

411 W. 4TH  
FOR LEASE: OFFICE



## NEWLY RENOVATED OFFICE SPACE

This modern 4,865 RSF of lower level office space has been completely renovated. It is part of a larger redevelopment project in an irreplaceable downtown Winston-Salem location. This office space offers prominent signage opportunities along downtown's core office, restaurant and retail corridor. Co-tenants in this vibrant building include the Winston-Salem Chamber of Commerce and Canteen Market & Bistro.

TO LEARN MORE ABOUT THIS PROPERTY CONTACT:



Ben Bloodworth

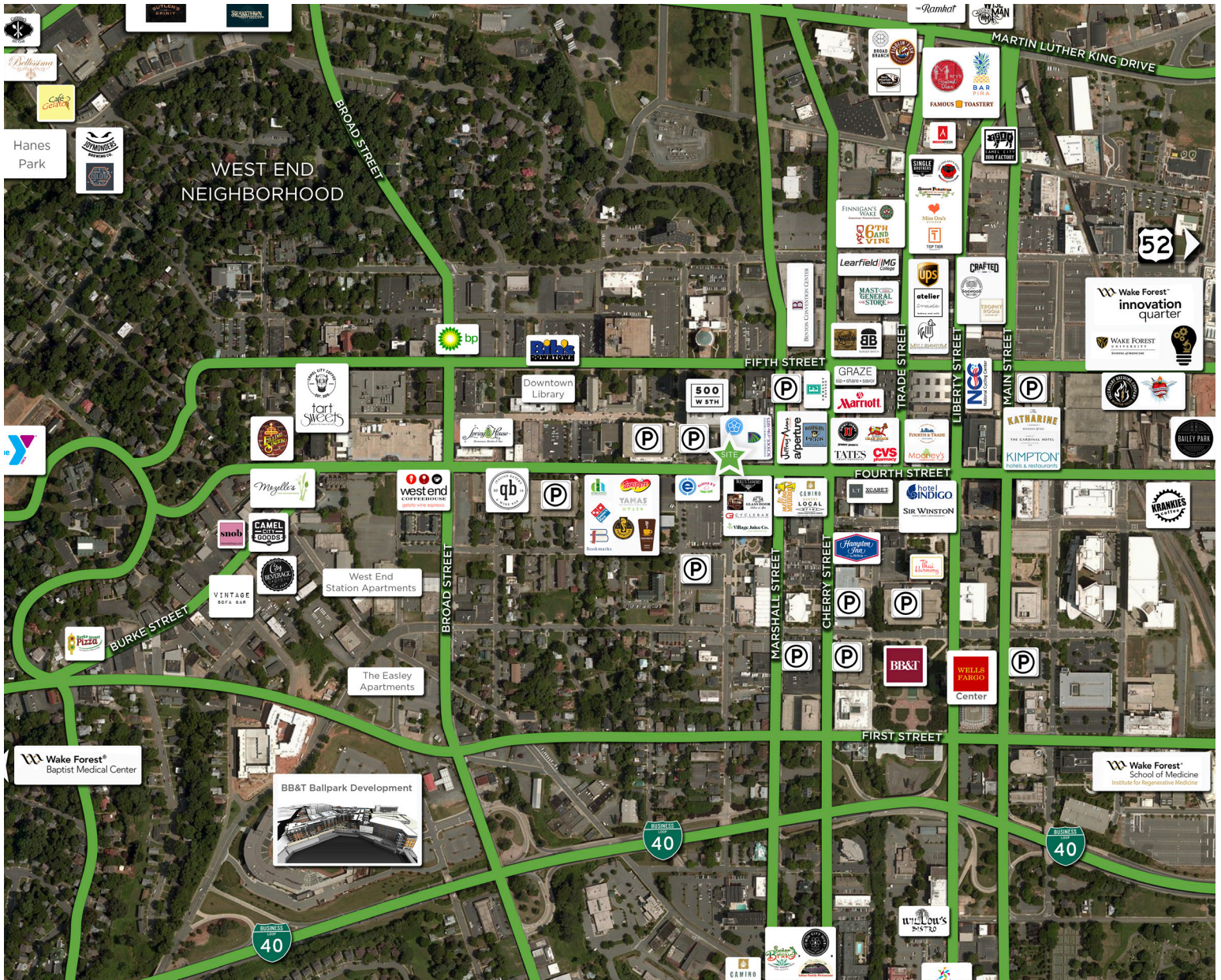
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- Modern ±4,865 RSF of lower level office space
- Completely renovated interior and exterior
- Part of larger 39,000 SF redevelopment project
- Incredible location in the epicenter of downtown's core office, restaurant and retail corridor
- Lease Rate: \$16.00 PSF, Modified Gross

