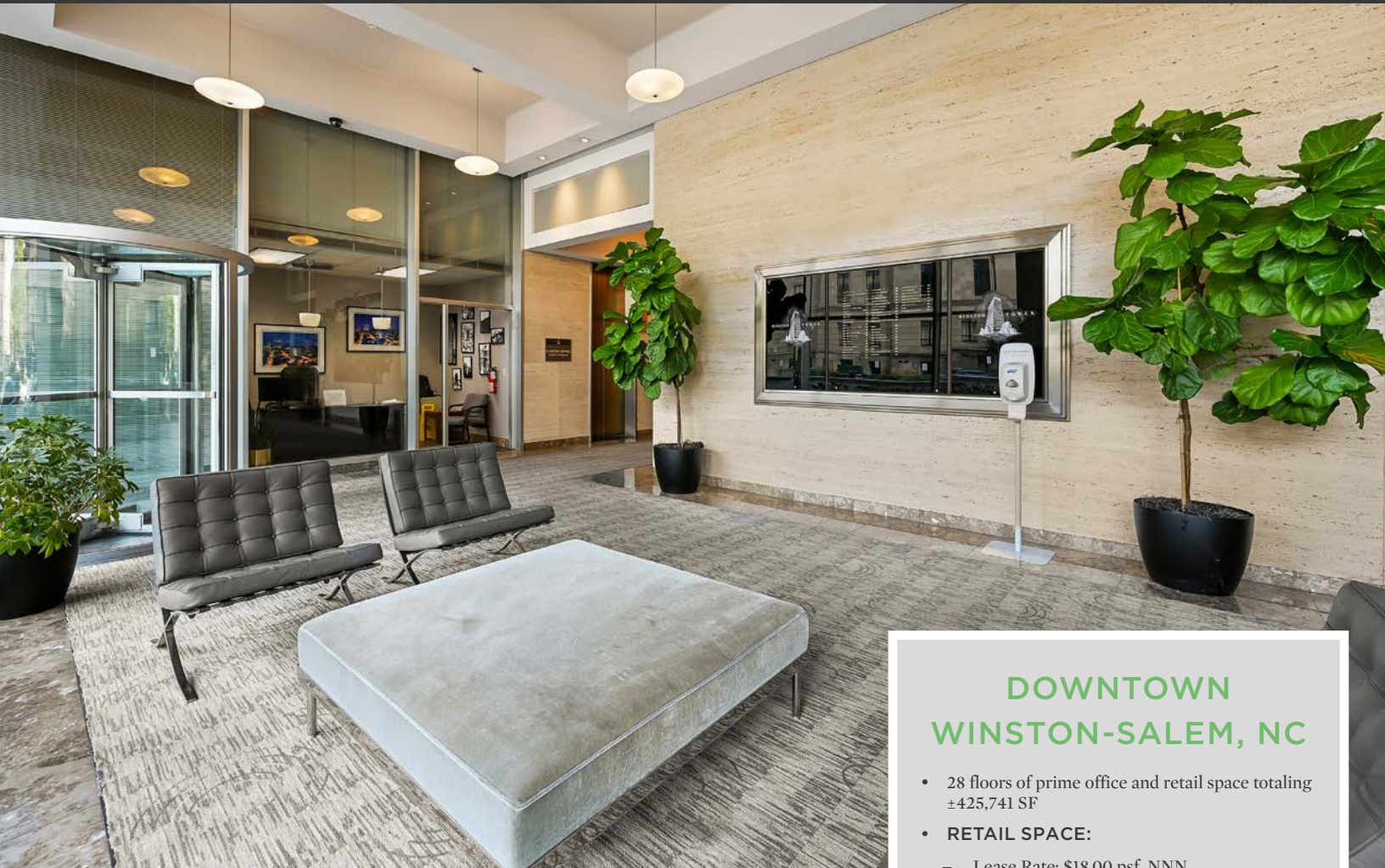


FOR LEASE

Linville | Team Partners

COMMERCIAL REAL ESTATE



DOWNTOWN WINSTON-SALEM, NC

- 28 floors of prime office and retail space totaling ±425,741 SF
- **RETAIL SPACE:**
 - Lease Rate: \$18.00 psf, NNN
 - Size: ±7,185 SF
- **OFFICE SPACE:**
 - Lease Rate: Starting at \$14.75 psf, Full Service
 - Size: ±657- ±30,100 SF contiguous
 - Full service lease includes utilities and daily professional cleaning
 - 360 degrees of panoramic views
 - Variety of built out and open floor plans available

