation, entrepreneurial activity, corporate engagement and community inclusion.

**9.8M**  
square feet developed, under development and managed

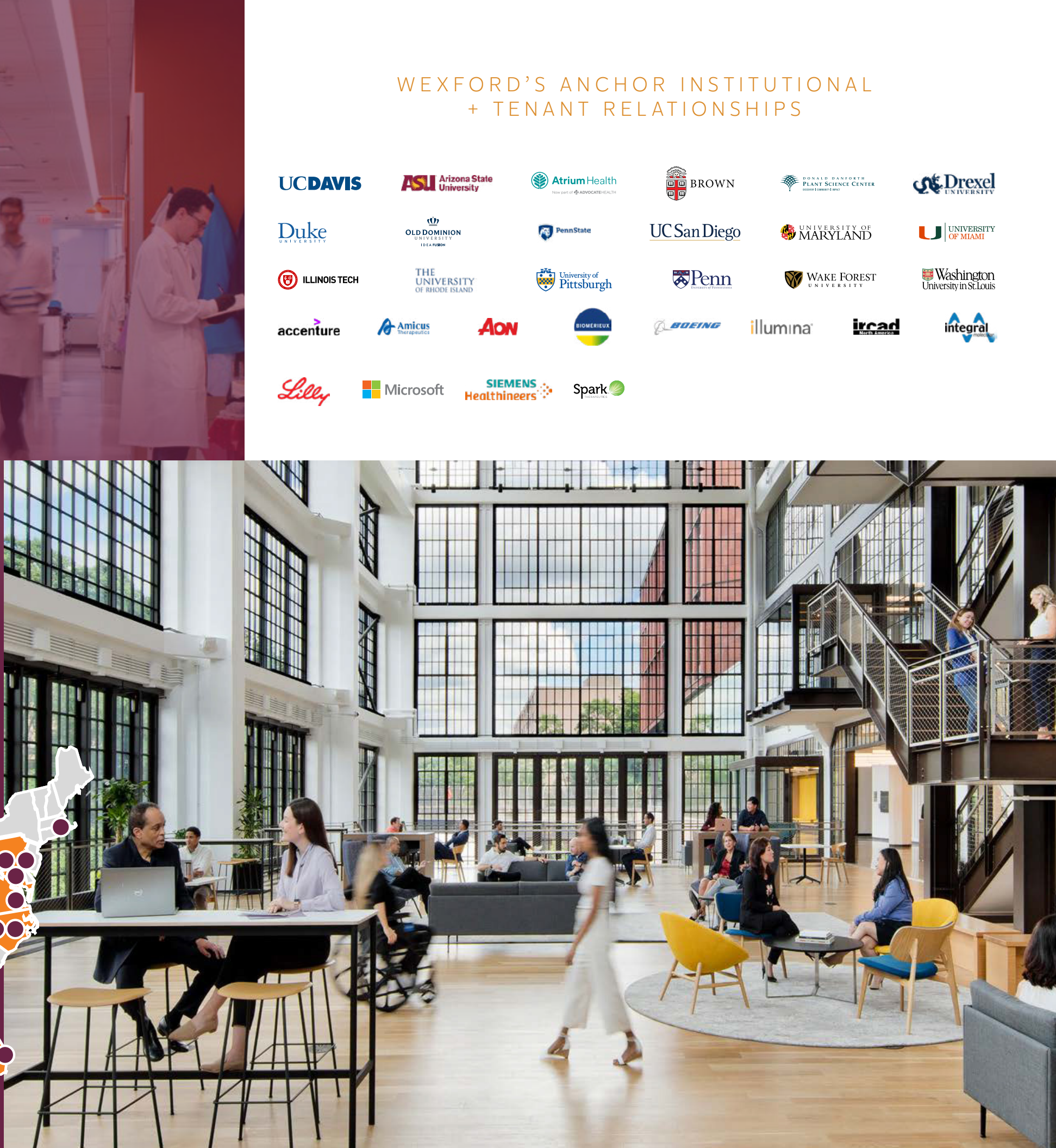
**315+**  
research and innovation tenants

