

525 VINE STREET

FOR LEASE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



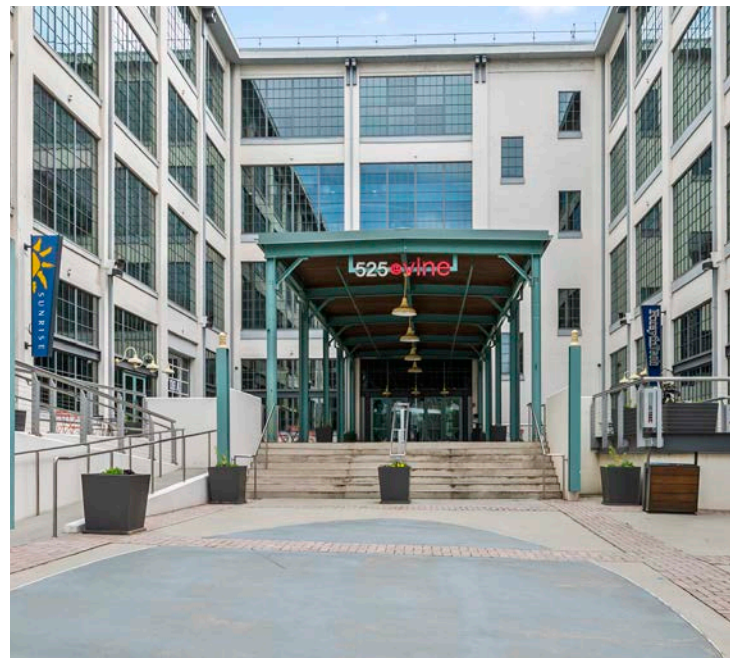
PROPERTY HIGHLIGHTS

PROPERTY TYPE Office/Retail

AVAILABLE SF ± 2,503 - 14,873

DESCRIPTION

Great opportunity to join one of the fastest-growing urban innovation districts in the United States. This A+ building offers reception and security services, fantastic views of downtown Winston-Salem, and an amazing architectural presence. Adjacent to Bailey Park and home to Wake Forest Medical School, health sciences, and other biotech companies.



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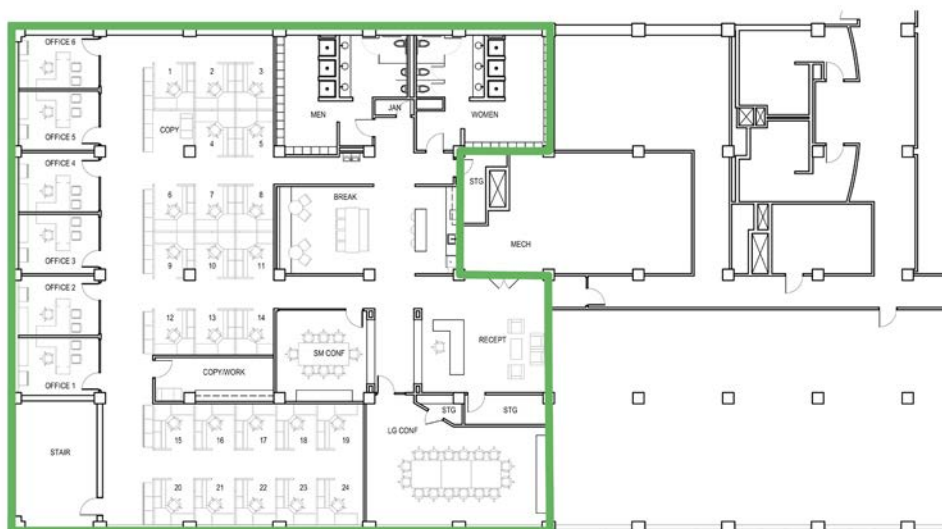
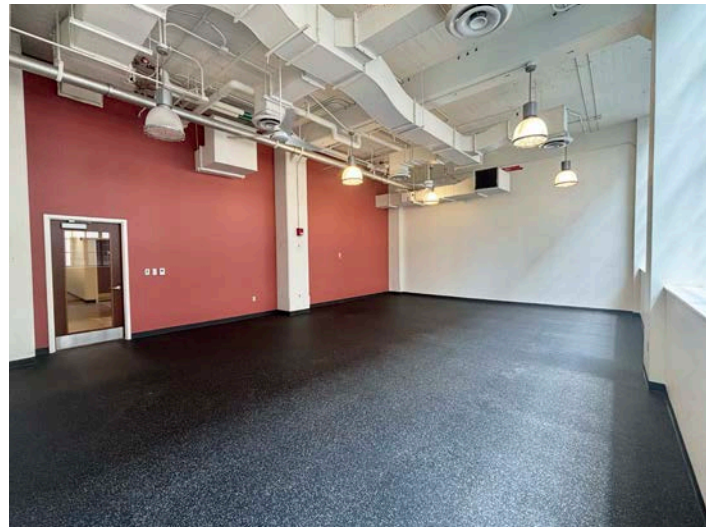
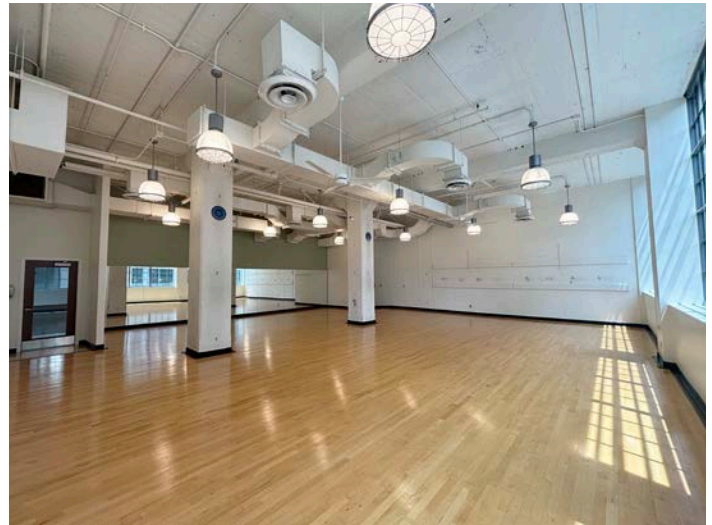
SUITE 155

