

# SENTINEL COMMONS

RECREATION | RESTAURANTS | RETAIL | ARTS  
CO-WORKING | UNIQUE OFFICE SPACE



## A MODERN & FRESH APPROACH

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Located in the vibrant downtown core of Winston-Salem, **Sentinel Commons** is a mixed-use development that **celebrates community** by bringing people together. Here, unique office space, opportunities for co-working, arts, recreation, delicious food choices and entertainment come together in one convenient setting.

# SENTINEL COMMONS







## OUR STORY

Home to the iconic Winston-Salem Journal and Sentinel newspapers for more than 90 years, the building is a local landmark. Our **redevelopment project** partners the building's historical architectural features with a crisp, **modern transformation** that seeks to bring together a variety of intentional uses to create a unique ecosystem. Today, this storied location unites businesses, entrepreneurs, and artists with recreation and entertainment venues to create a pronounced common gathering place.

**Sentinel Commons** is situated just steps away from the City's most dynamic downtown corridors. **Neighboring attractions** include renowned performance arts venue the Stevens Center, popular local restaurants, hotels, pubs, and breweries. Our location is central to internationally ranked USA Cycling Pro-Road Tour bicycle race, the Winston-Salem Classic. The River Run Film Festival, the National Black Theatre Festival, and various other events are also held downtown throughout the year. We are perfectly situated for the professional who wishes **to enhance the balance between work and leisure.**





## FOODHALL & MARKET

The **Food Hall & Market** brings the **authentic** culinary talent of Winston-Salem together in one central location. Our intent is to offer a variety of high-quality, **well-curated food options** that can be enjoyed in the outside courtyard or in one central food hall location. Choose to dine with friends, family, or choose a convenient take away option. Local restaurants, farmers and rising chefs will bring an assortment of flavors to **accommodate your dynamic lifestyle needs**.

The start-up investment cost compared to a full restaurant will be a fraction, lowering barriers to entry **for creative entrepreneurs**. This will be ideal for food trucks or caterers seeking a permanent location as well as excellent established local and regional concepts seeking a new outlet or downtown location.







## CO-WORKING

A **workspace for anyone** for whom professional productivity and lifestyle are top priorities. Our co-working concept is a **fully equipped** workspace marrying warm color and rich texture with state-of-the-art technology. Small businesses, remote workers and visitors to Winston-Salem will **organically connect and innovate here**, in the comfort of an inviting living room setting. Offering strategically designed and **flexible solutions** with premier amenities, our co-working space will inspire you or your team to reach untapped potential.





CORNER OF 5<sup>TH</sup> & MARSHALL





## OUTDOOR BEER GARDEN & RECREATION

The **Outdoor Beer Garden** offers a common space entirely unique to Winston-Salem's downtown scene. Professionals, colleagues, and friends can meet for a handcrafted cocktail, a glass of wine or a locally brewed beer. This **rejuvenated courtyard** will serve as a destination where visitors can have a drink, listen to live music, enjoy food, or even join a group yoga session. The indoor/ outdoor relationship provides a variety of **networking and entertainment choices**.



# MARSHALL STREET COURTYARD







The concepts presented are preliminary and subject to change.



# SENTINEL COMMONS

418 North Marshall Street  
Winston-Salem, NC 27101

**CONTACT:**

[www.sentinelcommons.com](http://www.sentinelcommons.com)

