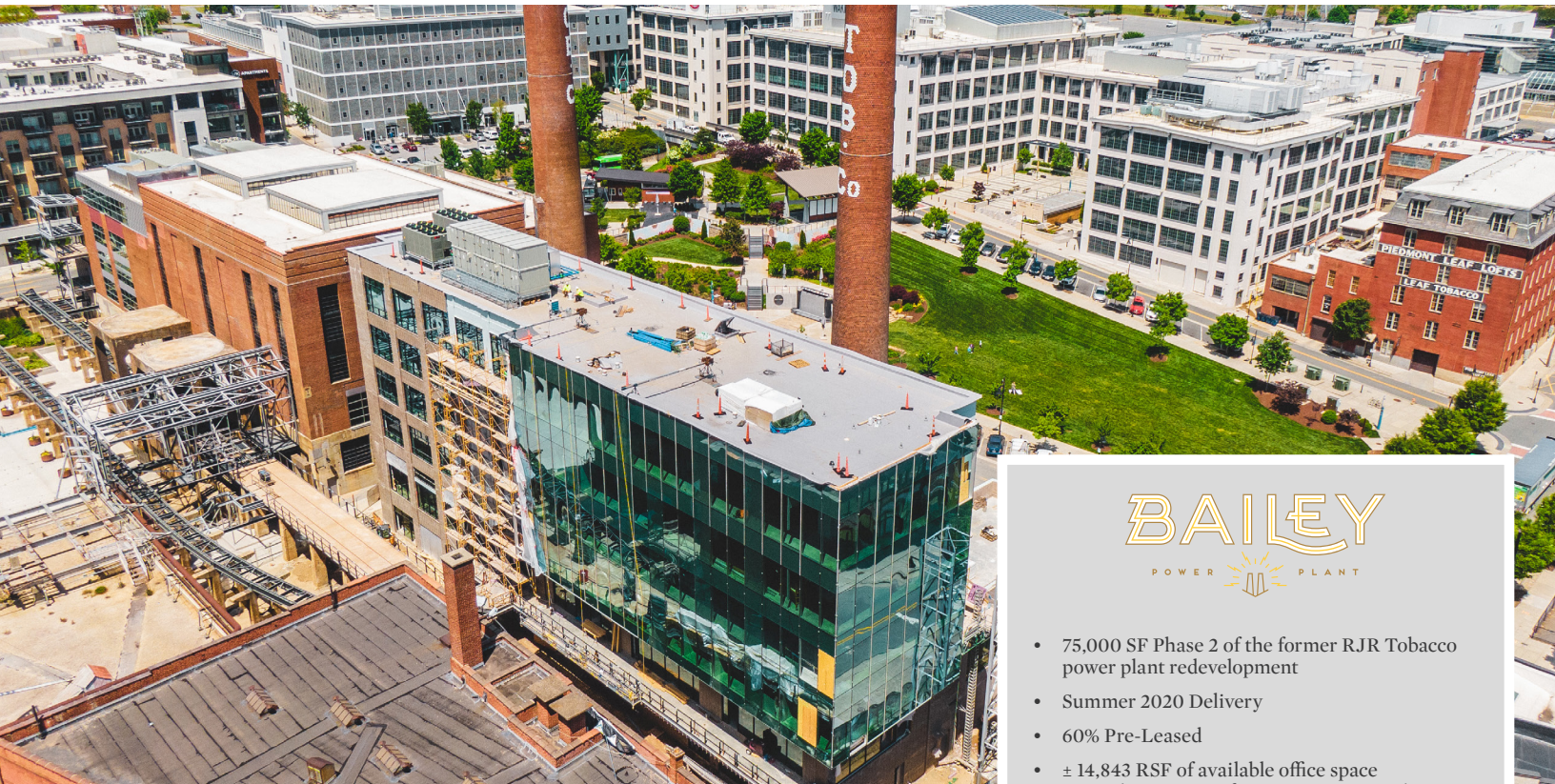


5,000 SQUARE FEET OF
ROOFTOP DECKS

4 OUTDOOR
COURTYARDS

6 FLOORS
RETAIL & OFFICE



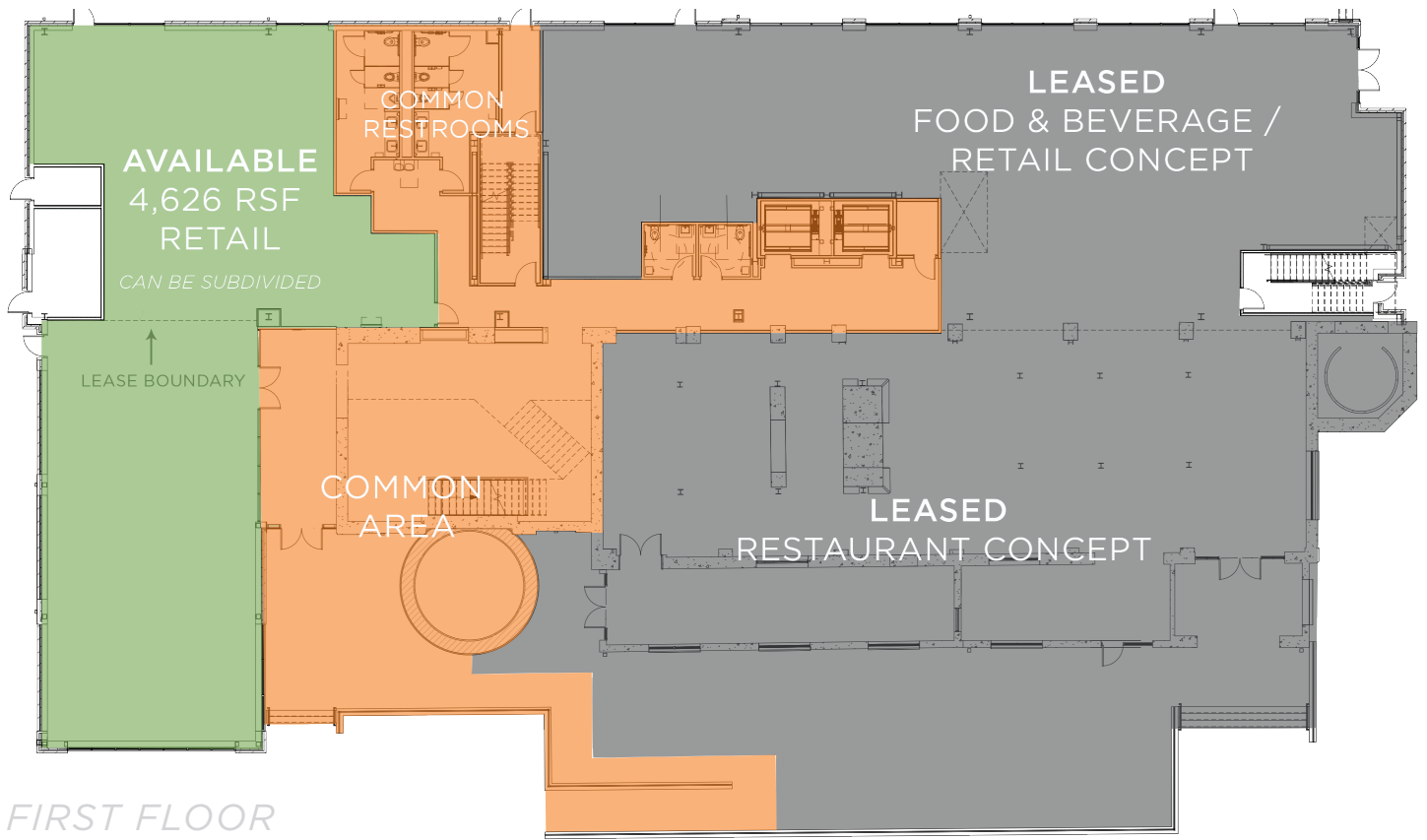
BAILEY
POWER PLANT

- 75,000 SF Phase 2 of the former RJR Tobacco power plant redevelopment
- Summer 2020 Delivery
- 60% Pre-Leased
- ± 14,843 RSF of available office space
(Spaces range from 2,359-9,164 RSF)
- ± 20,613 RSF of available retail space
(Spaces range from 1,148-8,700 RSF)
- Epicenter of the Innovation Quarter
- Access to all Innovation Quarter onsite amenities
- Vibrant outdoor common spaces

