

5,000 SQUARE FEET OF
ROOFTOP DECKS

4 OUTDOOR
COURTYARDS

6 FLOORS
RETAIL & OFFICE



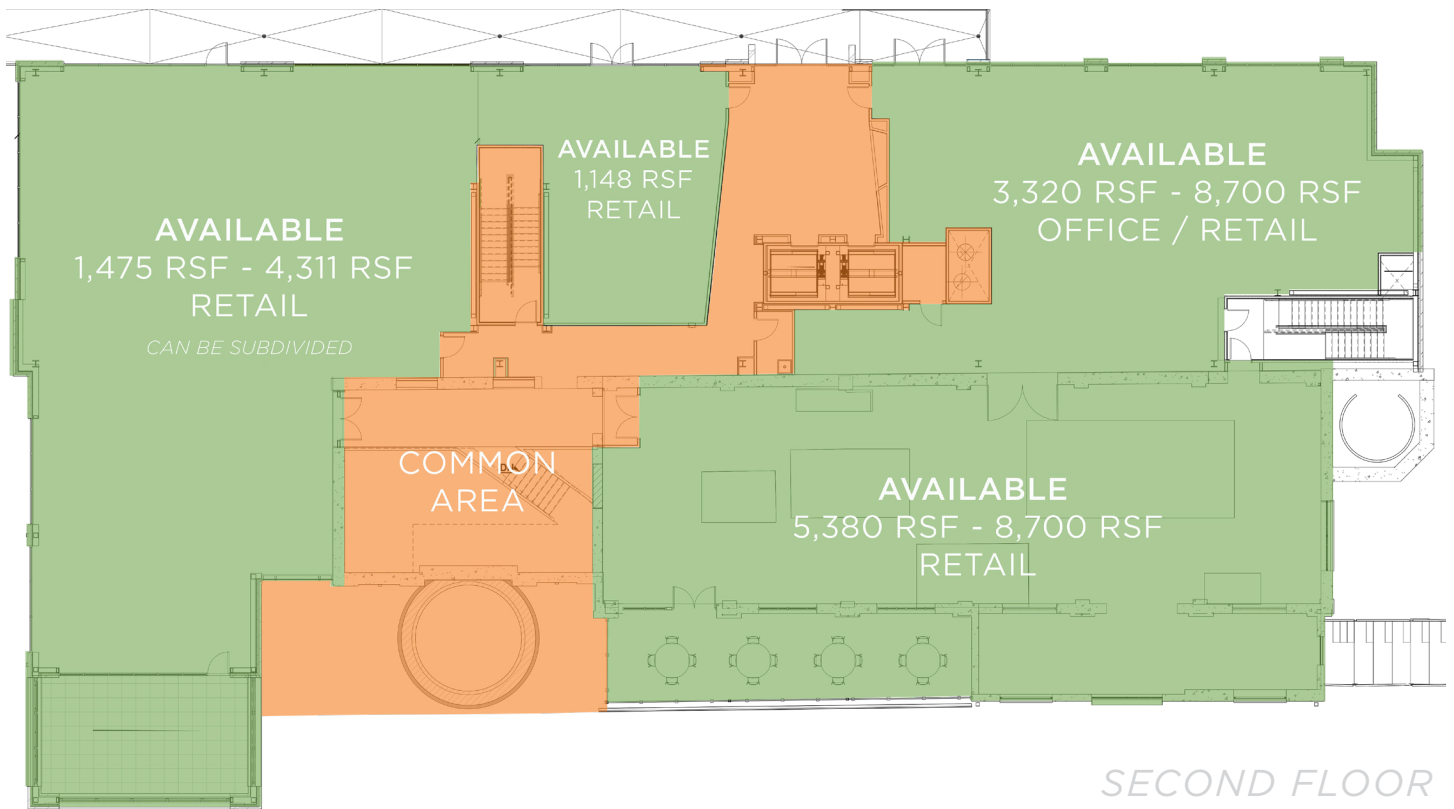
BAILEY SOUTH AT INNOVATION QUARTER

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 plays an important role in the expansion of the Wake Forest Innovation Quarter and its impact on the surrounding downtown Winston-Salem community.