336.831.3723



# SENTINEL COMMONS

418 N. MARSHALL STREET

Linville | Team Partners  
COMMERCIAL REAL ESTATE

FLOOR PLANS: BASEMENT/PRESS LEVEL

## BASEMENT/PRESS LEVEL PRICING LEGEND:

■ RETAIL / \$16.00 NNN





# SENTINEL COMMONS

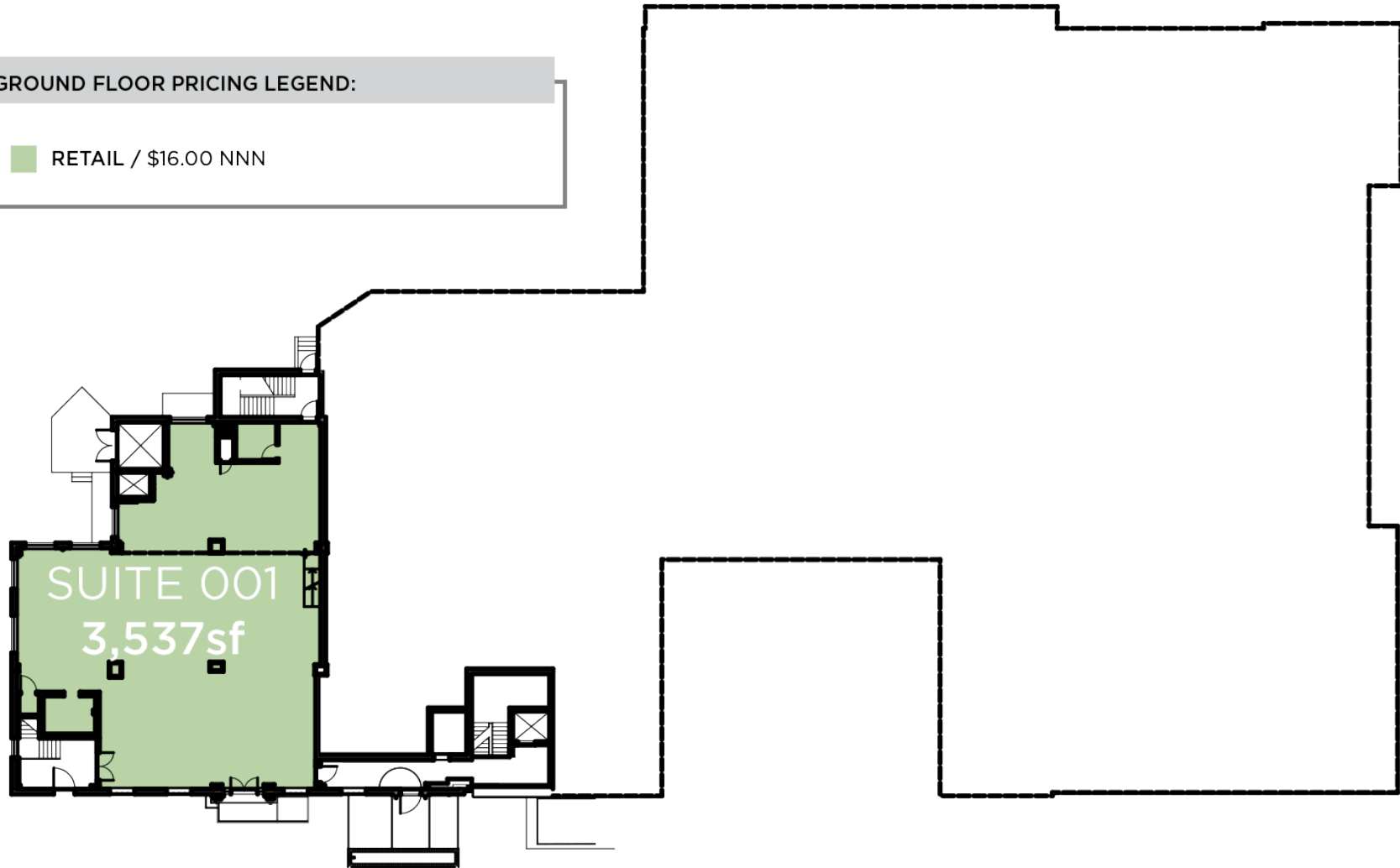
418 N. MARSHALL STREET

FLOOR PLANS: GROUND FLOOR

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COMMERCIAL REAL ESTATE

