



KEY FEATURES

- Floors 12, 13 and 14 are currently available for Sublease through 9/30/2024
- Each floor totals $\pm 18,323$ SF for a total of $\pm 54,969$ SF

Property Features include:

- Main lobby is extensive in its grand design with warm panelized wood and stone, with floors of patterned marble
- On site Fitness Center, cafeteria, barber shop, dry cleaner, 24/7 security, and attached secured parking

CLASS A OFFICE

FOR SUBLEASE

WELLS FARGO TOWER

100 North Main Street
Winston-Salem, NC 27101

Wells Fargo Tower is a $\pm 546,135$ SF Class A Office building in heart of downtown Winston-Salem, and is invariably one of Winston-Salem's most recognized buildings. Built in 1995, the Wells Fargo Tower redesigned the Winston-Salem skyline and offers unparalleled office space.

LEARN MORE ABOUT THIS PROPERTY

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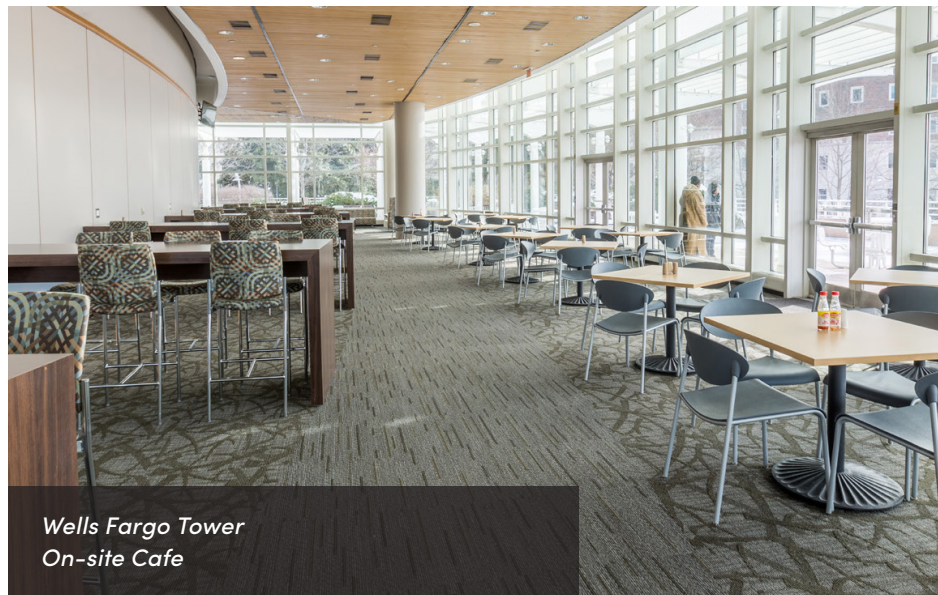
336.793.0890, ext 105



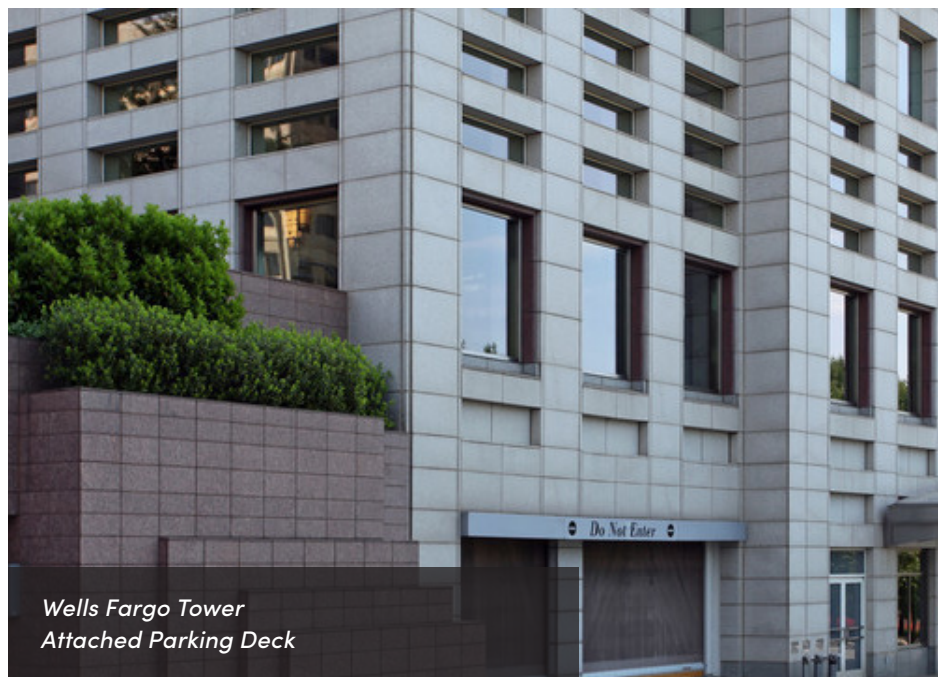
*Wells Fargo Tower
Renovated West Lobby*



Wells Fargo Tower



*Wells Fargo Tower
On-site Cafe*



*Wells Fargo Tower
Attached Parking Deck*



WELLS FARGO TOWER

LOCATION DETAILS

Address	101 North Main Street	City	Winston-Salem	State	NC
County	Forsyth	Year Built	1995	Zoning	CB

