



## KEY FEATURES

- 13 Story, ±440,000 SF office building located in DTWS
- On site amenities include:
  - Fitness Center
  - On-site parking
  - Restaurant (Downtown Deli)
  - 24/7 Staffed Security
- Spaces available ranging from ±1,155 RSF to ±41,917 RSF
- Newly Improved Spec Suites Available
- Upgraded common areas and landscaping
- 9<sup>th</sup> Floor Fully Available ±27,522 RSF

OFFICE

FULL SERVICE

# ONE WEST FOURTH

1 West Fourth Street  
Winston-Salem, NC 27101

Exceptional Class A office space located in the heart of Downtown Winston-Salem. One West Fourth Street is a ±440,000 RSF, 13-story office building that offers contiguous suites from ±1,155 RSF up to ±41,917 RSF. Enjoy upgraded common areas, landscaped grounds, a lobby-level restaurant (The Downtown Deli), an on-site fitness center, attached on-site parking garage and 24/7 security at this trophy office offering. Suites available starting from ±1,155 RSF, including multiple newly improved suites that are true move-in ready suites.

## LEARN MORE ABOUT THIS PROPERTY

### JOHN REECE

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### HOUSTON HOUGH

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# One West Fourth

FOR LEASE

## Available Space

1st Floor: 26,151 RSF

6th Floor: 17,550 RSF

7th Floor: 15,572 RSF

8th Floor: 11,140 RSF

9th Floor: 27,522 RSF

10th Floor: 14,395 RSF





## ONE WEST FOURTH

### 1st Floor

- 100 - 11,822 RSF
- 125 - 8,681 RSF
- 160 - 3,943 RSF
- 140 - 1,705 RSF



### 6th Floor

- 645 - 1,451 RSF
- 650 - 2,437 RSF
- 600 - 2,002 RSF
- 605 - 3,316 RSF

Up to 9,206 RSF Combined

- 630 - 2,939 RSF
- 620 - 5,405 RSF

Up to 8,344 RSF Combined



## ONE WEST FOURTH

### 7th Floor

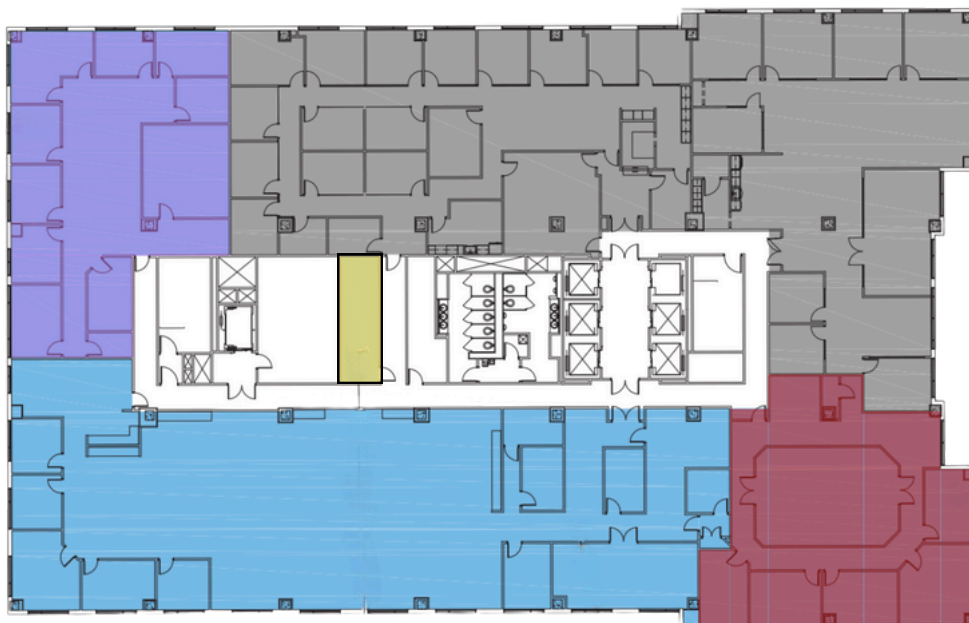
700 - 3,409 RSF

720 - 8,335 RSF

730 - 3,545 RSF

715 - 283 RSF

Up to 15,572 RSF Combined



### 8th Floor

800 - 1,942 RSF

810 - 6,630 RSF

860 - 1,413 RSF

Up to 9,985 RSF Combined

830 - 1,155 RSF



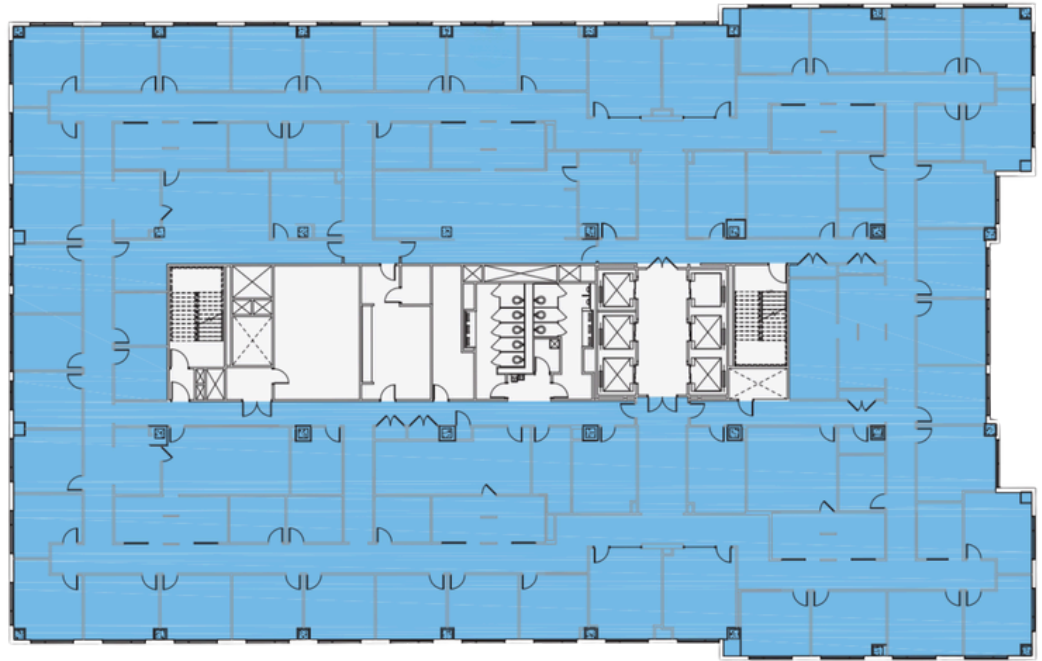


## ONE WEST FOURTH

### *9th Floor*

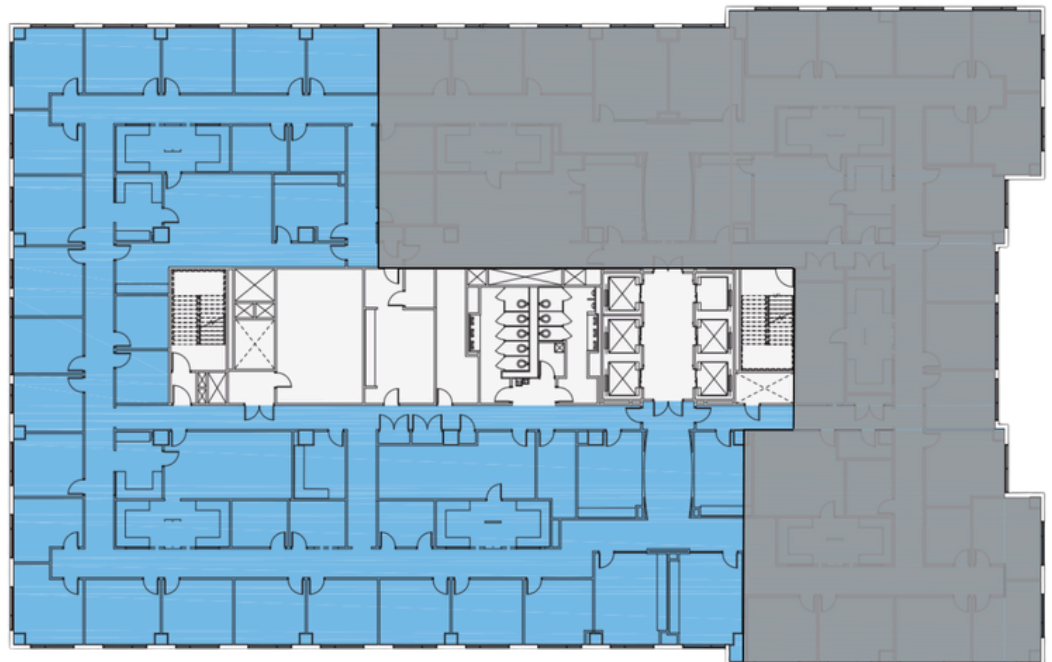
900 - 27,522 RSF

Full Floor Available



### *10th Floor*

1000 - 14,395 RSF





