



**FOR SALE**  
**\$5,500,000**  
**(UNDER \$34/SF)**

## 200 N Main St.

Winston-Salem, North Carolina 27101

### Property Highlights

- Class B governmental building
- ±163,567 SF on 1.69 Acres
- Built in 1975, with updates in the 1990s and 2000s
- Located in an Opportunity Zone
- Zoned CBD (Central Business District) which accommodates high intensity uses, including residential, mixed-use or adaptive reuse projects
- Positioned in a vibrant downtown market with strong demand drivers
- Ideal for office, medical, educational institutions, or hybrid redevelopment strategies

**Contact Brokers for  
Offering Memorandum**



### For More Information



**Tim Lichtenstein, CCIM**

Broker

C: 336 423 8292

tlichtenstein@naipt.com

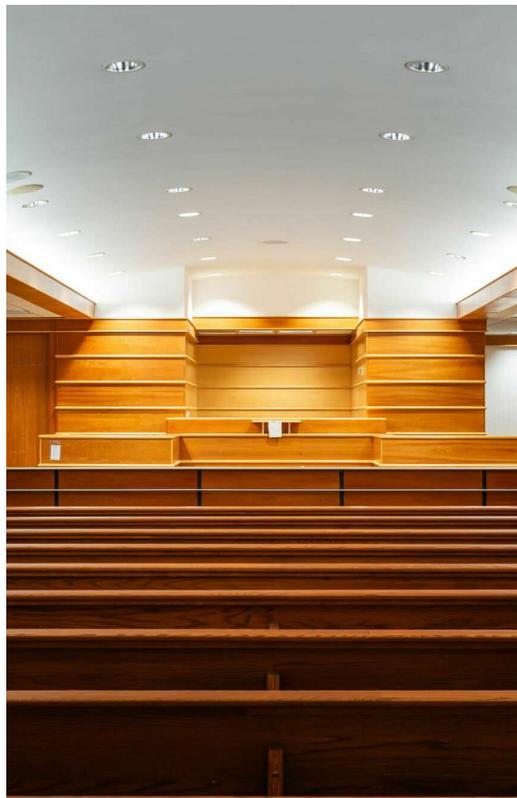
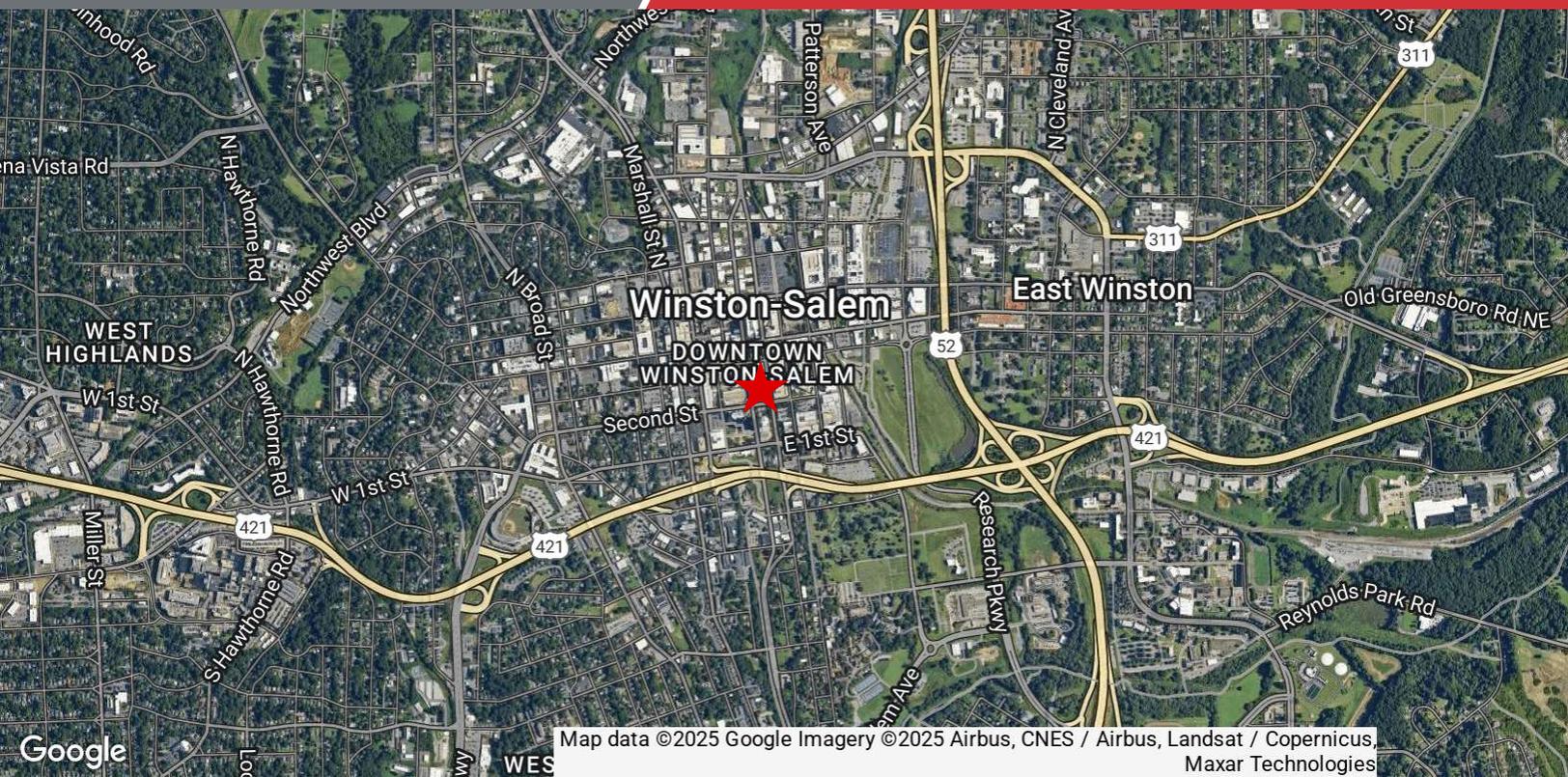


