



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 | MERIDIANREALTY.COM

19,590± Downtown Office

# 635 W. Fourth Street

Winston-Salem, NC 27101



Excellent opportunity to lease downtown office space. 15 parking spaces on site, and two parking decks adjacent to building. Conveniently located within easy walking distance to restaurants, retail, and amenities. First Floor has direct access to 4th street.

**FOR LEASE: \$14 PSF Mod. Gross**

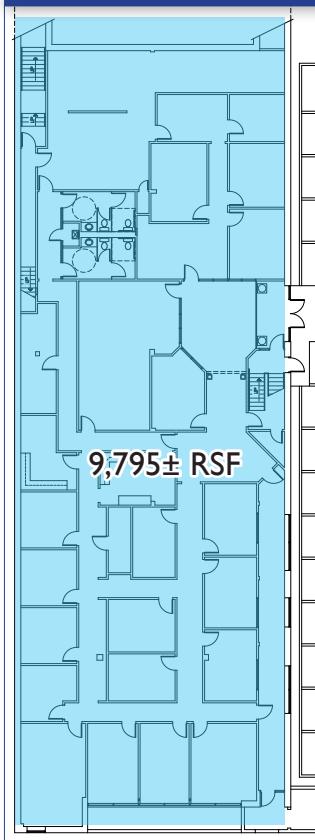
For more information:

**Charlie H. Fulk, CCIM**

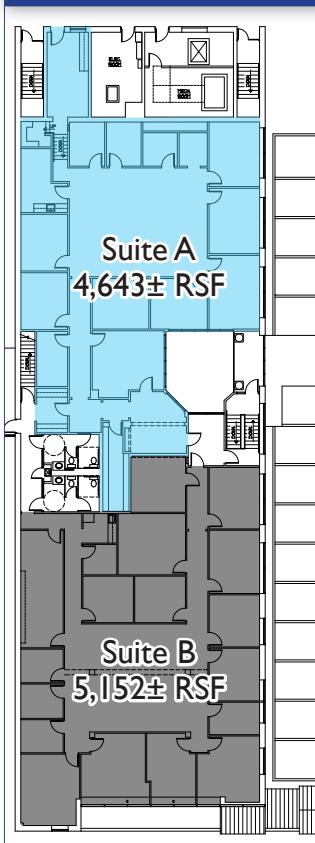
[Cfulk@meridianrealty.com](mailto:Cfulk@meridianrealty.com)