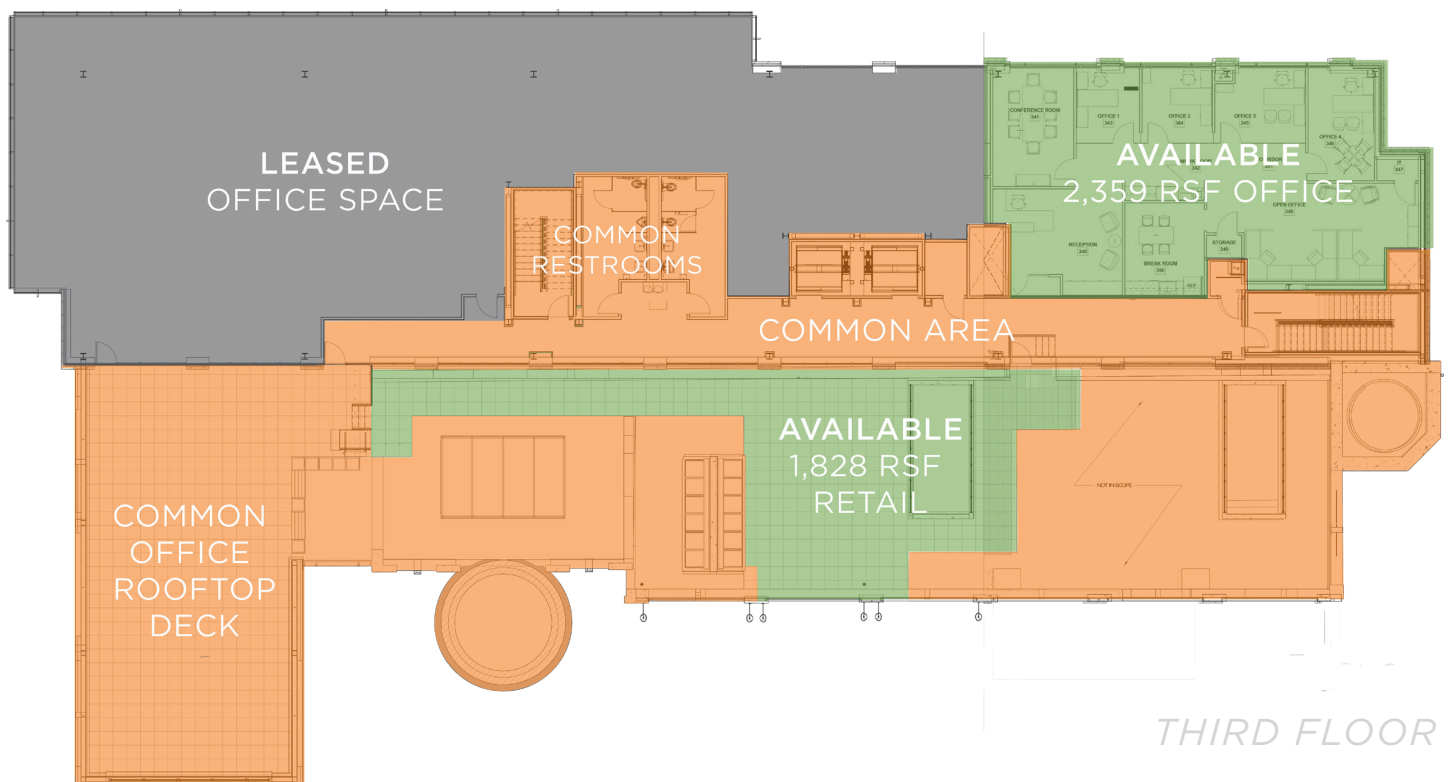
- 75,000 SF Phase 2 of the former RJR Tobacco power plant redevelopment
- ± 8,949 RSF of available office space
(Spaces range from 2,359-3,320 RSF)
- ± 15,987 RSF of available retail space
(Spaces range from 1,148-8,700 RSF)
- Epicenter of the Innovation Quarter
- Access to all Innovation Quarter onsite amenities
- Vibrant outdoor common spaces

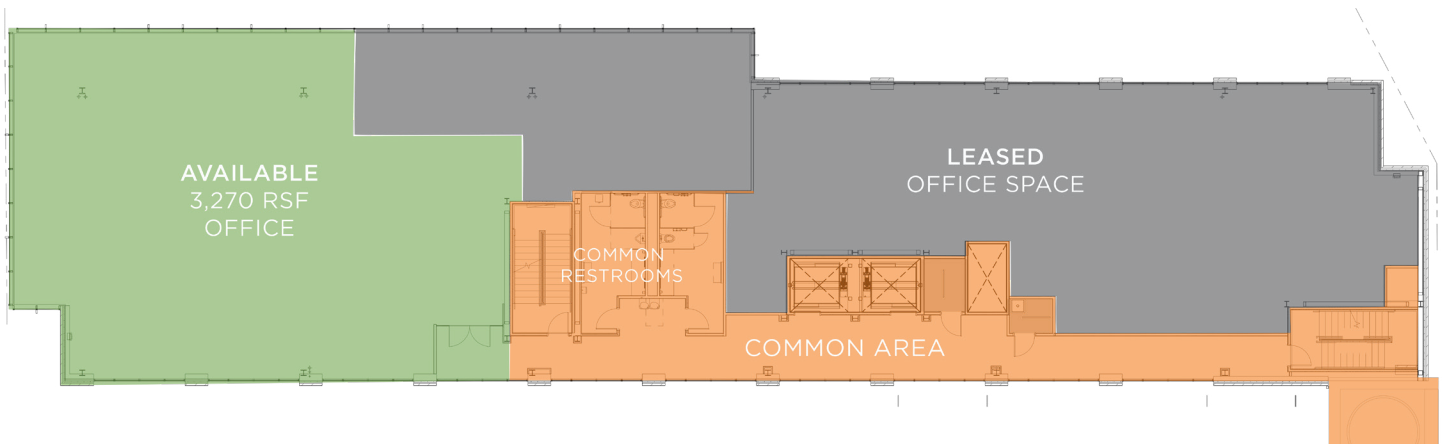




RETAIL FEATURES

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





FOURTH FLOOR

OFFICE FEATURES

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

THE VARIABLE



CURRENT TENANTS



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:

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