**Richard Clarke, MBA**

Broker

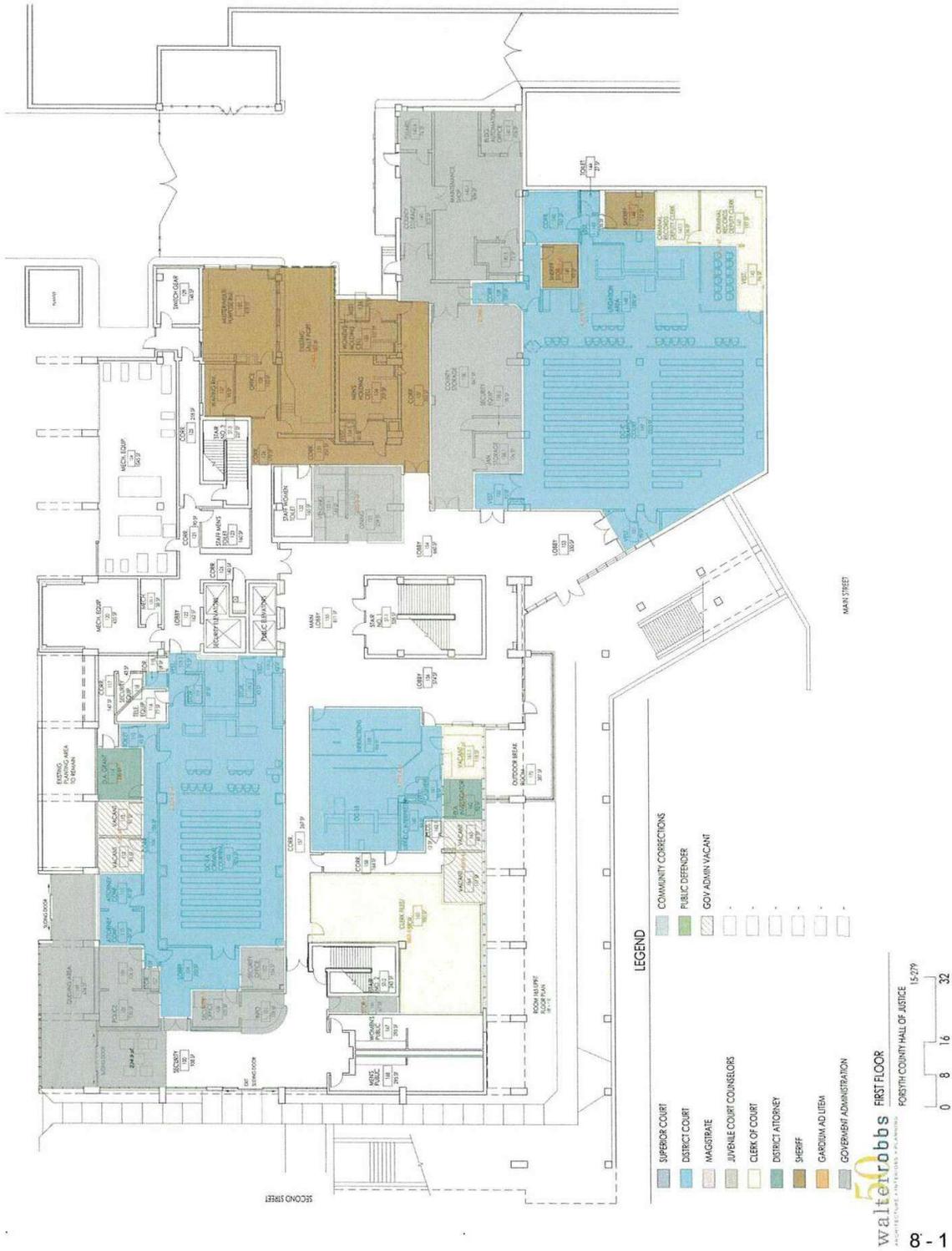
C: 239 628 8335

rclarke@naipt.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

250 W 1st St, Suite 301  
Winston-Salem, NC  
336 336 901 3420 tel  
naipt.com



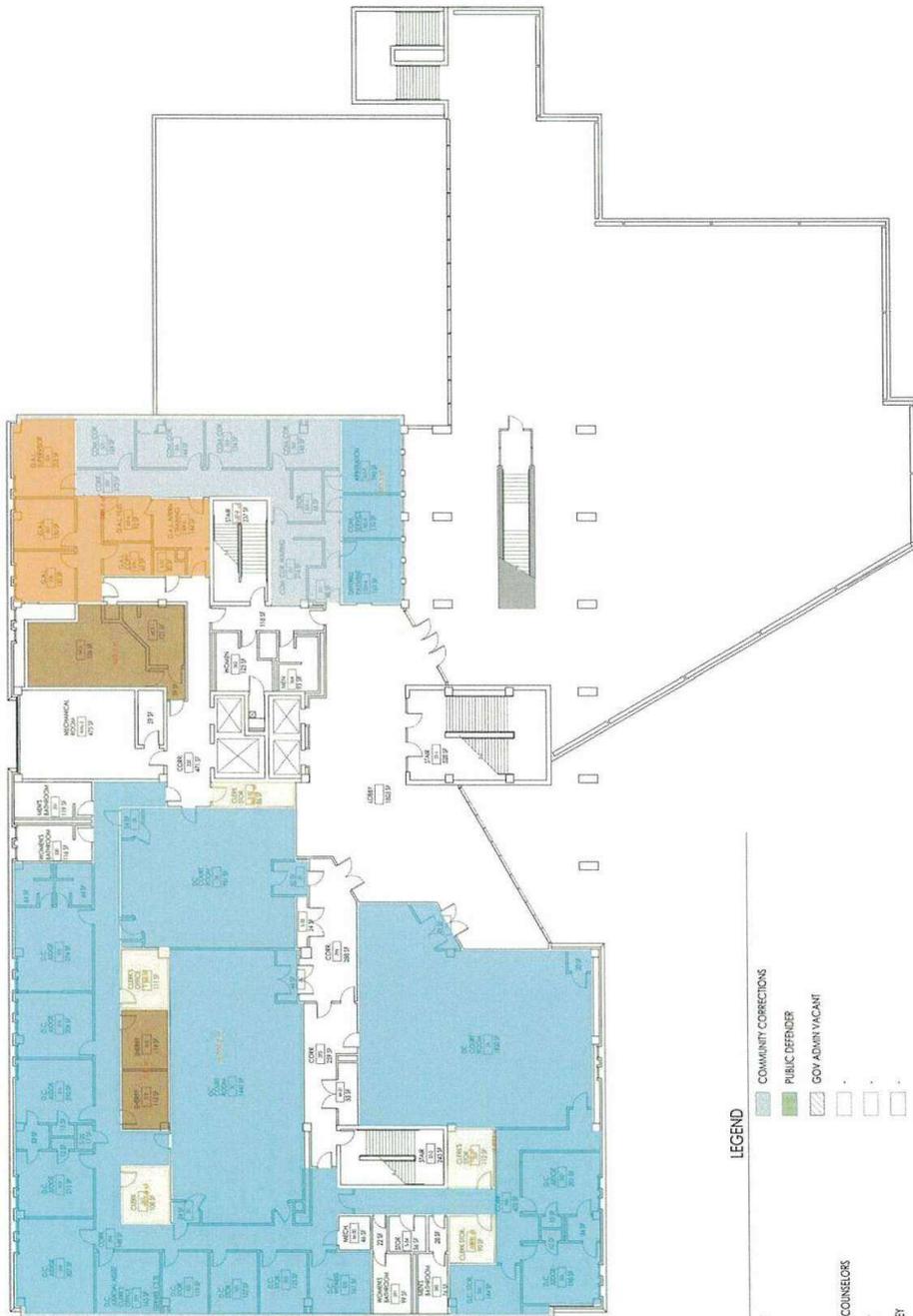


**LEGEND**

SUPERIOR COURT	COMMUNITY CORRECTIONS
DISTRICT COURT	PUBLIC DEFENDER
MAGISTRATE	GOV ADMIN VACANT
JUVENILE COURT COUNSELORS	CLERK OF COURT
CLERK OF COURT	DISTRICT ATTORNEY
DISTRICT ATTORNEY	SHERIFF
SHERIFF	GUARDIAN AD LITEM
GUARDIAN AD LITEM	GOVERNMENT ADMINISTRATION

**walterrobbs** SECOND FLOOR  
WALTER ROBBS COURTHOUSE  
 FORSTH COUNTY HALL OF JUSTICE  
 15-279  
 0 8 16 32

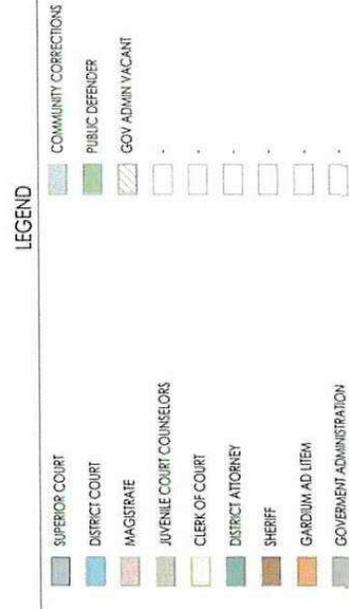
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



