

## KEY FEATURES

- ±2,843 RSF class 'A' office suite located on the fourth floor of one of Winston-Salem's most desirable office buildings
- Existing furniture in place makes this a true "plug and play" offering
- Class A amenities including a fitness center, covered rooftop terrace, large multi-purpose conference room, and an on-site property manager
- Shared Breakroom

OFFICE

FOR LEASE

## 751 WEST FOURTH

751 West Fourth Street, Fourth 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

## HOUSTON HOUGH

Houston@CommercialRealtyNC.com

336.793.0890, ext 206





# 751 WEST FOURTH STREET

## LOCATION

|         |                                      |     |       |        |         |
|---------|--------------------------------------|-----|-------|--------|---------|
| Address | 751 West Fourth Street, Fourth Floor |     |       |        |         |
| City    | Winston-Salem                        | Zip | 27101 | County | Forsyth |

## PROPERTY DETAILS

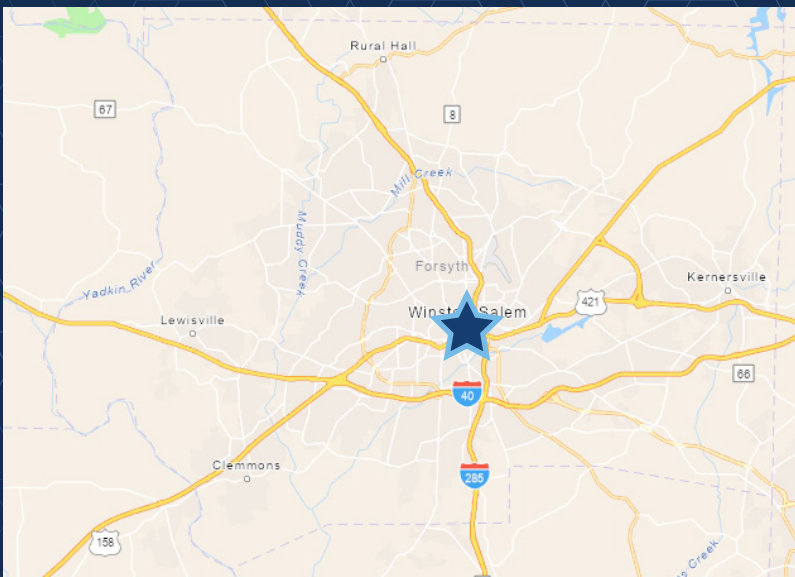
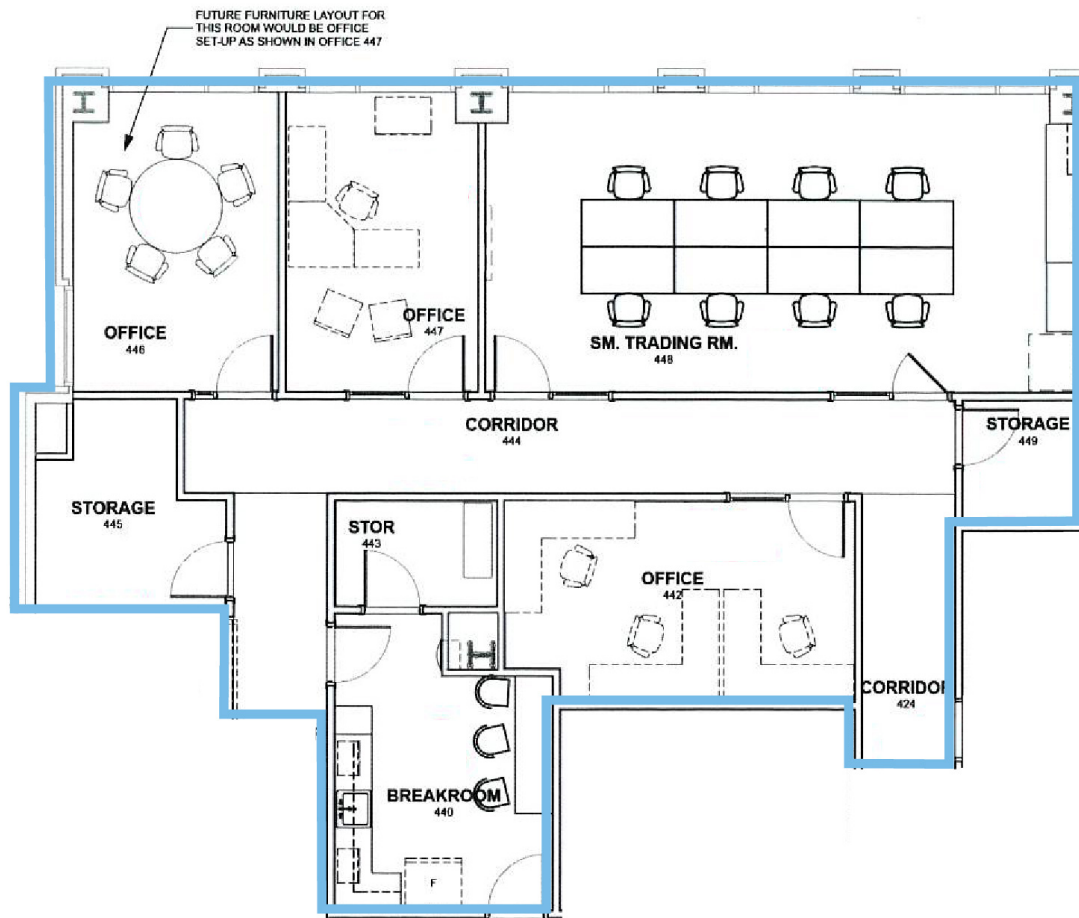
|               |        |                    |        |               |       |
|---------------|--------|--------------------|--------|---------------|-------|
| Property Type | Office | Total Building SF± | 55,000 | Available SF± | 2,843 |
| Year Built    | 2014   | Floors             | 5      | Elevator±     | 2     |

## UTILITIES

|            |                       |       |                       |      |      |
|------------|-----------------------|-------|-----------------------|------|------|
| Electrical | Duke Energy           | Air   | HVAC                  | Heat | HVAC |
| Water      | City of Winston-Salem | Sewer | City of Winston-Salem | Gas  | PNG  |

CLASS A OFFICE

FOR LEASE



## 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