## ONE WEST FOURTH

### LOCATION

<b>Address</b>	1 West Fourth Street				
<b>City</b>	Winston-Salem	<b>Zip Code</b>	27101	<b>County</b>	Forsyth

### PROPERTY DETAILS

<b>Property Type</b>	Office	<b>Avail SF ±</b>	165,019	<b>Restrooms ±</b>	Multiple
<b>SF per Floor ±</b>	27,053	<b>Floors ±</b>	13	<b>Parking ±</b>	On-Site
<b>Building SF ±</b>	439,000	<b>Elevator ±</b>	Multiple	<b>Year Built</b>	2000

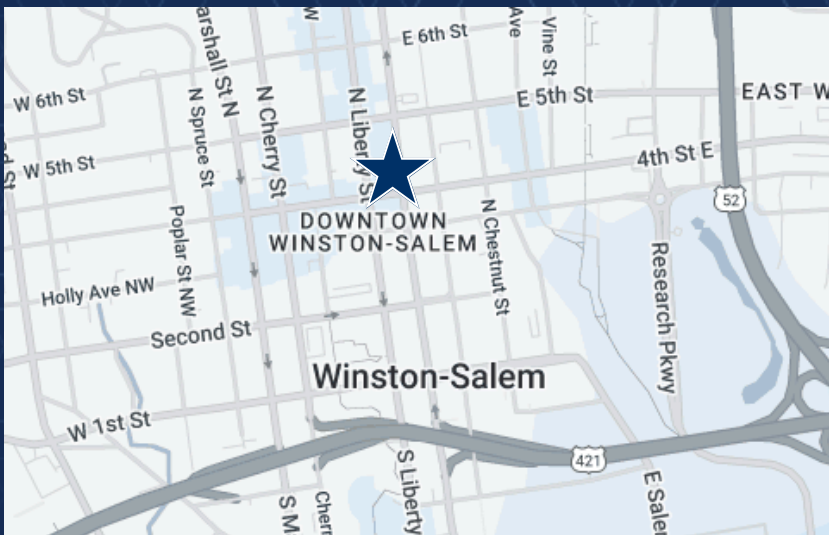
### TAX INFORMATION

<b>Zoning</b>	CB WO	<b>Tax PIN</b>	6835-27-3312
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### PRICING & TERMS

<b>Lease Rt/SF ±</b>	\$21.00	<b>Lease Type</b>	Full Service
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## LOCATION FEATURES

- Close proximity to the US 421(Salem Parkway)/ US 52 interchange, which provides access to I-40 and I-74
- Pedestrian-friendly site with immediate access to Winston-Salem's premier restaurants, retailers, and hotels
- Close proximity to the Forsyth County Register of Deeds, & Winston-Salem City Hall



# One West Fourth

FOR LEASE

## Aerial Map



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