PROPERTY TYPE Retail/Office

AVAILABLE SF ± 10,060

DESCRIPTION

Located on the 2nd floor and facing Vine Street, this suite has its own entrance from the courtyard, as well as the interior hallway. The suite is ±10,060 SF and features a lobby/reception area, 2 restrooms/locker rooms, high ceilings, 1 room with hardwood floors, large windows, and specialized rubber gym flooring throughout the main area. Previously housed the downtown branch of YMCA.



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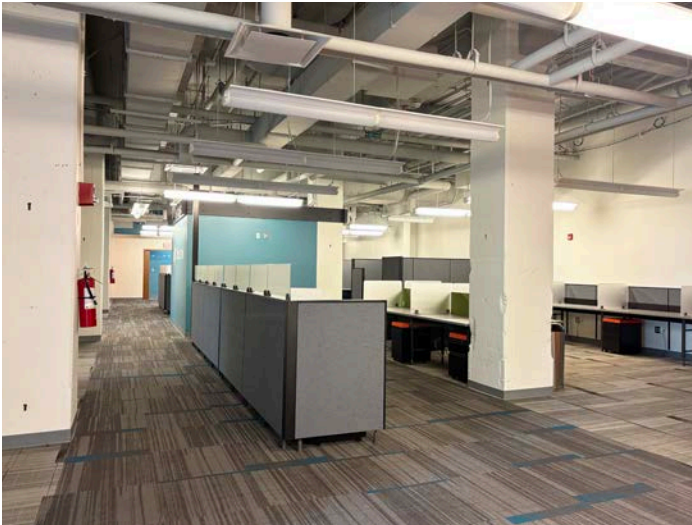
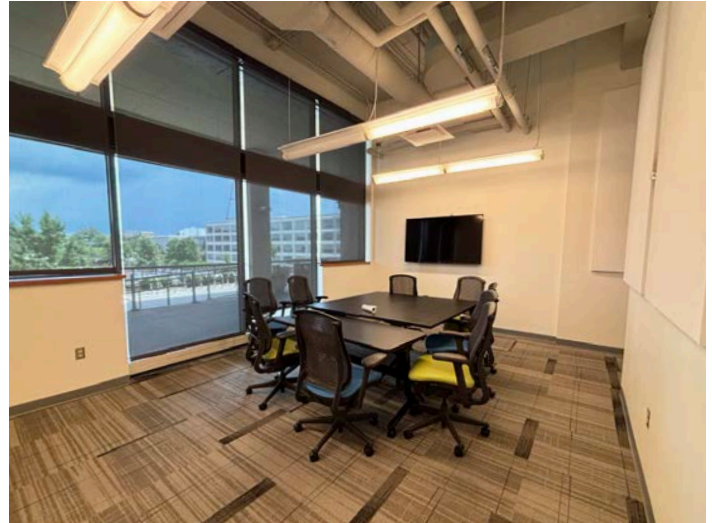
SUITE 130