BAILEY SOUTH AT INNOVATION QUARTER

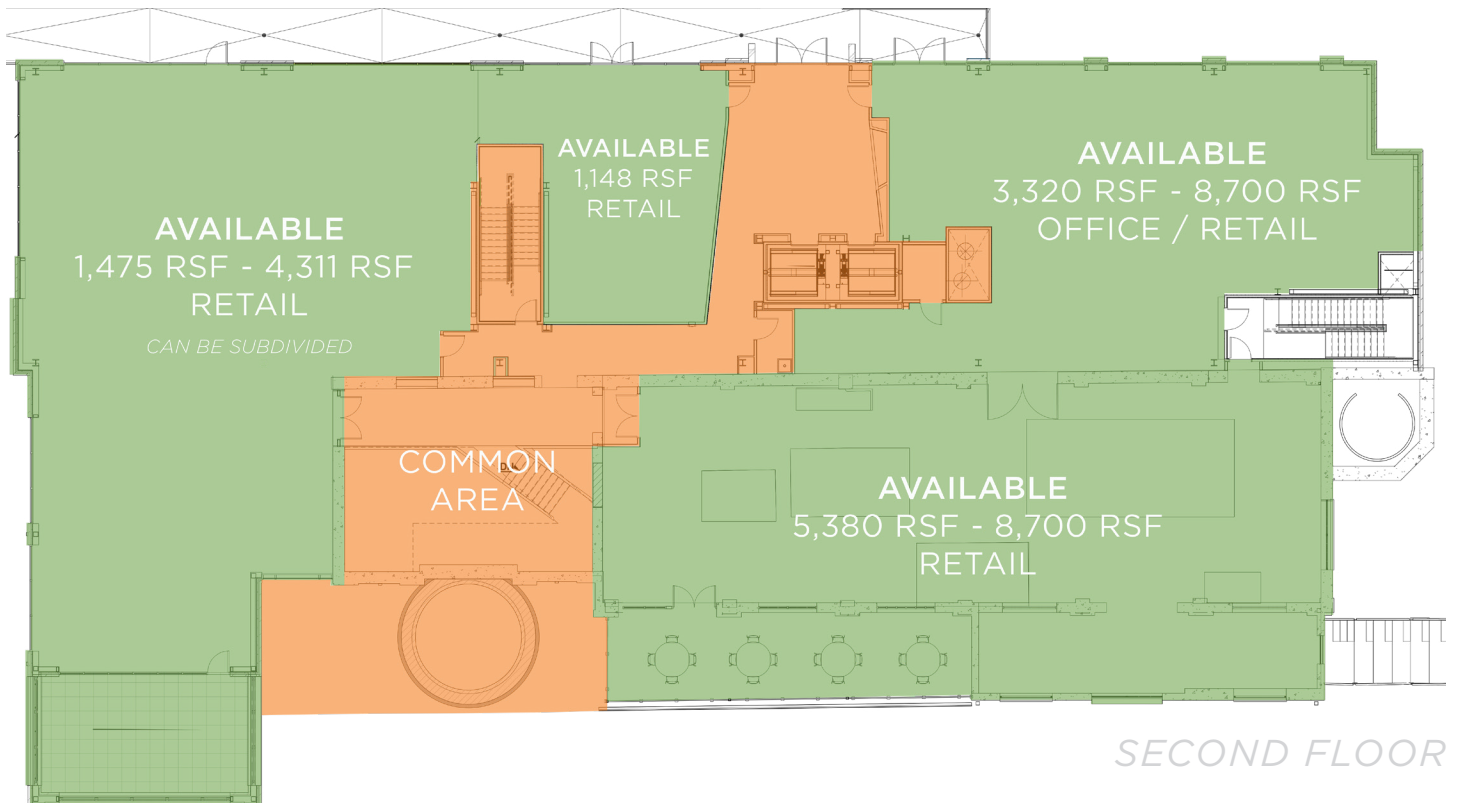
Bailey South is a unique development that combines a 10,000 SF historic power plant with 65,000 SF of innovative new design. Expansive outdoors spaces, engaging building design, and connectivity to the surrounding live-work-play community create an unparalleled opportunity for retail, entertainment and office space. The 2nd floor retail and office entrance is serviced from R. J. Reynolds's historic elevated railroad trestle that extends directly from 4th Street sidewalk, downtown Winston-Salem's busiest pedestrian and car thoroughfare. This vibrant, mixed-use project will play an important role in the expansion of the Wake Forest Innovation Quarter and its impact on the surrounding downtown Winston-Salem community.