**31**  
institutional partners



**WEXFORD**  
SCIENCE+TECHNOLOGY

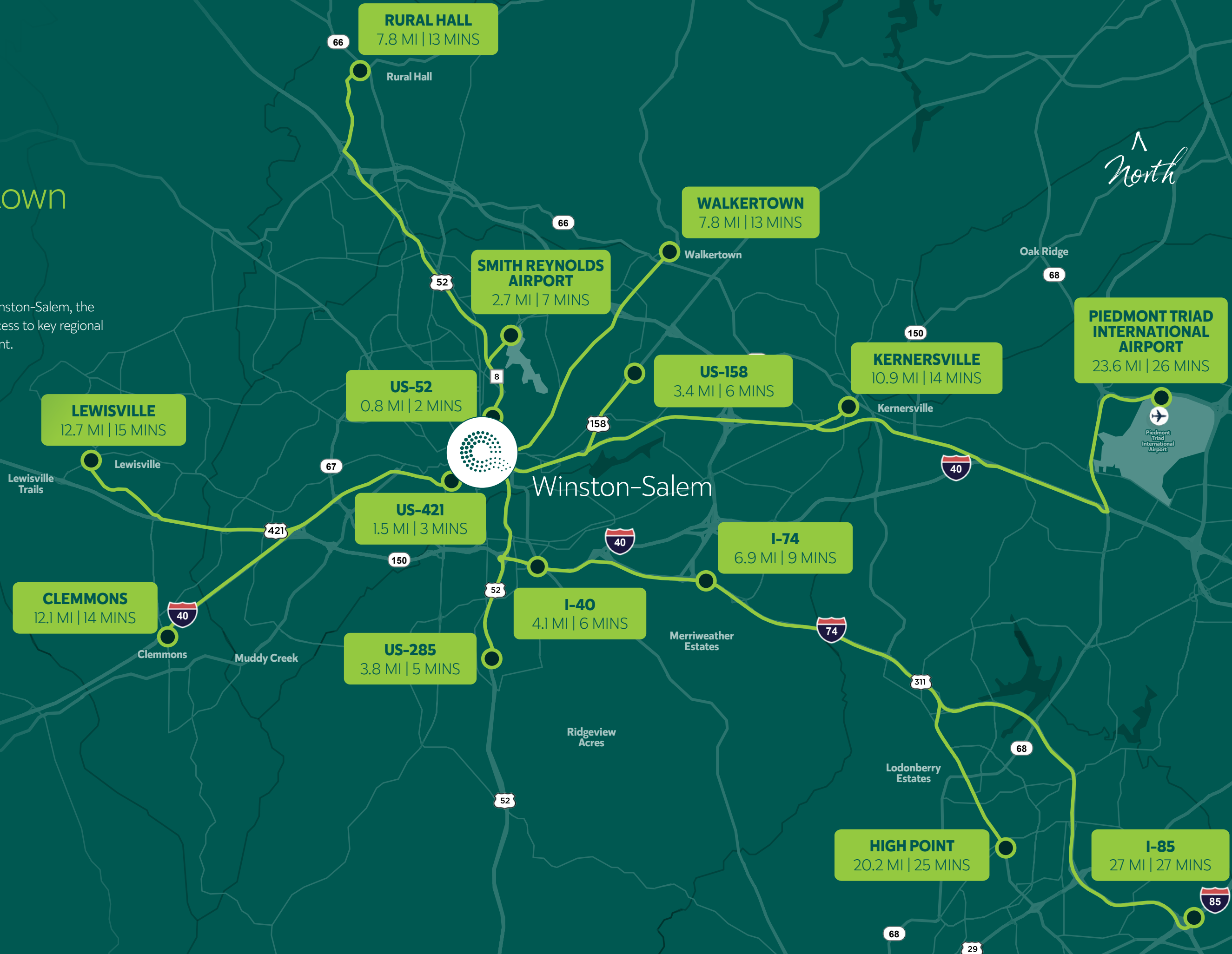
## WEXFORD'S ANCHOR INSTITUTIONAL + TENANT RELATIONSHIPS





# Prime Downtown Location

Located in the heart of downtown Winston-Salem, the Innovation Quarter delivers prime access to key regional corridors and a strong pipeline of talent.





# A Growing Community of Thinkers, Builders and Problem-Solvers

The Innovation Quarter sits at the center of a robust talent ecosystem, surrounded by leading colleges, universities and research institutions that fuel recruitment and growth. This concentration of talent creates a natural advantage, giving startups, scaling companies and established organizations the connections they need to build what's next.