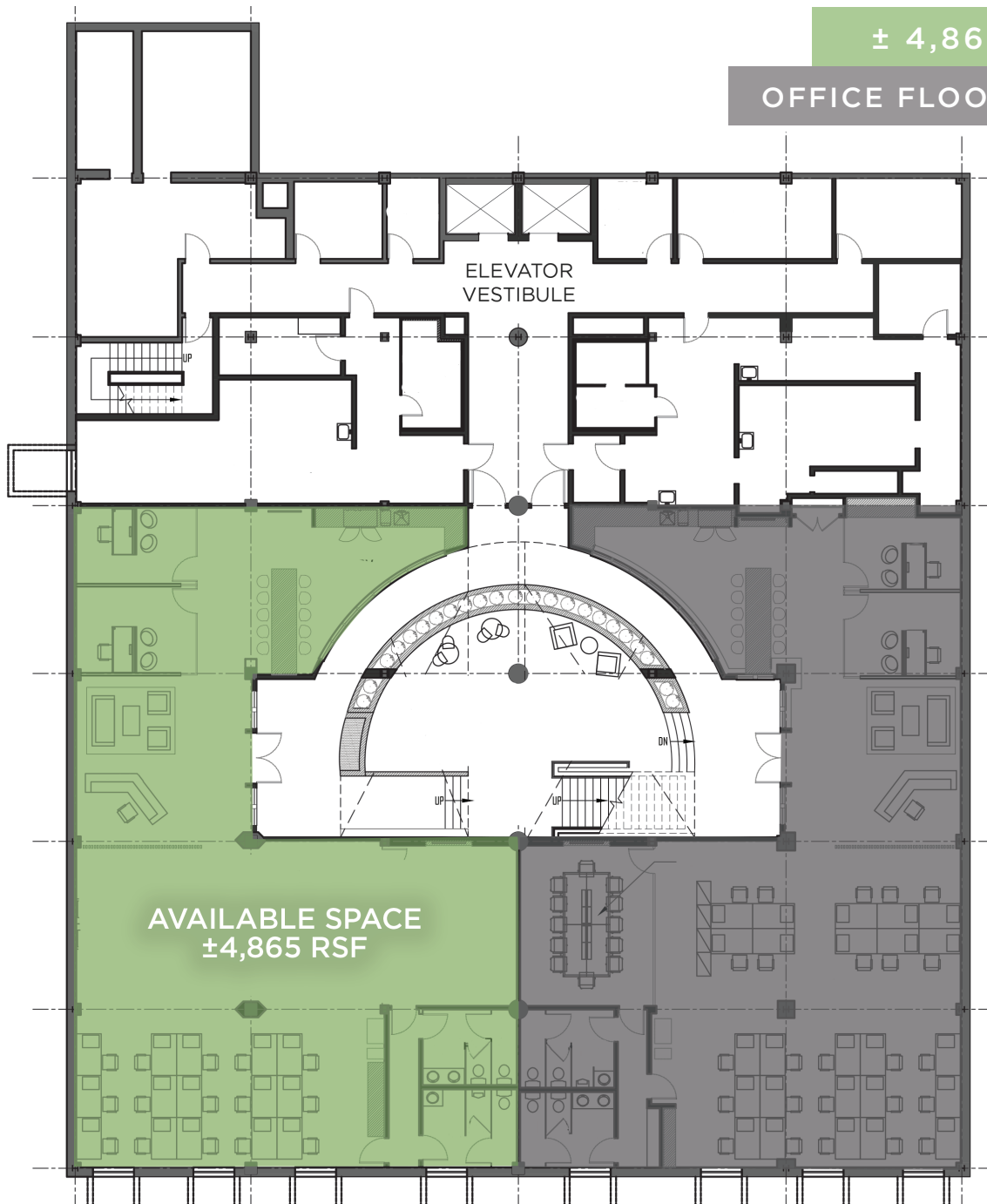
DOWNTOWN W-S AT A GLANCE

DOWNTOWN INVESTMENT SINCE 2000	\$2 BILLION
RESTAURANTS & CAFES IN DOWNTOWN	82
HOUSING UNITS IN DOWNTOWN	3,387
HOTEL UNITS IN DOWNTOWN	1,397

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± 4,865 RSF

OFFICE FLOOR PLAN



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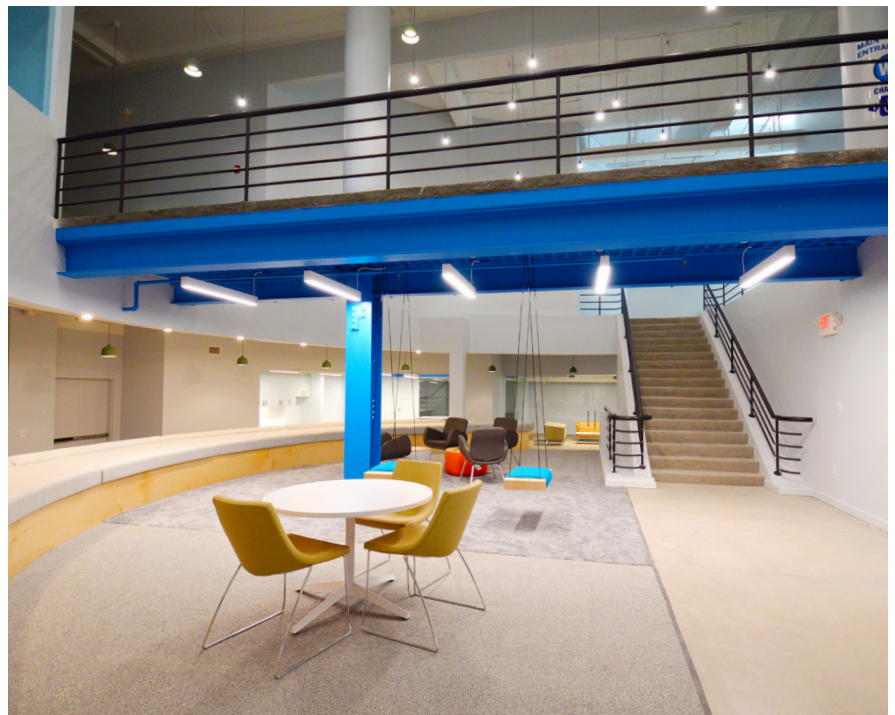
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COMMERCIAL REAL ESTATE

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