## GROUND FLOOR PRICING LEGEND:

■ RETAIL / \$16.00 NNN



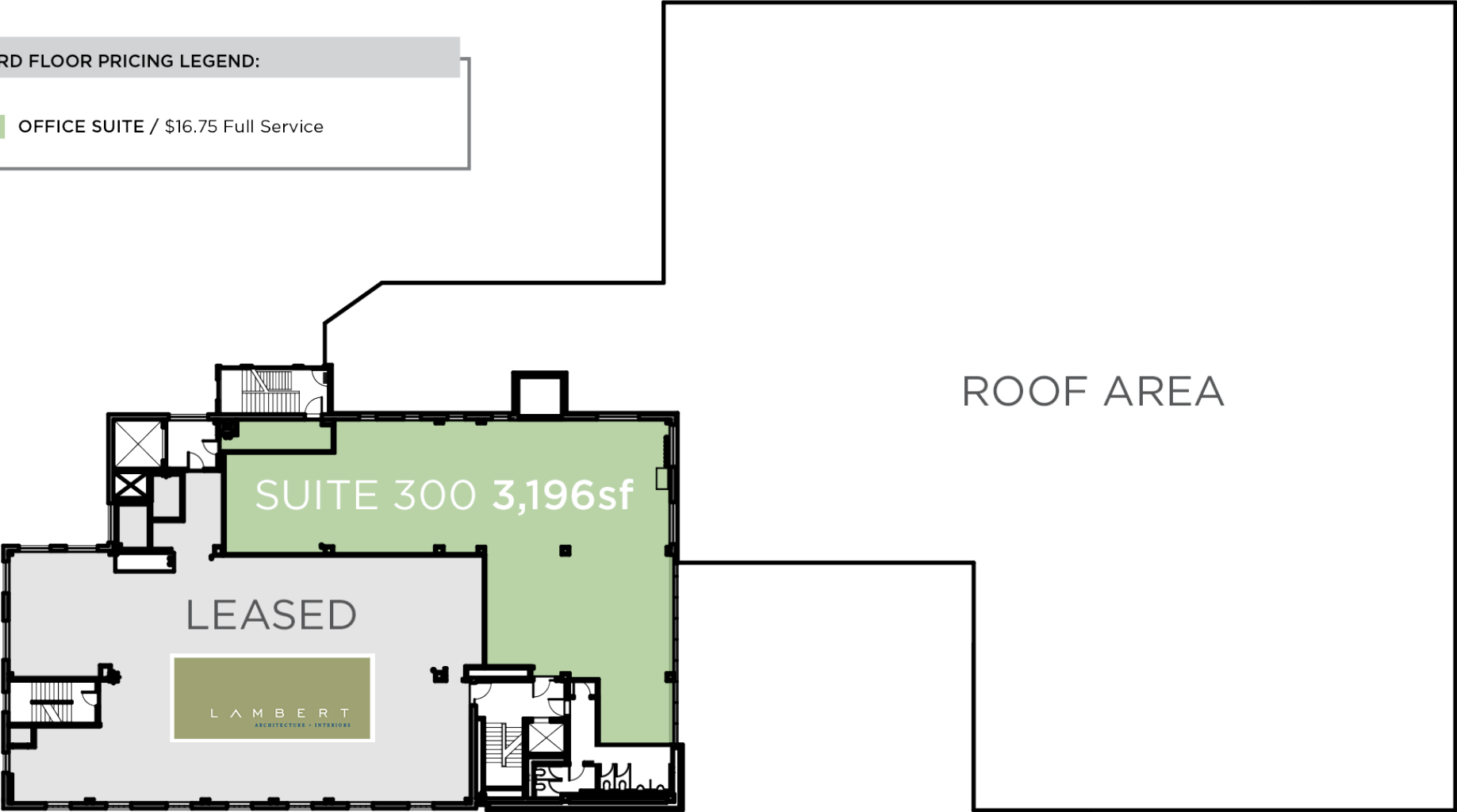


SENTINEL COMMONS  
418 N. MARSHALL STREET

FLOOR PLANS: THIRD FLOOR

THIRD FLOOR PRICING LEGEND:

OFFICE SUITE / \$16.75 Full Service





# SENTINEL COMMONS

418 N. MARSHALL STREET

FLOOR PLANS: FOURTH FLOOR

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COMMERCIAL REAL ESTATE

## FOURTH FLOOR PRICING LEGEND:

■ OFFICE SUITE / \$16.75 Full Service