336.480.2089

## First Floor



## Second Floor



635 W. Fourth Street | Winston-Salem, NC 27101

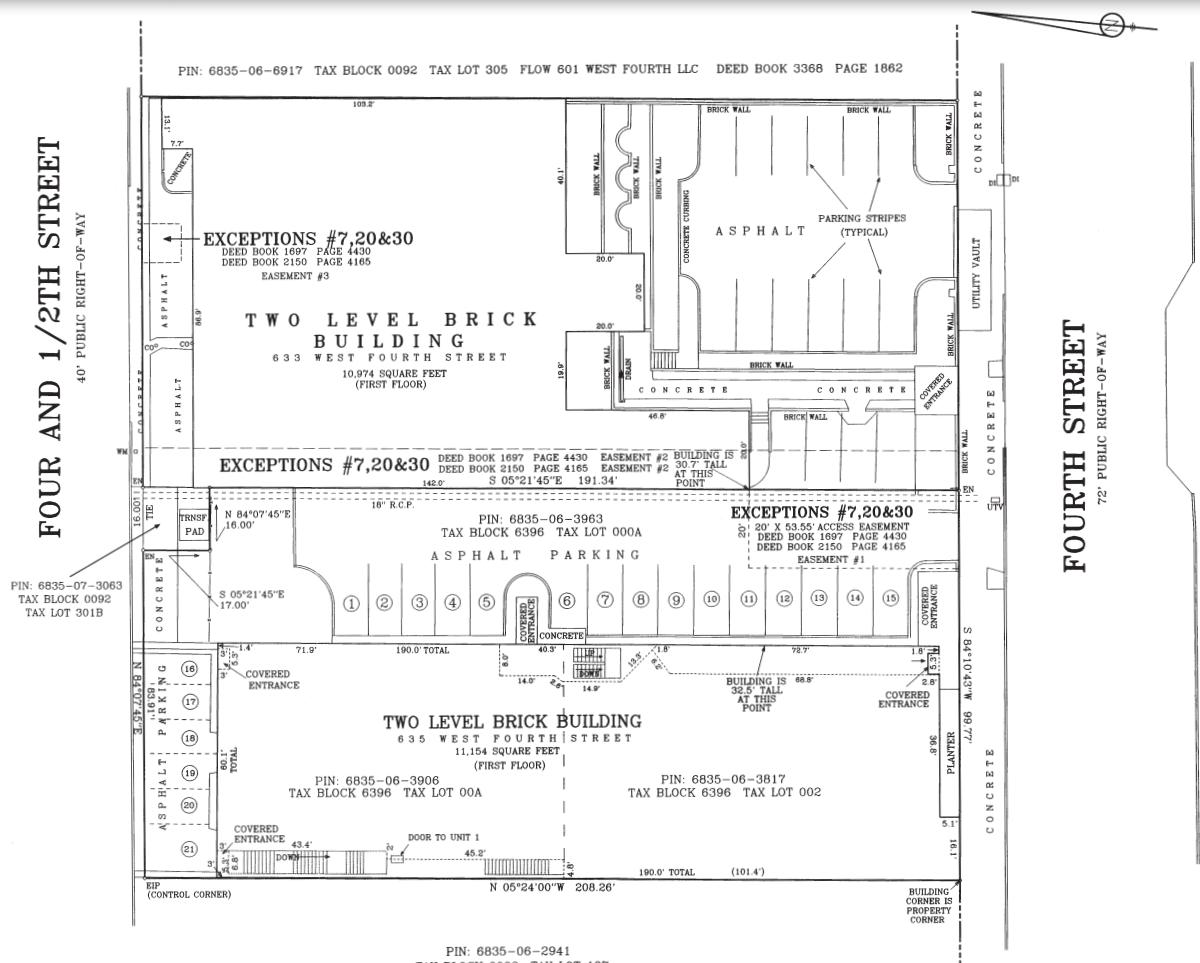
## 633 & 635 Fourth Street - Proposed Front Elevation



