

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. 33 parking spaces on site, and two parking decks adjacent to building. Conveniently located within easy walking distance to restaurants, retail, and amenities.

For more information:

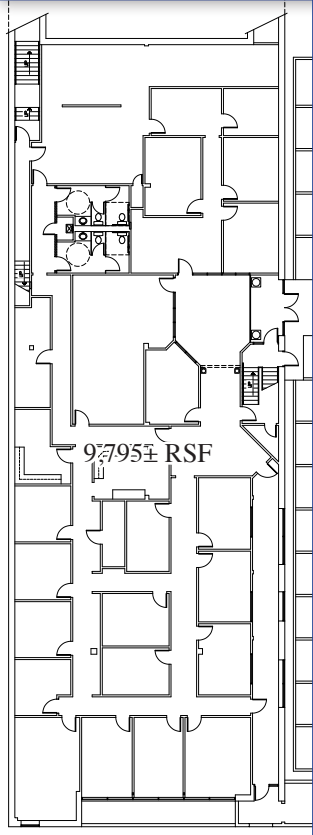
**Charlie H. Fulk, CCIM**  
Cfulk@meridianrealty.com  
336.480.2089

**FOR LEASE: \$12 PSF Mod. Gross**

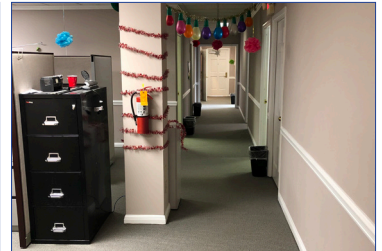
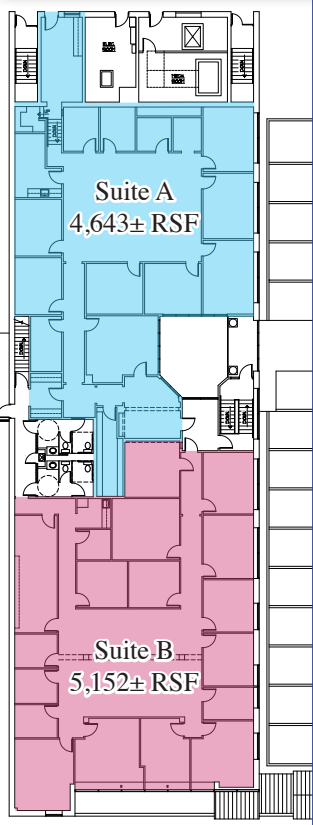
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## First Floor



## Second Floor





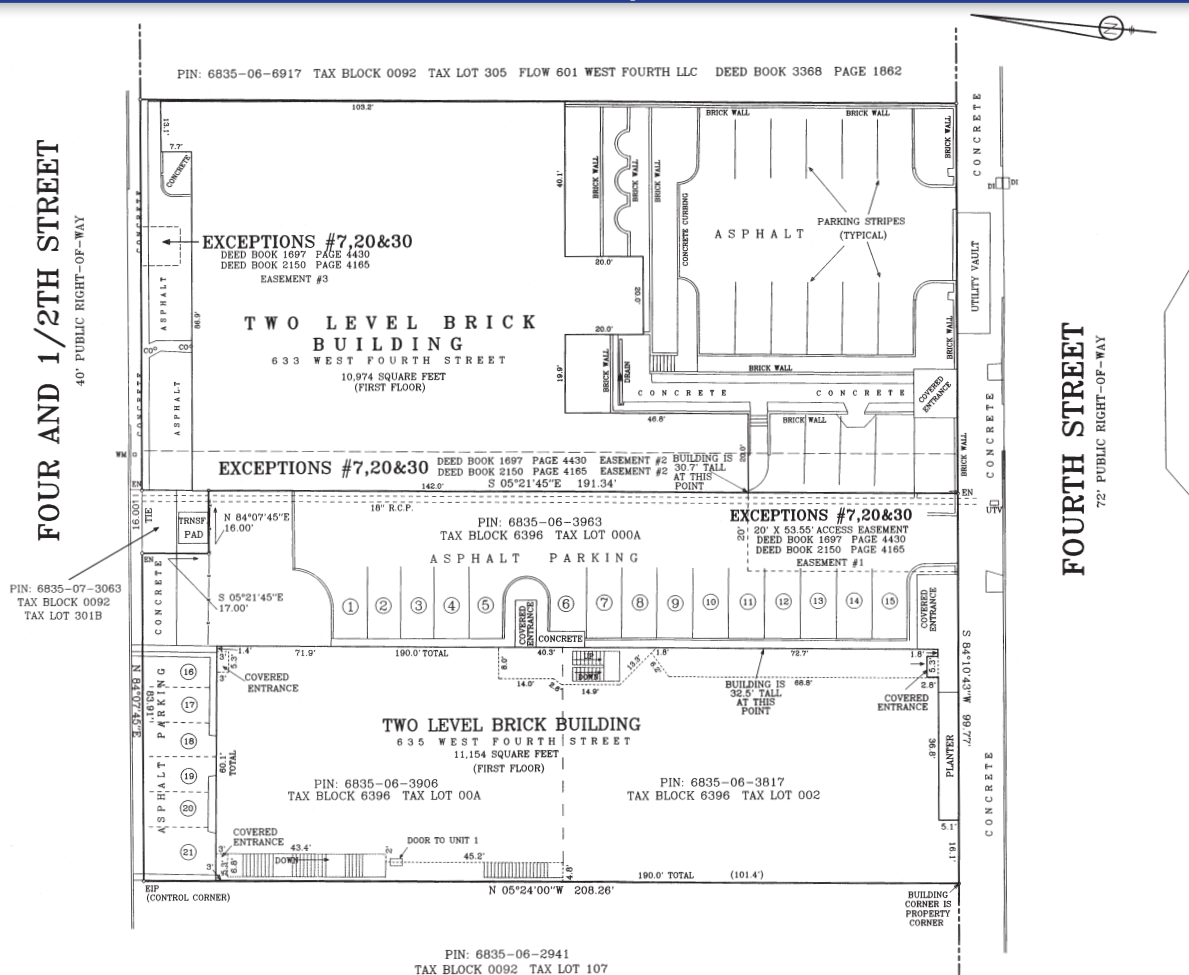
## 633 & 635 Fourth Street - Proposed Front Elevation



## 633 & 635 Fourth Street - Proposed Side Elevation



## Survey





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

## Highlights



- 19,590 ± Total SF
  - 9,795± SF – First Floor Total
  - 9,795± SF – Second Floor Total
    - 4,643± RSF – Second Floor, Suite A
    - 5,152± RSF – Second Floor, Suite B
- Ample Parking
- Walking distance to downtown amenities



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