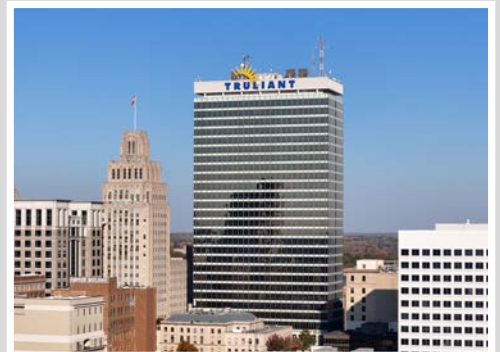
TRULIANT TOWER



301 N. MAIN STREET | WINSTON-SALEM, NC

Built to impress with record setting height as Wachovia's corporate headquarters, the building transitioned in name to Winston Tower in 1999 with the bank's relocation. Now, coming full circle, a local corporation's name once again tops the tower. Like Wachovia, Truliant was founded in Winston-Salem, making them a fitting addition to the skyline. Yet not only the name has changed over the years. The tower underwent extensive renovation in 2003, including new systems and high-performance capabilities, and additional energy-saving modifications were made in 2022. A sleek, secure lobby makes way to 28 floors of professional office and retail space with stunning floor to ceiling views of downtown Winston-Salem. Truliant Tower is located minutes from multiple highway corridors and adjacent to Innovation Quarter, a nexus of technology, science, and business and home to more than 1,000 apartments, 1,800 higher-education students, and 20 miles of connected greenway.

