



KEY FEATURES

- Exceptional Class A Office Space totaling ±55,000 SF
- Free On site parking
- ±4,977 RSF on the Third Floor with windows on 3 sides of the premises (Shell condition)
- Spectacular views from Rooftop Conference Room, Fitness Center and accessible outdoor space
- \$28.00 PSF Full Service

CLASS A OFFICE

FOR LEASE

751 WEST FOURTH

751 West Fourth Street
Winston Salem, NC 27101

751 West Fourth Street is a ±55,000 SF Class A Office building located on the corner of Fourth and Broad Streets in the West End neighborhood of Downtown Winston-Salem. The property was built in 2014 and is zoned PB. The property features rooftop amenities including a fitness center, large conference room, and outdoor terrace.

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

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JEFF ANDREWS

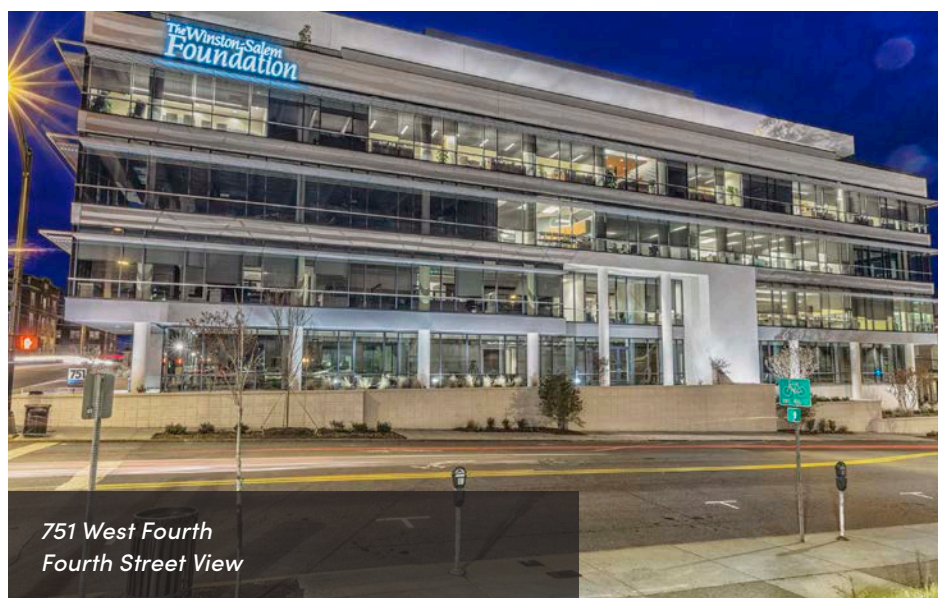
Jeff@commercialrealtync.com
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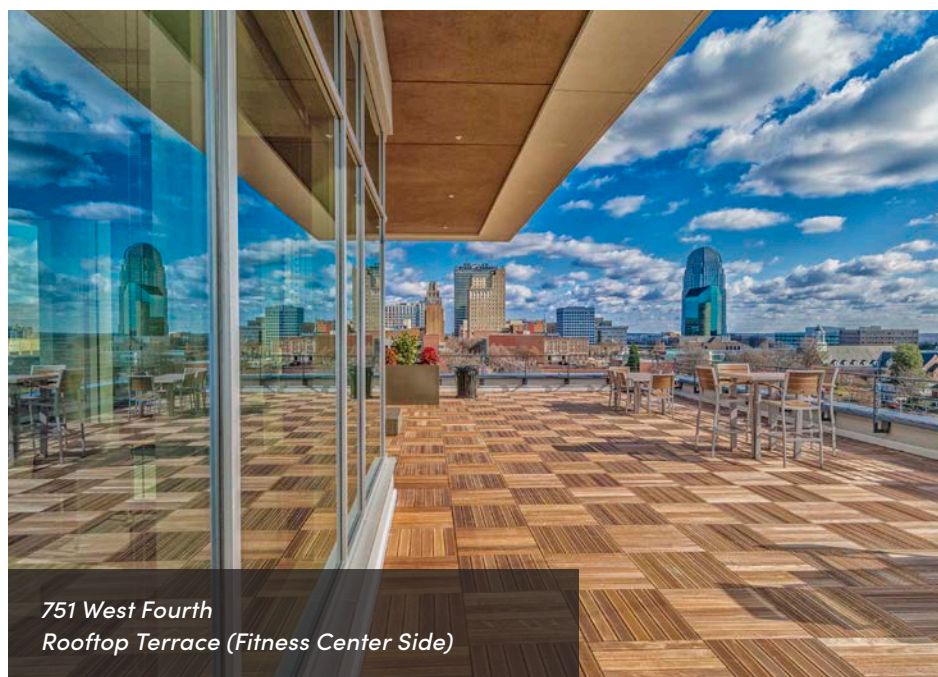
751 West Fourth
Rooftop Terrace (Conference Side)



751 West Fourth
Prominent Sign on Fourth Street



751 West Fourth
Fourth Street View



751 West Fourth
Rooftop Terrace (Fitness Center Side)



751 WEST FOURTH STREET

LOCATION - 751 WEST FOURTH STREET

City	Winston-Salem	State/Zip	NC/27101	County	Forsyth
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PROPERTY DETAILS