**LEGEND**

	SUPERIOR COURT		COMMUNITY CORRECTIONS
	DISTRICT COURT		PUBLIC DEFENDER
	MAGISTRATE		GOV ADMIN VACANT
	JUVENILE COURT COUNSELORS		
	CLERK OF COURT		
	DISTRICT ATTORNEY		
	SHERIFF		
	GRAND JURY		
	GOVERNMENT ADMINISTRATION		

**walterrobbs** THIRD FLOOR  
ARCHITECTS AND INTERIORS, P.A.  
 15-279  
**FOURTH COUNTY HALL OF JUSTICE**  
 0 8 16 32  
**8 - 3**

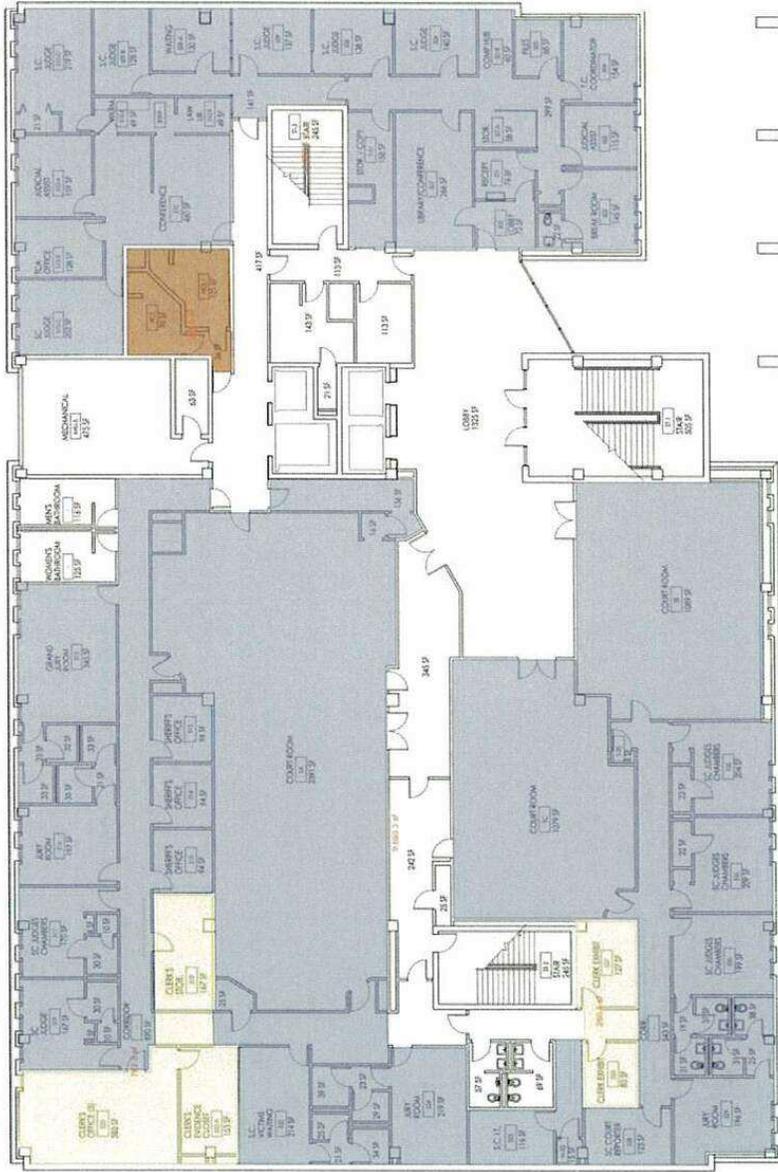


