



PROPERTY FAST FACTS

- 102 West Third Street
- 200,452 RSF
- 73.2% Occupancy
- 652 space parking deck
- 2.49 Acres
- Built in 1973
- Located in an opportunity zone
- Value add opportunity
- Significant upside potential

WINSTON-SALEM ACCOLADES

#1

FOR AVERAGE RATE OF SMALL BUSINESS GROWTH



#3

MOST AFFORDABLE DOWNTOWNS TO LIVE IN



#5

BEST CITIES FOR FIRST-TIME HOME BUYERS



#6

BEST CITIES FOR JOB GROWTH



#7

BEST CITIES FOR PROFESSIONAL WOMEN



#27

BEST CITIES REPORT



LIBERTY PLAZA WINSTON-SALEM, NC

Linville Team Partners, on behalf of the ownership, is pleased to exclusively offer the opportunity to purchase the Liberty Plaza Office Building, a potential opportunity zone investment, located in the City of Arts and Innovation, Winston Salem, North Carolina.



OFFERING SNAPSHOT

Address	102 W Third Street Winston-Salem, NC 27101
Year Completed	1973
% Leased	73.2%
Total Size	200,452 RSF
Floors	14 floors
Number of Tenants	41
Typical Floor Size	14,400
Acreage	2.49 acres
Parking	652 spaces (parking deck) 378 spaces committed
Parking Ratio	3.25/1,000 SF



VALUE ADD OPPORTUNITY

Downtown Winston-Salem, having received a great deal of recent national attention, is at the apex of its potential for investment at the “ground level.” A new ownership group has the opportunity to run this asset more efficiently and capitalize on the growing Winston-Salem market at the cost of a property in a less-developed market. In addition to the growth that has already occurred in Winston-Salem, the area immediately surrounding Liberty Plaza is poised for a rapid boom.



- Available significantly below replacement cost
- Located in an opportunity zone
- Below market rents
- Over \$2 billion investment dollars in downtown, including the nearby Merschel Plaza, City Park Plaza, and Kaleideum Children’s Museum
- Increased parking deck income

FOR MORE INFORMATION, CONTACT:

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