Property Type	Office	Total Building SF±	55,000	Available SF±	4,977
Year Built	2014	Floors	5	Elevator±	2

UTILITIES

Electrical	Duke Energy	Sewer	City of WS	Heat	HVAC
Water	City of WS	Air	HVAC	Gas	PNG

PRICING AND TERMS

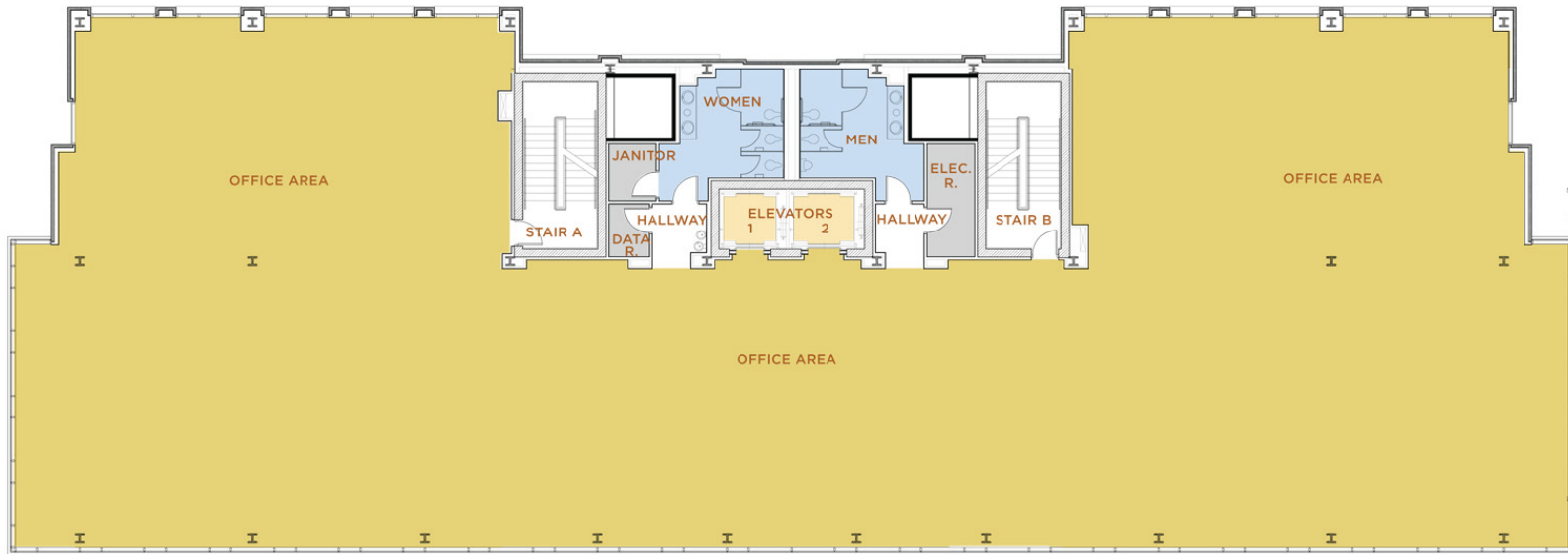
Lease Rate PSF	\$28.00	Lease Type	Full Service
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COMMENTS

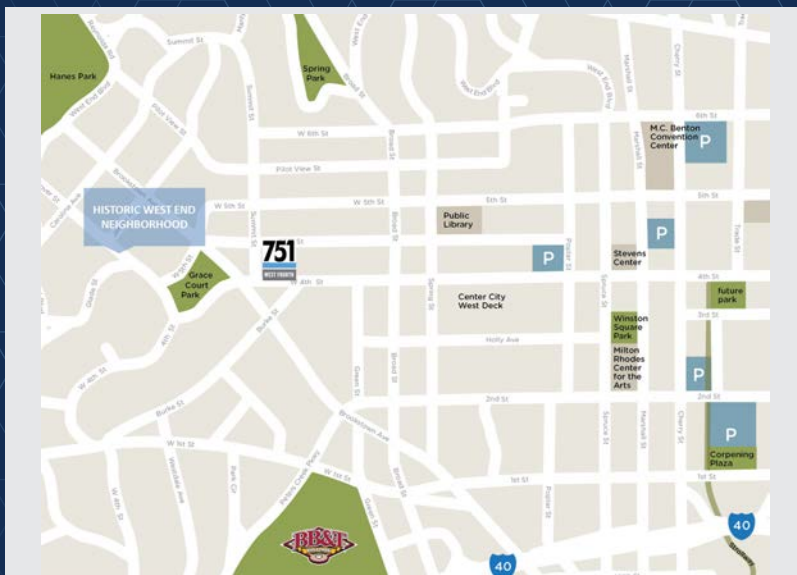
±4,977 SF on the third floor in Shell Condition. Corner suite with views of Fourth Street and Broad Street.

CLASS A OFFICE

FOR LEASE



751 West Fourth
3rd floor plan



LOCATION FEATURES

- Excellent access to West End, Downtown, Old Salem, and all amenities
- Convenient access to Business 40, I-40, and US-52
- Proximity to Wake Forest Baptist Medical Center