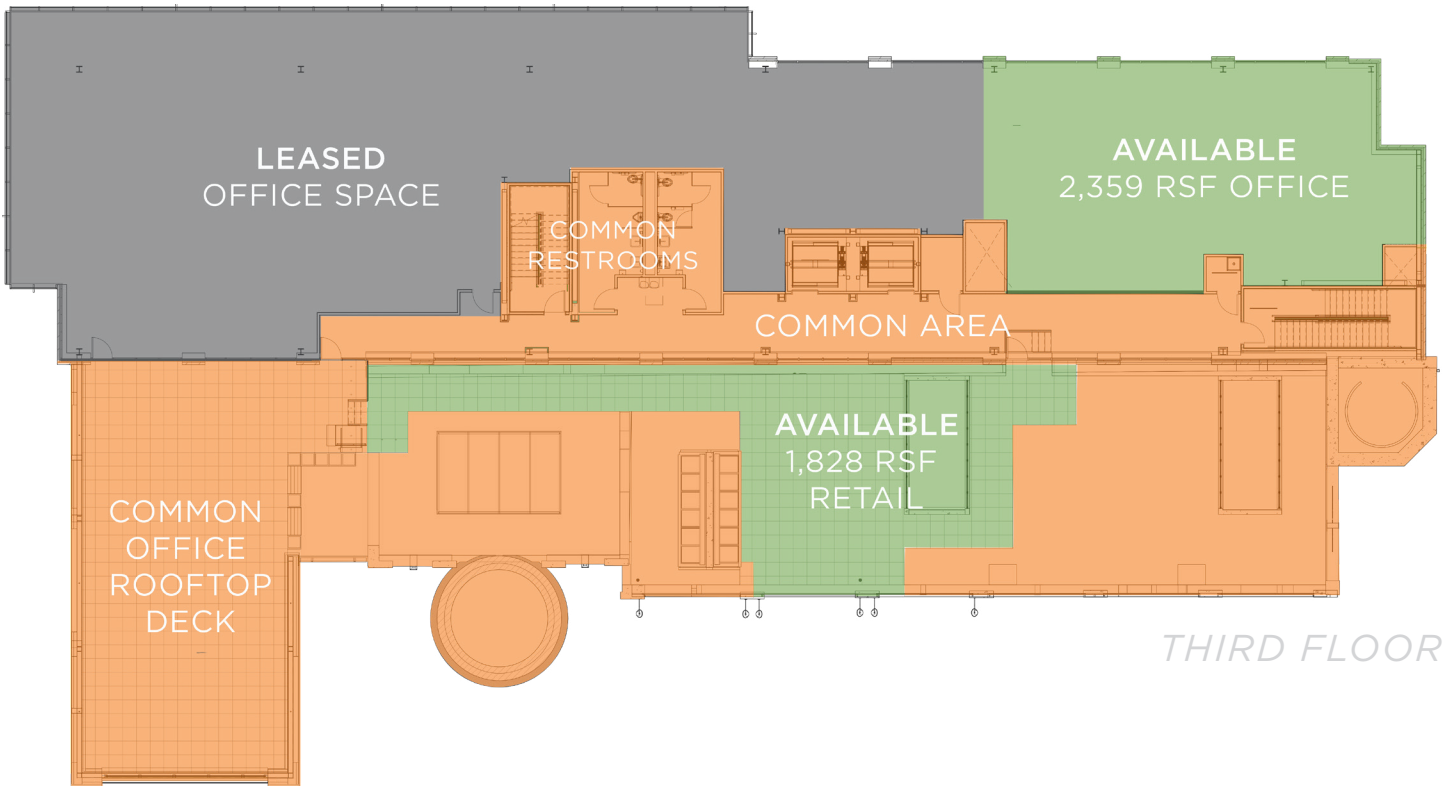




RETAIL FEATURES

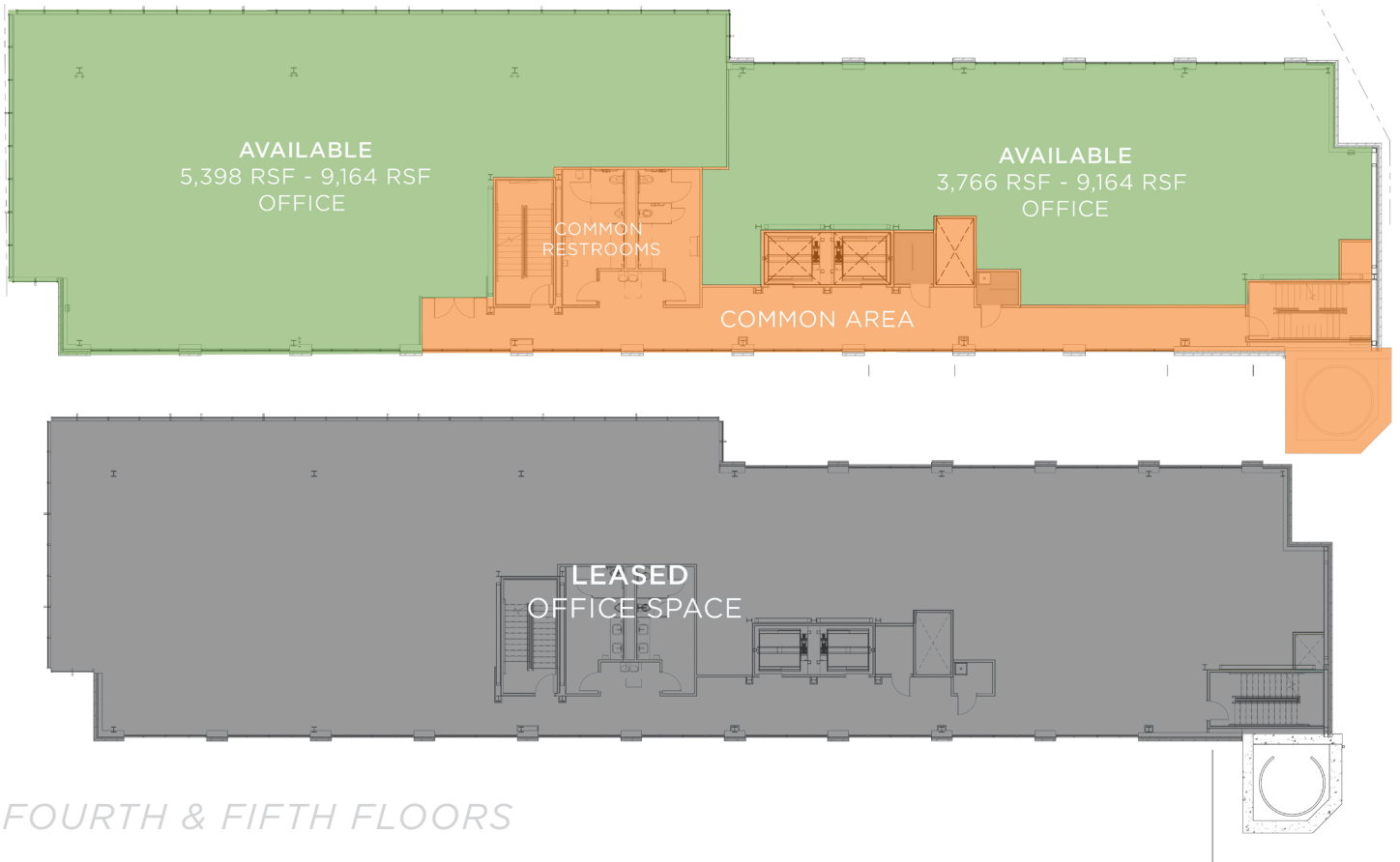
LEASE RATE: \$25.00 PSF • TICAM: ~\$4.50PSF





OFFICE FEATURES

LEASE RATE: \$26.00 - \$29.00 PSF • LEASE TYPE: FULL SERVICE





FEATURES & AMENITIES

- Panoramic views of Winston-Salem from all sides of the building
- Short walk to Winston-Salem's downtown core
- Adjacent to Innovation Quarter's Bailey Park, a 1.6ac urban park
- Two nearby parking decks available in addition to ample street parking
- Neighboring access to miles of new bike and pedestrian greenways
- Historical railway reactivated into a pedestrian walkway
- Retail space in the first two floors of the building with ground level access to both floors

FOR LEASING INFORMATION, CONTACT:

Aubrey Linville

Aubrey@LTPcommercial.com

Jordan Cooper

Jordan@LTPcommercial.com