



KEY FEATURES

- ±93,817 SF office space available for lease
- Strategically located at 4th Street and Broad Street in Downtown Winston-Salem
- Open floor plate would allow for custom build outs (potential conversion to a multi-tenant facility)
- Lease Rate: \$15.00 Full Service
- Excellent parking with 202 surface spaces on site, as well as a large CCW parking deck one block from building

OFFICE BUILDING

FULL SERVICE

WEST END CENTER

801 W Fourth Street

Winston Salem, NC 27101



LEARN MORE ABOUT THIS PROPERTY

JOHN REECE, II

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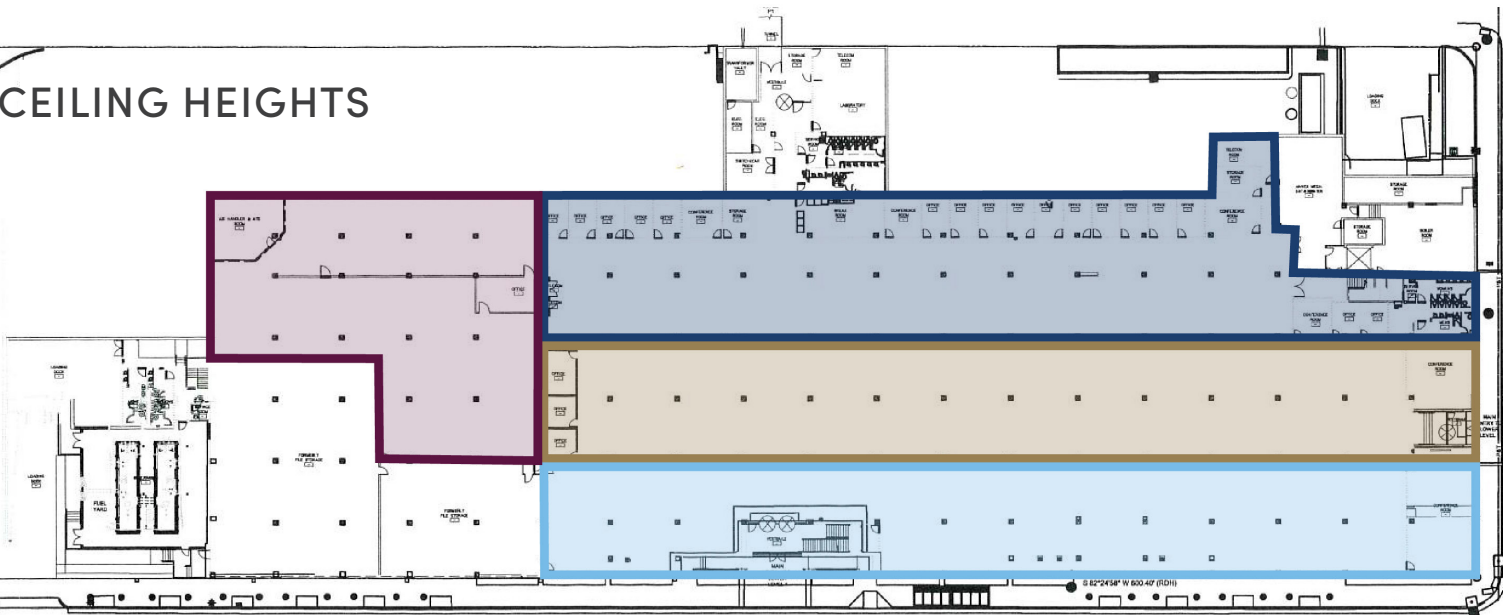
HOUSTON HOUGH

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CEILING HEIGHTS



- ◆ Floor to Drop Down: 8' 6"
- ◆ Floor to Drop Down: 9' 11"
Slab to Slab: 13' 11"
- ◆ Floor to Drop Down: 11' 4"
Slab to Slab: 14' 6"
- ◆ Floor to Drop Down: 12' 6"
Slab to Slab: 15' 1"



WEST END CENTER

LOCATION

Address	801 West Fourth Street				
City	Winston-Salem	Zip Code	27101	County	Forsyth

PROPERTY DETAILS

Property Type	Office	Acres ±	2.85	Year Built	1948
Avail SF ±	93,817	Building SF ±	93,817	Office SF ±	93,817
Renovated	1997	Bldg Exterior	Brick Veneer	Parking ±	202
Ceiling Height	10' - 12' 16' slab to deck				
Backup Power	Complete backup generator for all electrical systems in the building				
Loading Dock	<ul style="list-style-type: none"> Inner Dock: 23' x 45' with 16' ceiling height slab to deck Outer Dock: 5' x 20' with 3' height 				
Access to the Premises	Four (4) total access points from rooftop parking to the premises <ul style="list-style-type: none"> Three (3) Stairwells One (1) Elevator 				
Mechanical System	<ul style="list-style-type: none"> Two (2) Gas Boilers Two (2) Air Handlers One (1) 2000 KW Generator Two (2) Chillers (One (1) 210 ton chiller with a cooling tower & One (1) 225 ton air cooled chiller) 				

UTILITIES

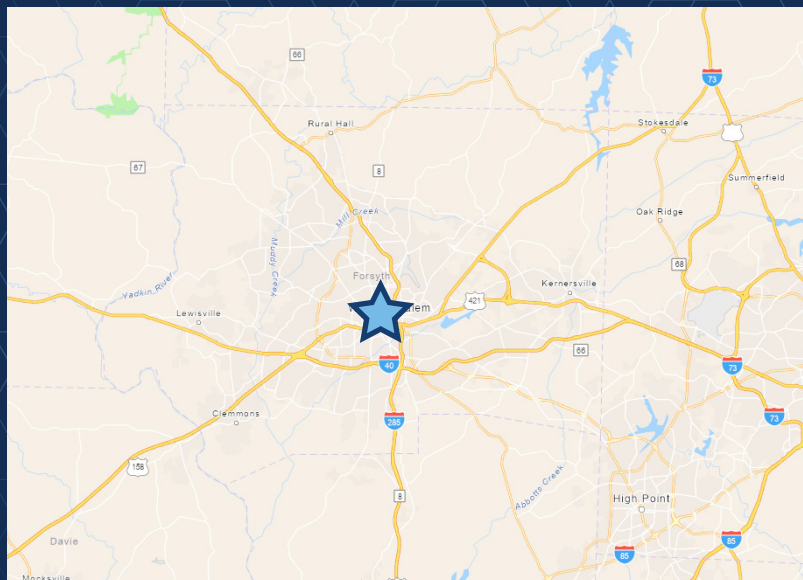
Electrical	Duke	Sewer	Municipal	Water	Municipal
Heat	Gas	Gas	PNG		

TAX INFORMATION

Zoning	GO	Tax PIN	6825-96-2779
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PRICING & TERMS

Lease Rt/SF±	\$15.00	Lease Type	Full Service
Tax Value	\$7,608,400	Rent/mth ±	\$100,103.75



LOCATION FEATURES

Convenient access to Salem Parkway, and all points and amenities downtown, including Historic West End, Innovation Quarter, various hotels, restaurants, breweries, retail, and more.