



KEY FEATURES

- Suite 120: ± 1,818 RSF
- Lease Rate: \$29 PSF FS
- On Site Parking Lot
- Furniture Available
- Building Amenities
 - Fitness Center
 - Rooftop Terrace
 - Large Conference Room
- Master Lease until 8/31/27
 - * Potential for Direct Lease

OFFICE

SUBLEASE

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.

LEARN MORE ABOUT THIS PROPERTY

STEVE VALLOS

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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±	1,818
Year Built	2014	Floors	5	Elevator±	2

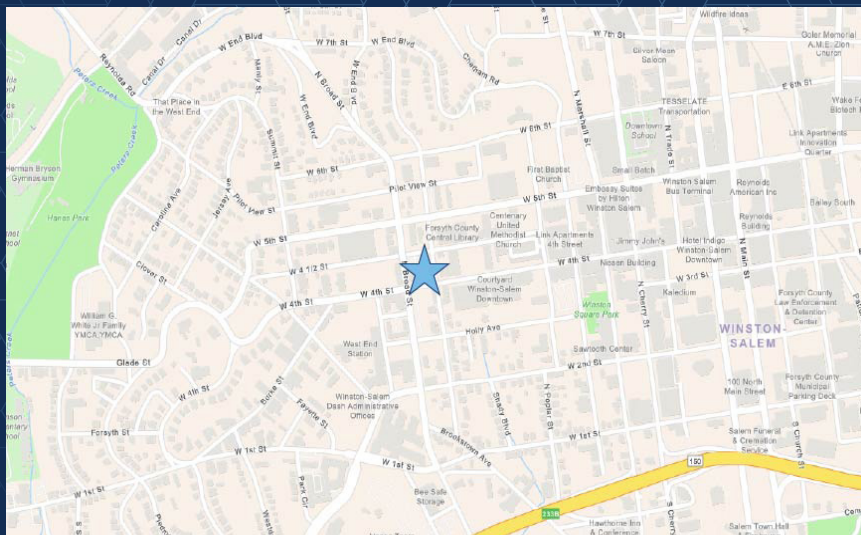
UTILITIES

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



CLASS A OFFICE

SUBLEASE



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