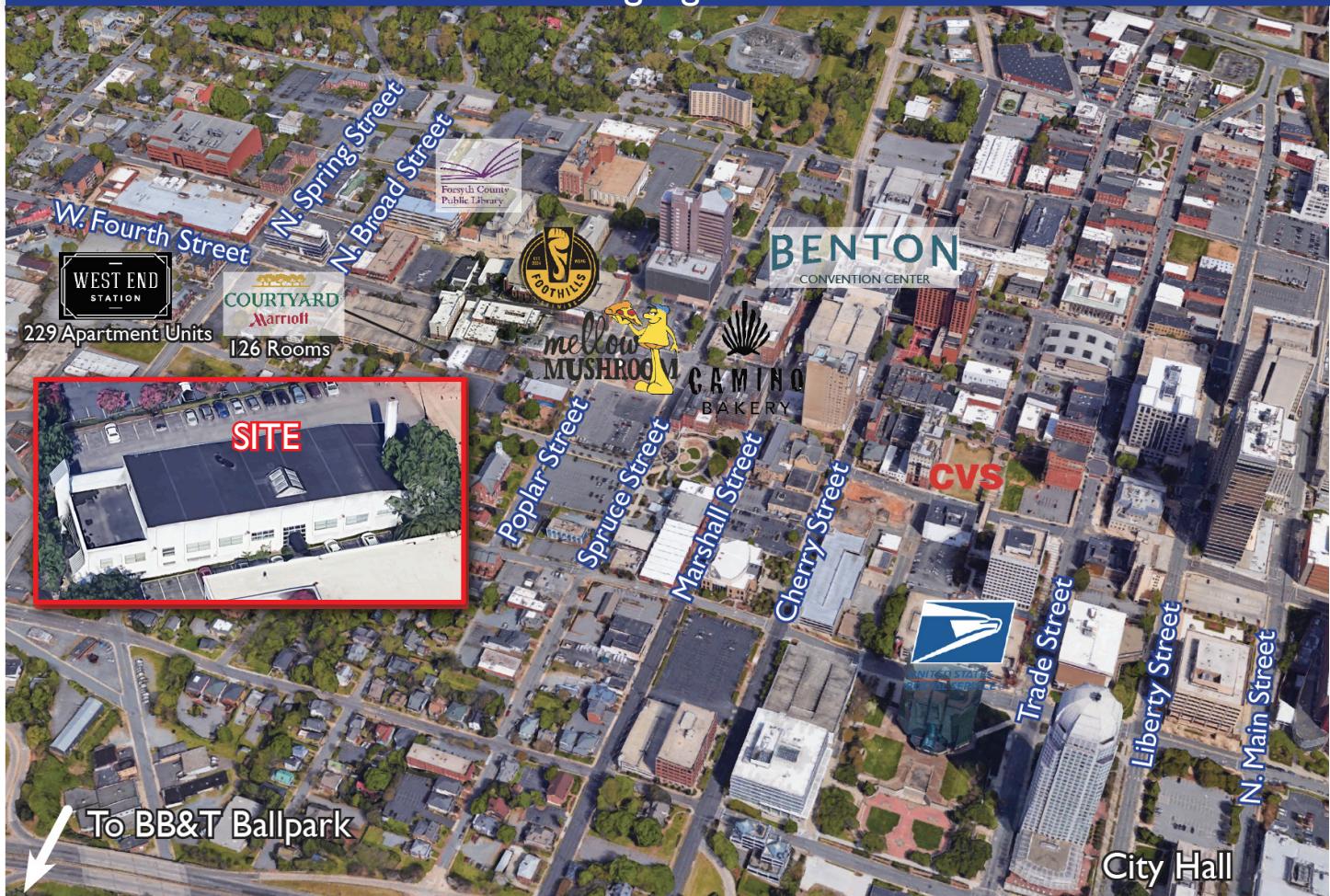
## 633 & 635 Fourth Street - Proposed Side Elevation



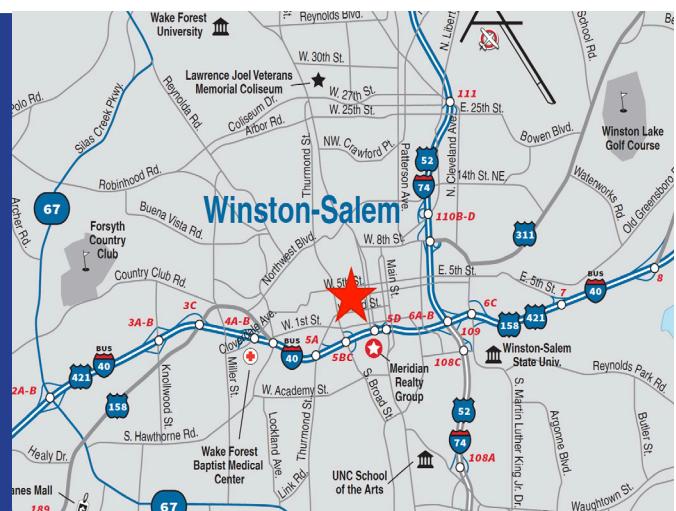
## Survey



## Highlights



- **14,438 ± Total SF**
  - **9,795± SF – First Floor Total**
  - **4,643± RSF – Second Floor, Suite A**
- **Ample Parking**
- **Walking distance to downtown amenities**



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