**walterrobb** **FOURTH FLOOR**  
 ARCHITECTURE • INTERIORS • PLANNING

**FORSYTH COUNTY HALL OF JUSTICE**  
 15-279

0 8 16 32

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



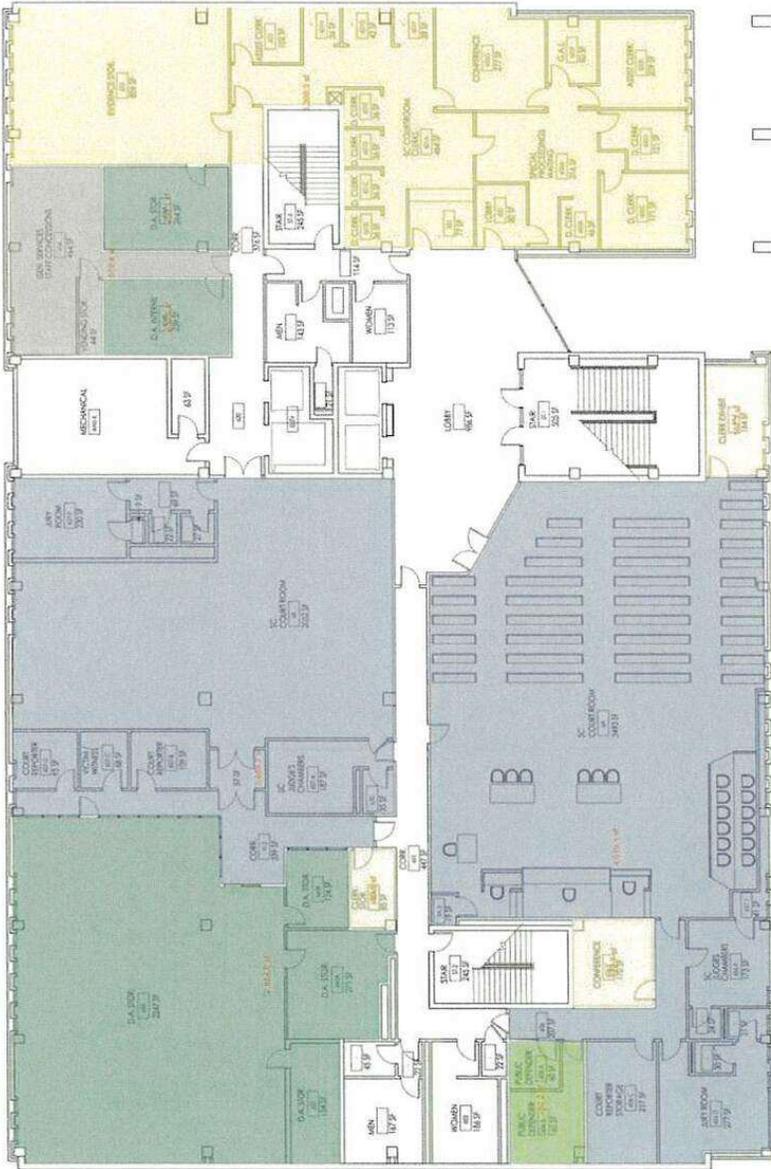
**LEGEND**

	SUPERIOR COURT		COMMUNITY CORRECTIONS
	DISTRICT COURT		PUBLIC DEFENDER
	MAGISTRATE		GOV ADMIN VACANT
	JUVENILE COURT COUNSELORS		
	CLERK OF COURT		
	DISTRICT ATTORNEY		
	SHERIFF		
	GARDIUM AD UIEM		
	GOVERNMENT ADMINISTRATION		