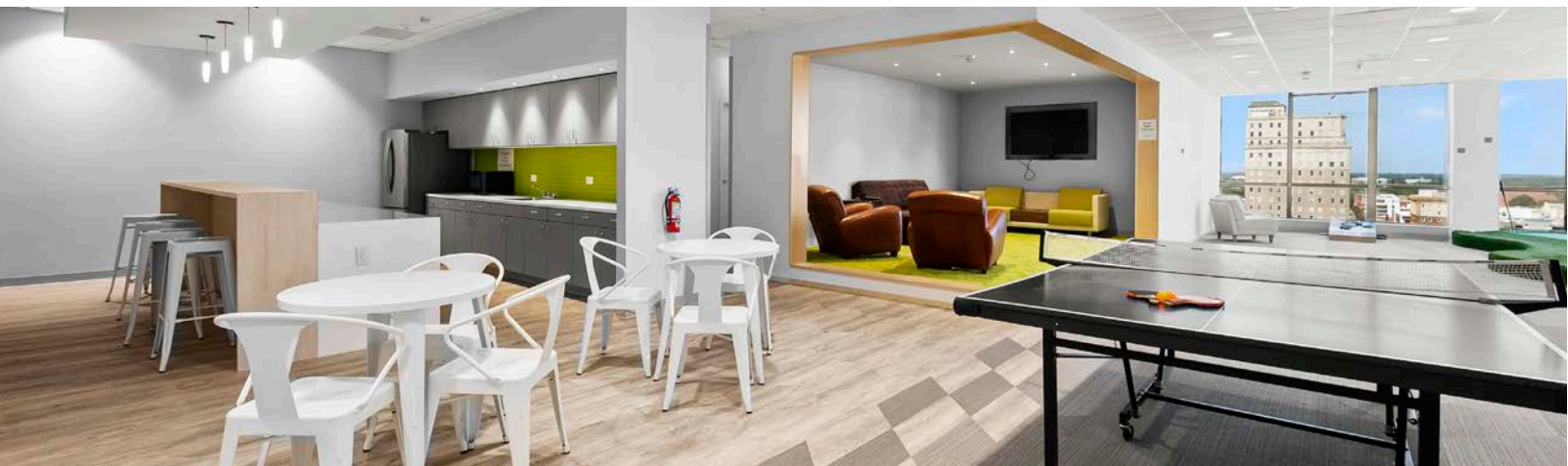
CURRENT TENANTS





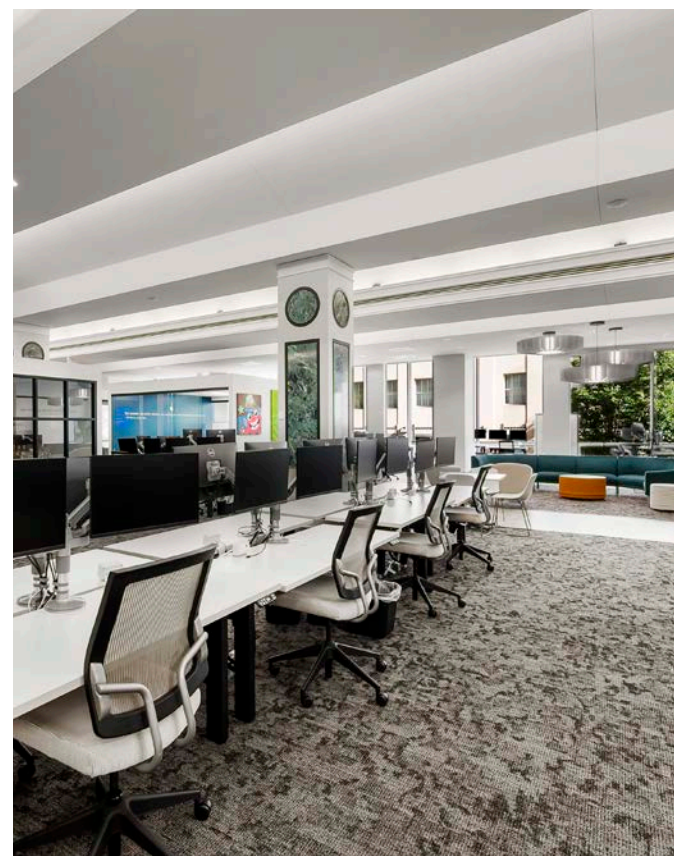
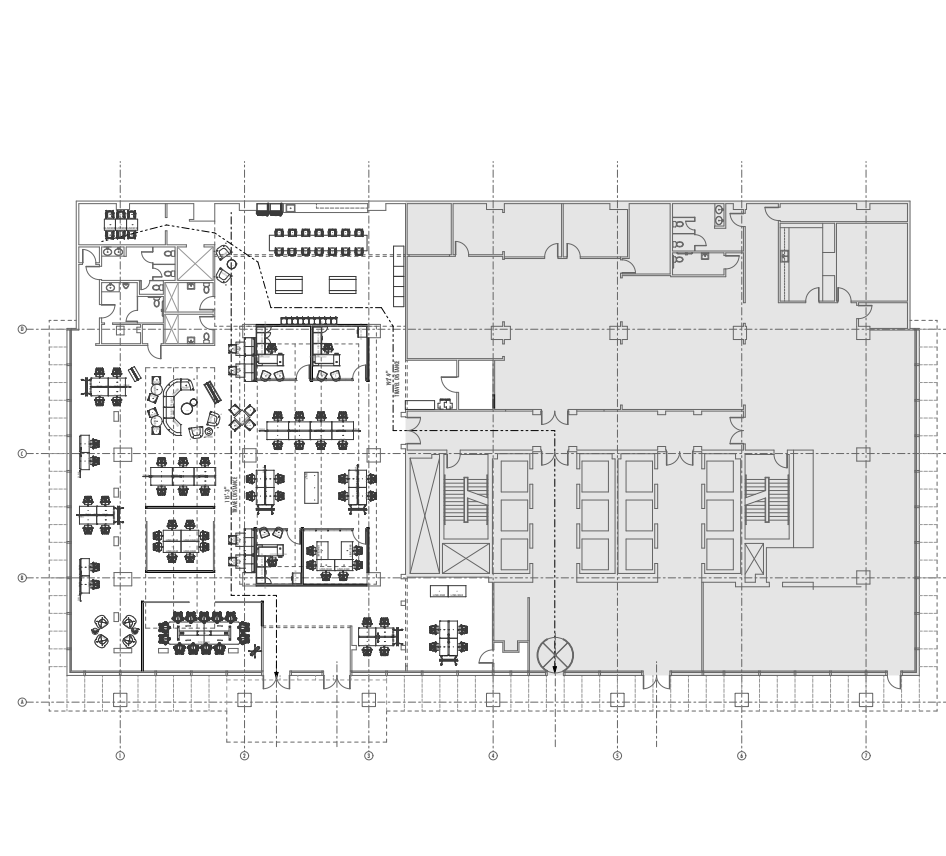
FEATURES & AMENITIES

- Floor to ceiling windows throughout
- Ample garage parking, both lower level and in adjacent newly built deck
- On-site property management, maintenance, and security
- Conference room amenity
- ±3,000 SF of common area amenities including kitchen, lounge, ping pong table, and putting course
- Retail, dining, and multi-family within walking distance
- Access to in-house architecture and design firms



FEATURED SUITE

Premier-street level ±8,466 SF office suite featuring blend of flexible open layout, private offices, 14-person conference room, and expansive eat in kitchen/breakroom.