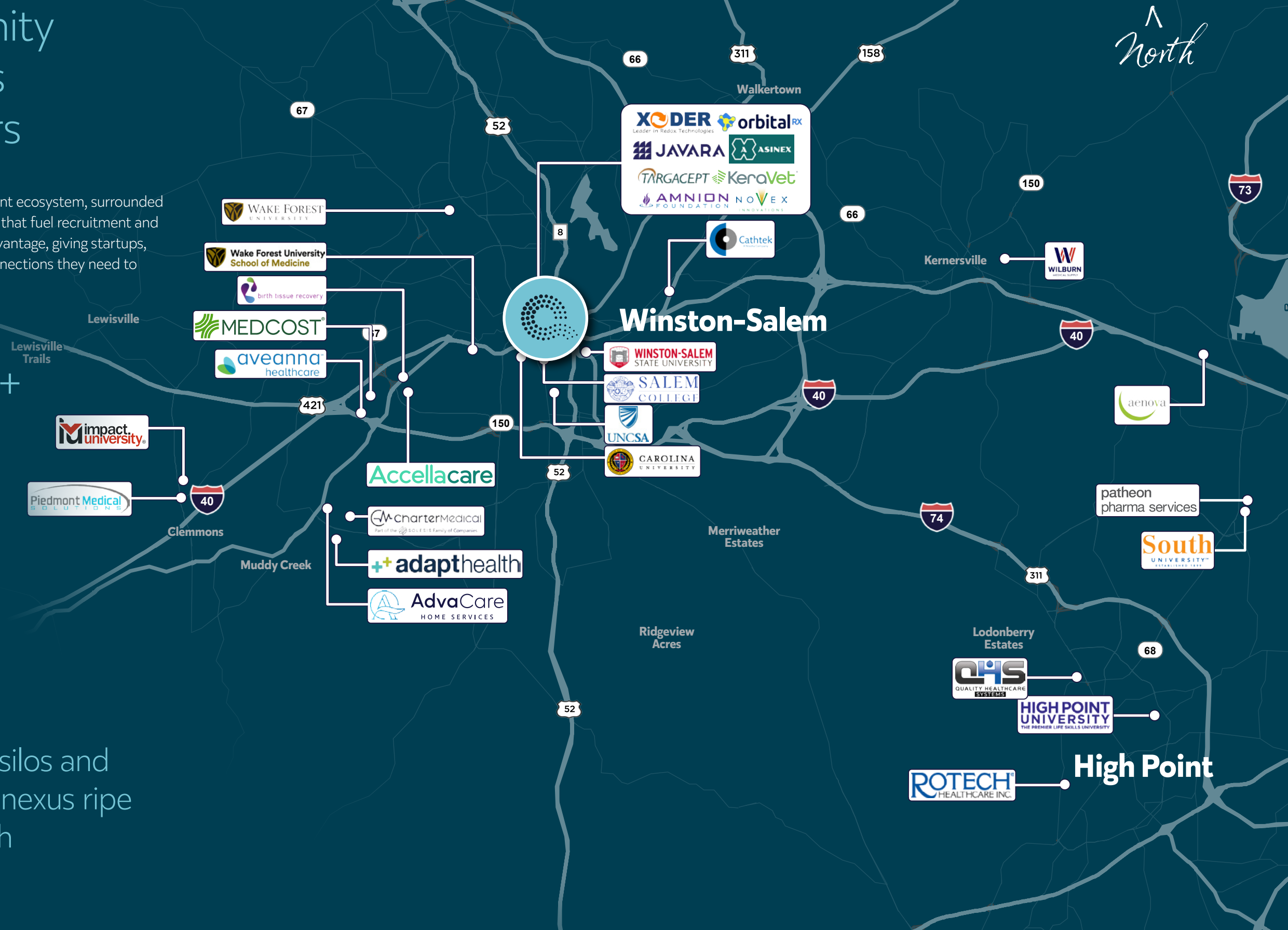
5  
Colleges &  
Universities

818,000+  
Regional Labor Pool

2,000  
Degree-seeking  
Students

150+  
Companies and Partner  
Organizations

Innovation can't happen in silos and the Innovation Quarter is a nexus ripe for collaboration and growth





525@Vine

233K SF  
Class A+ Office

5  
Stories

44,082 SF  
Available



*Lobby*



*Creative Spaces*



HIGHLIGHTS

- STUNNING VIEWS OF DOWNTOWN
- RECEPTION
- SECURITY SERVICES



577@Vine

96K SF  
Class A+ Office

5  
Stories

83,436 SF  
Available



HIGHLIGHTS

- LARGE, FLEXIBLE FLOOR PLATES
- RECEPTION
- SECURITY SERVICES



Innovation  
Quarter

# Join the Momentum

Whether you're an established company or growing start-up, the Innovation Quarter offers a vibrant ecosystem designed to move people and ideas forward.

## FOR MORE INFORMATION, PLEASE CONTACT:

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