



## KEY FEATURES

- Exceptional Class A office building totaling ±55,000 SF
- On-site parking totaling 120 spaces (2.18/1,000 SF)
- ±4,977 RSF on the third floor with windows on 3 sides of the premises (shell condition)
- Class A amenities including a fitness center, covered rooftop terrace, large multi-purpose conference room, and on-site property manager
- \$28.00 PSF Full Service

CLASS A OFFICE

FOR LEASE ±4,977 RSF

## 751 WEST FOURTH

751 West Fourth Street, Third Floor  
Winston Salem, NC 27101

This ±55,000 SF Class A Office building is located on the corner of Fourth and Broad Streets in the West End neighborhood of Downtown Winston-Salem. Showcasing spectacular views of downtown Winston-Salem, the property was built in 2014 and is zoned PB.

The property features rooftop-amenities including a fitness center, large multi-purpose conference room, covered outdoor terrace, and an on-site property manager.

751 West Fourth earned the NAIOP 2014 Office Building of the Year! Visit [751WestFourth.com](http://751WestFourth.com) for more images and information about this property.

### LEARN MORE ABOUT THIS PROPERTY

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## 751 WEST FOURTH STREET

### LOCATION

<b>Address</b>	751 West Fourth Street, Third Floor				
<b>City</b>	Winston-Salem	<b>Zip</b>	27101	<b>County</b>	Forsyth

### PROPERTY DETAILS

<b>Property Type</b>	Office	<b>Total Building SF±</b>	55,000	<b>Available SF±</b>	4,977
<b>Year Built</b>	2014	<b>Floors</b>	5	<b>Elevator±</b>	2

### UTILITIES

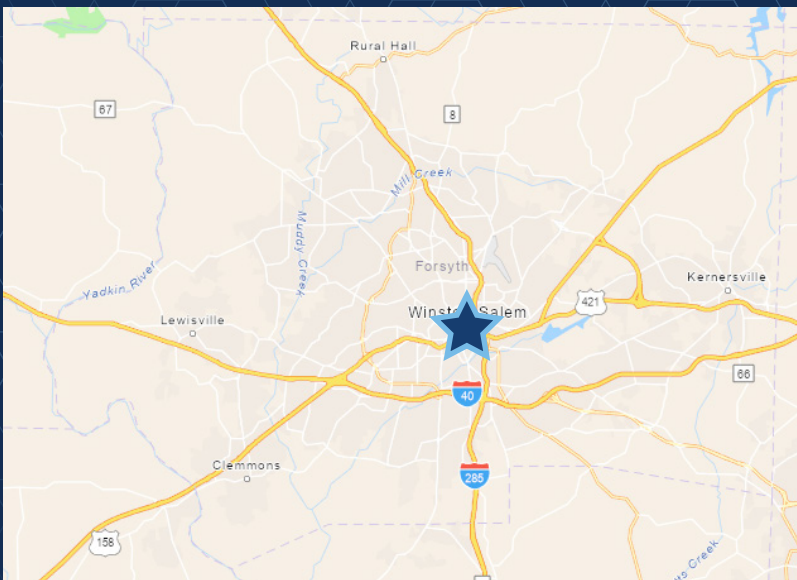
<b>Electrical</b>	Duke Energy	<b>Air</b>	HVAC	<b>Heat</b>	HVAC
<b>Water</b>	City of Winston-Salem	<b>Sewer</b>	City of Winston-Salem	<b>Gas</b>	PNG

### PRICING AND TERMS

<b>Lease Rate PSF</b>	\$28.00	<b>Lease Type</b>	Full Service
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### COMMENTS

Additional ±3,479 SF also available on the first floor, fully built out in pristine condition with views of Spring Street and Fourth Street.



## LOCATION FEATURES

- Excellent access to West End, Downtown, Old Salem, and all amenities
- Convenient access to Salem Parkway, I-40, and US-52
- Two blocks away from Truist Field, home of the Winston-Salem Dash Baseball Team
- Close proximity to Atrium Health Wake Forest Baptist Medical Center