



KEY FEATURES

- ±3,479 SF of exceptional Class A Office space available
- Spectacular views of downtown Winston-Salem
- On-site parking totaling 120 spaces (2.18/1,000 SF)
- 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 | ±3,479 RSF

751 WEST FOURTH

751 West Fourth Street, Suite 100
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 for more images and information about this property.

LEARN MORE ABOUT THIS PROPERTY

JOHN E. REECE, II

John@CommercialRealtyNC.com
336.793.0980, ext 101

HOUSTON HOUGH

Houston@CommercialRealtyNC.com
336.793.0890, ext 206





751 WEST FOURTH STREET

LOCATION

Address	751 West Fourth Street, Suite 100				
City	Winston-Salem	Zip	27101	County	Forsyth

PROPERTY DETAILS

Property Type	Office	Total Building SF±	55,000	Available SF±	3,479
Year Built	2014	Floors	5	Elevator±	2

UTILITIES

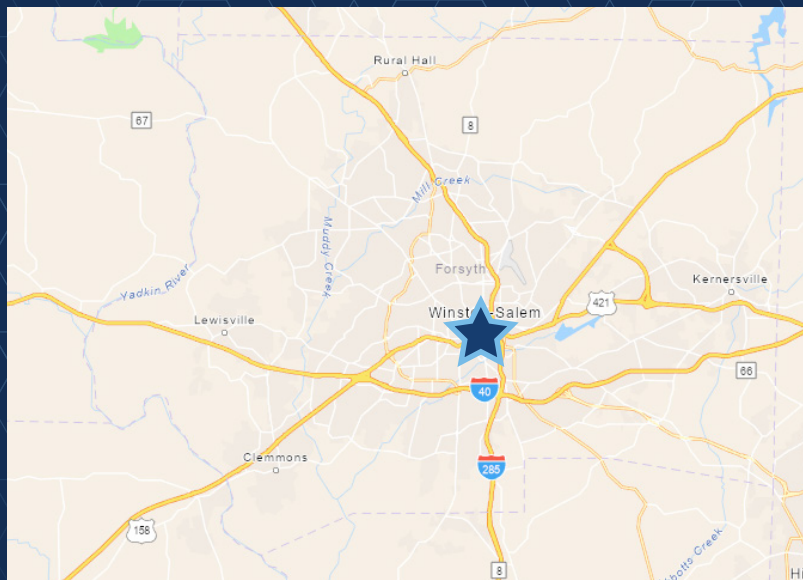
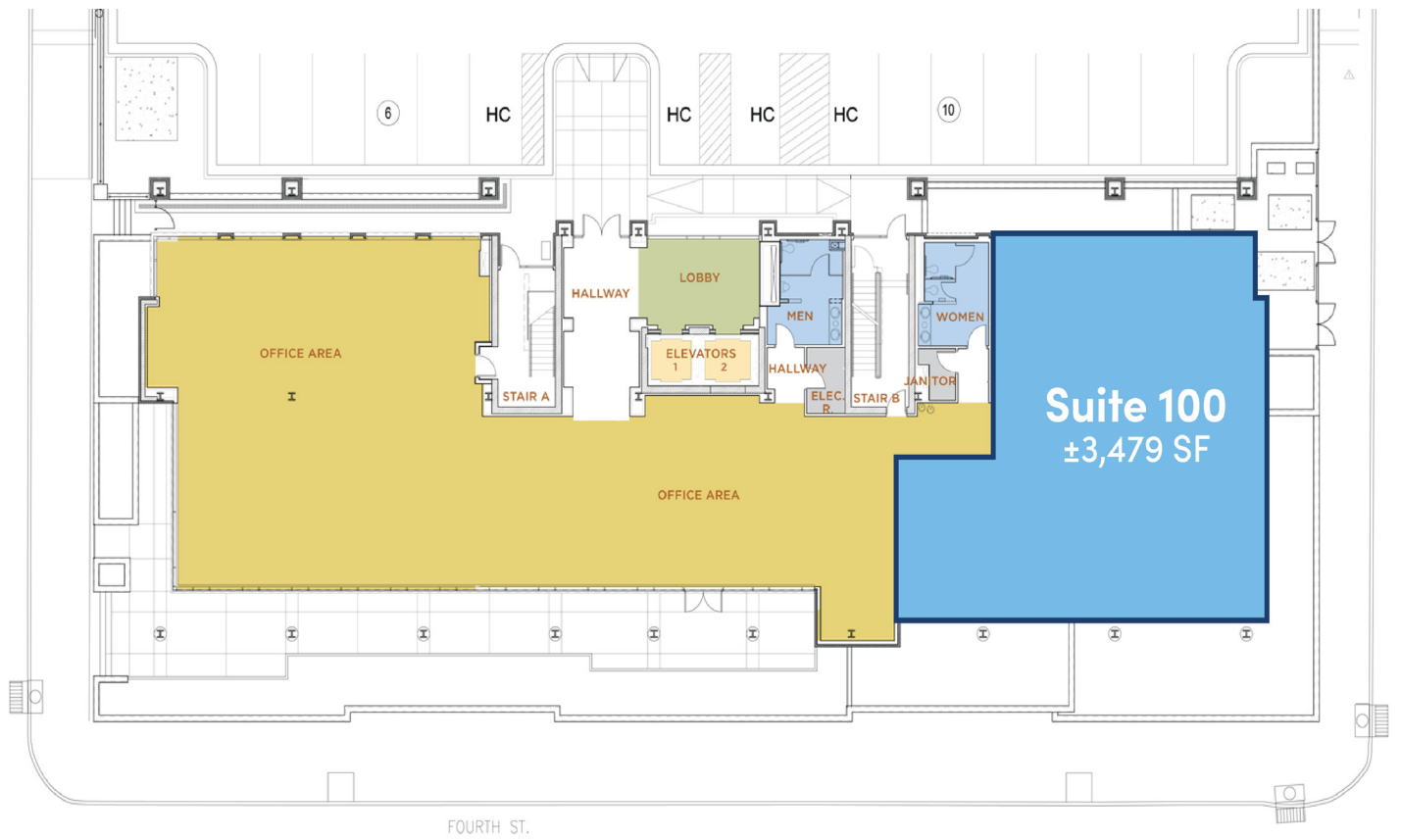
Electrical	Duke Energy	Air	HVAC	Heat	HVAC
Water	City of Winston-Salem	Sewer	City of Winston-Salem	Gas	PNG

PRICING AND TERMS

Lease Rate PSF	\$28.00	Lease Type	Full Service
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COMMENTS

Additional ±4,977 SF also available on the third floor in shell condition- corner suite with views of Fourth Street and Broad 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