PROPERTY DETAILS

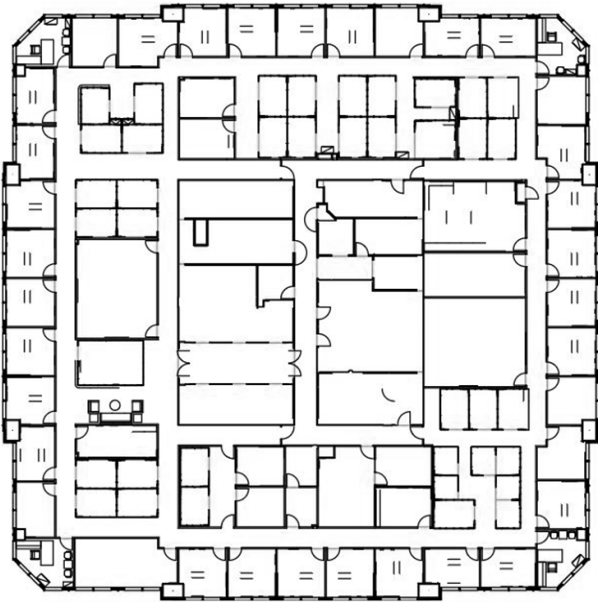
Property Type	Office	Building SF ±	546,135	Acres ±	1.88
Available SF ±	54,969	±SF Per Floor	18,323	Floors	28
Ceiling Height ±	9'	Dock Doors	1	Drive In Doors	3
Available SF ±	54,969	±SF Per Floor	18,323	Floors	28
Elevator	11 Passenger 2 Freight 1 Hydraulic	Parking	Attached deck with underground walkway access Three floors of reserved visitor parking		
Electrical	Two Duke Energy power feeds 14,400 volt supply to three transformers reducing to 480/277 volts 75KVA transformer every other floor to supply two floors	Data & Telecom	Redundant fiber providers with telecom closets on each floor K rated 112.5 KVA Transformer on every other floor to supply two floors Telecom room transformer supplies computer, printer, fax, etc. services		
HVAC	Two 900- ton chillers One air handler per floor	Security	On-site 24/7 contracted security services with on-site security cameras monitored in the security office Officers patrol the building, exterior grounds and all parking facilities Building accessed via card access at main entry points		

PRICING AND TERMS

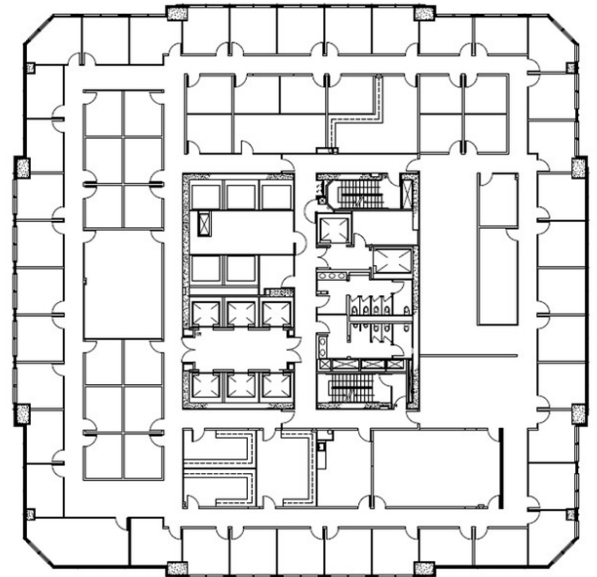
Sublease Rate PSF	TBD	Lease Type	Full Service
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CLASS A OFFICE

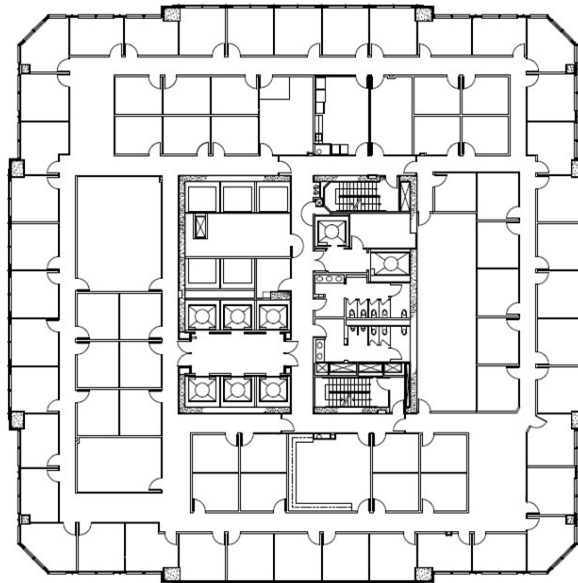
FOR SUBLEASE



Wells Fargo Tower
12th Floor Plan



Wells Fargo Tower
13th Floor Plan



Wells Fargo Tower
14th Floor Plan



LOCATION FEATURES

Convenient access to Business 40, and all points and amenities downtown, including Innovation Quarter, various hotels, restaurants, breweries, retail and more.