

IMMEDIATELY AVAILABLE FOR LEASE

Office Suites in Winston-Salem, NC



4410 Providence Lane

Suites A & B

Available Space:	±3,427 SF
Lease Rate:	\$12/SF
Lease Type:	NNN
Lease Term:	Negotiable
Date Available:	November 1 st , 2025

Square footage, taxes, utilities and lot dimensions to be verified by Tenant and/or Tenant's Agent

Coming
Soon

4410 Providence Lane

Suite E

4305

Available Space:	±2,309 SF
Lease Rate:	\$12/SF
Lease Type:	NNN
Lease Term:	Negotiable

Square footage, taxes, utilities and lot dimensions to be verified by Tenant and/or Tenant's Agent



Additional Photos | Suite E



Market Overview

Winston-Salem, NC

WINSTON-SALEM

Winston-Salem, NC, is experiencing steady economic growth, with a 3.6% unemployment rate as of December 2024, slightly below the national average. The city remains competitive in the Southern U.S., with an average occupancy rate of 91.3% and strong employment trends. North Carolina recently lowered its corporate tax rate to 2.25%, reinforcing its reputation as one of the best business climates in the country. Recognized by CNBC as America's Top State for Business, North Carolina's strategic location keeps freight and delivery costs low, supporting continued economic growth in Winston-Salem and beyond.

RANKINGS

#15 Best City to Start a Business | Wallethub

#2 City for Business Costs | Wallethub

Top 15 Entrepreneurial Cities | Livability

#41 Best Place to Live, up 15 spots from 2022 | US News & World Report

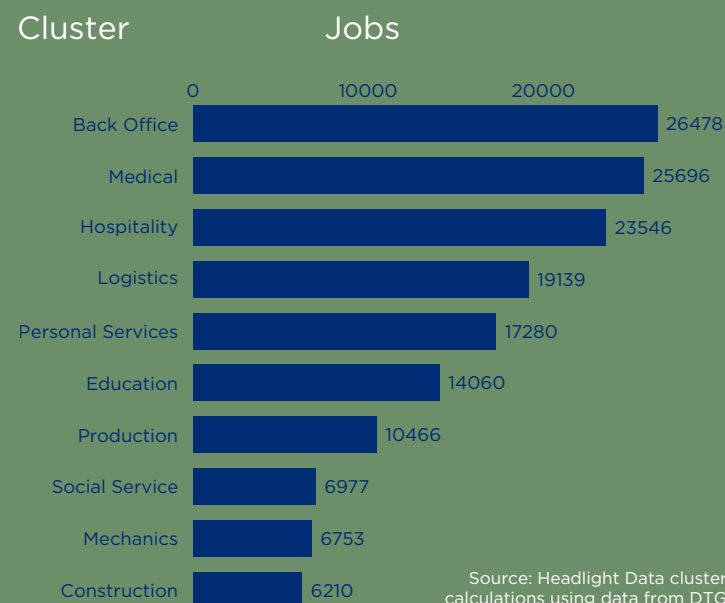
#16 Most Affordable City | US News & World Report

#82 Best Performing City, up 40 places since 2020 | Milken Rankings



GROWTH TRENDS

Year 2022



Source: Headlight Data cluster calculations using data from DTG

Market Overview

Winston-Salem, NC

#1

**City for Small Business
Growth**

Winston-Salem
Chamber of Commerce



#15

**Best Overall Large City
in the U.S. to Start a
Business**

Wallet Hub



#2

**Most Affordable Large
Cities in the U.S. to
Operate a Business**

Wallet Hub



#1

**Best State for
Business
Performance (NC)**

CNBC



#3

**Most Affordable
Downtown in the U.S.**

Winston-Salem
Economic Development



#2

**Corporate Tax
Environment**

Area Development



Confidentiality Statement

Reedy Property Group

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.

Contact Information

Reedy Commercial

WE KNOW THE MARKET

BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what.

That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion - turning real estate investments into legacies.



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