**walterrobb** FIFTH FLOOR  
 ARCHITECTURE • INTERIORS • FINISHES  
 FORSYTH COUNTY HALL OF JUSTICE  
 15-279

0 8 16 32

**8 - 5**

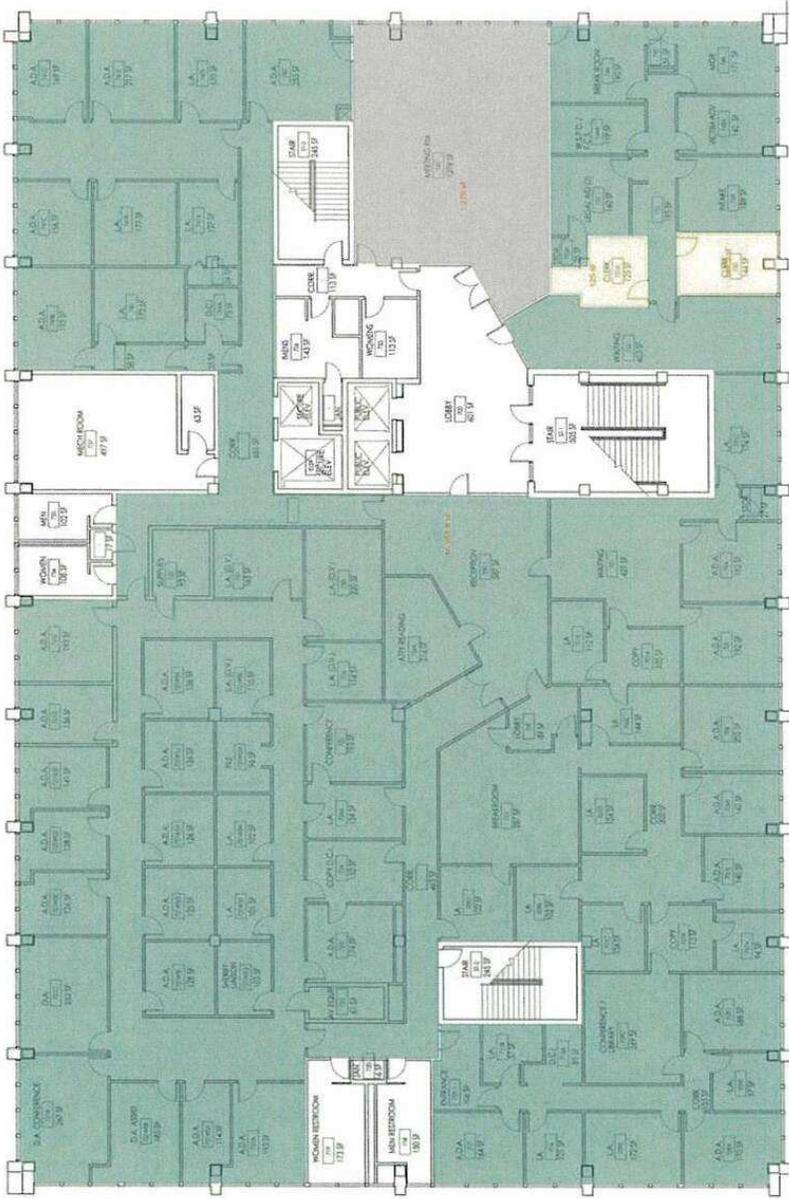


**LEGEND**

	SUPERIOR COURT		COMMUNITY CORRECTIONS
	DISTRICT COURT		PUBLIC DEFENDER
	MAGISTRATE		GOV ADMIN VACANT
	JUVENILE COURT COUNSELORS		
	CLERK OF COURT		
	DISTRICT ATTORNEY		
	SHERIFF		
	GARDOUX AD LITEM		
	GOVERNMENT ADMINISTRATION		

**walterrobbs** SIXTH FLOOR  
 ARCHITECTURE + INTERIORS + PLUMBING  
 FORSYTH COUNTY HALL OF JUSTICE  
 15-279  
 0 8 16 32

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

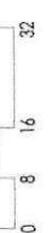


**LEGEND**

	SUPERIOR COURT		COMMUNITY CORRECTIONS
	DISTRICT COURT		PUBLIC DEFENDER
	MAGISTRATE		GOV ADMIN VACANT
	JUVENILE COURT COUNSELORS		
	CLERK OF COURT		
	DISTRICT ATTORNEY		
	SHERIFF		
	GARDUM AD ITEM		
	GOVERNMENT ADMINISTRATION		

**walterrobbs** SEVENTH FLOOR

15-279  
 FORTYTH COUNTY HALL OF JUSTICE



8 - 7