KEY MAN AVAILABILITY

- Offices ranging from ±100 to ±615 SF
- Rate includes janitorial service, high-speed internet, use of breakroom, workroom, and multiple conference rooms
- Inquire for pricing



REGIONAL ECONOMIC DEVELOPMENT

- CNBC ranked North Carolina as the nation's No. 1 state for doing business in July 2022. The state's government funded pro-business incentives, a focus on innovation, competitive salaries, and access to educated workers cumulatively edged out competition.
- In 2021, 174 corporate relocations and expansions were secured in N.C., yielding a staggering 23,478 jobs pledged and \$10 billion in investments.
- The Piedmont Triad, anchored by Winston-Salem, Greensboro, and High Point, is one of the fastest growing corridors in the nation, stretching from Washington D.C. to Atlanta.

WINSTON-SALEM ACCOLADES

#1

FOR AVERAGE RATE OF
SMALL BUSINESS GROWTH



#6

BEST CITIES FOR
JOB GROWTH

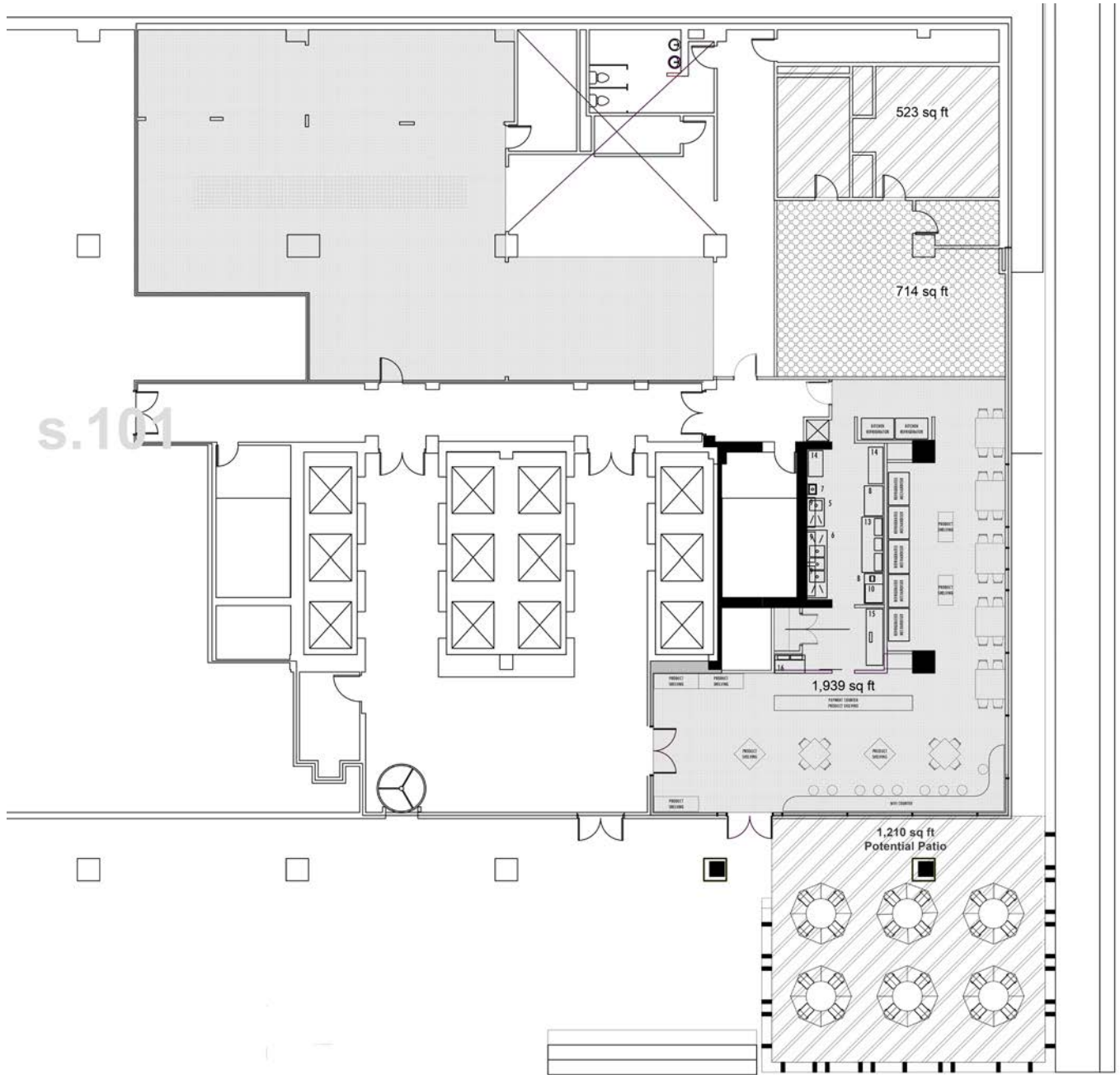


#3

MOST AFFORDABLE
DOWNTOWNS TO LIVE IN



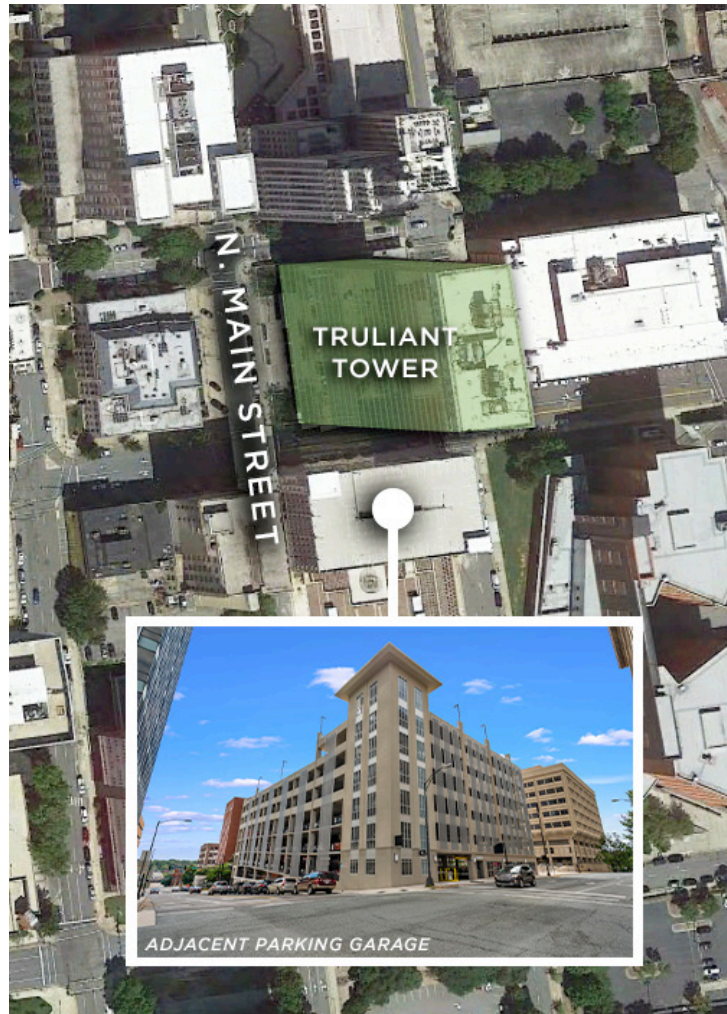






PROPERTY HIGHLIGHTS

ADDRESS	301 N. Main Street, Winston-Salem, NC 27101
PROPERTY TYPE	Office, Retail
AVAILABLE RETAIL SF ±	7,185
RETAIL LEASE RATE	\$18.00 psf, NNN
AVAILABLE OFFICE SF ±	657-30,100 contiguous
OFFICE LEASE RATE	Starting at \$14.75 psf, Full Service
YEAR BUILT	1966
YEAR RENOVATED	2003



FOR LEASING INFORMATION, CONTACT:

Cali Rich

Cali@LTPcommercial.com

857.204.8326