PROPERTY TYPE Office

AVAILABLE SF ± 7,676

DESCRIPTION

Move-in ready office space! This suite is ±7,676 SF and features a lobby/reception area, IT room, large open workspace with cubicles, 7 private offices, conference room, 2 meeting rooms, break room/kitchenette, and an exterior entrance to the rear of the building. Located on the first floor, right off the elevator lobby, and the downstairs atrium.



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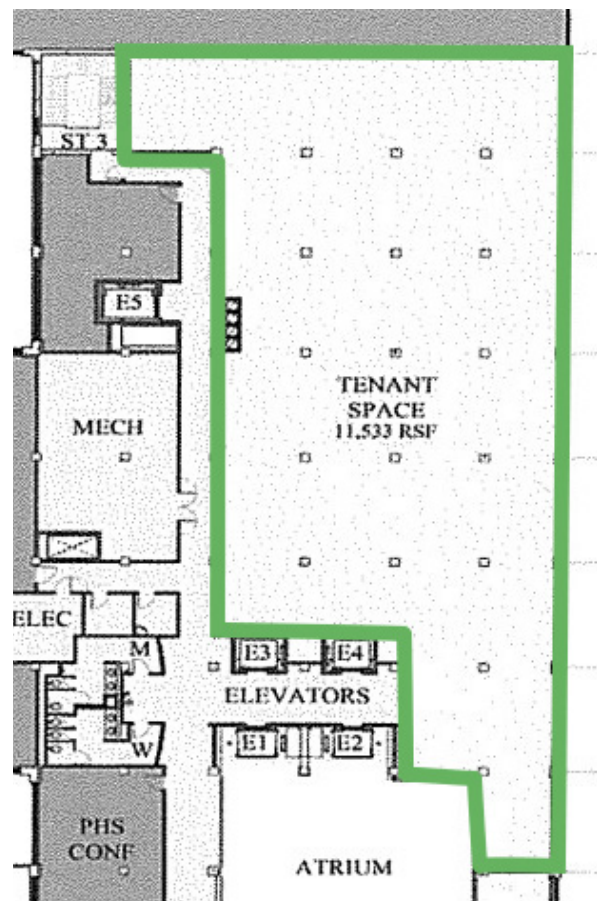
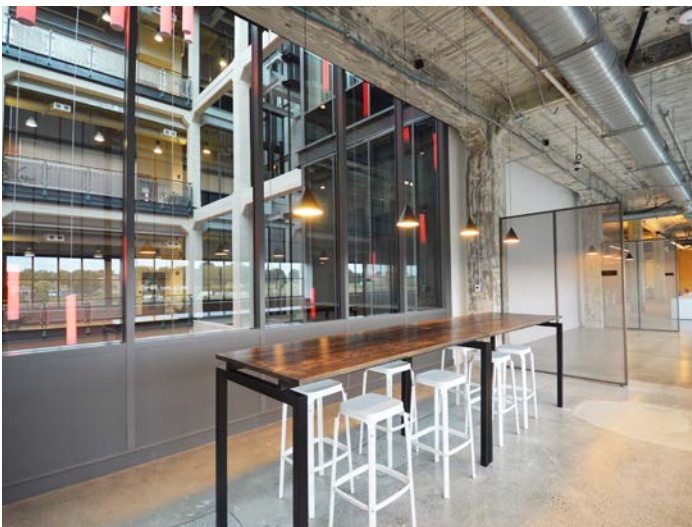
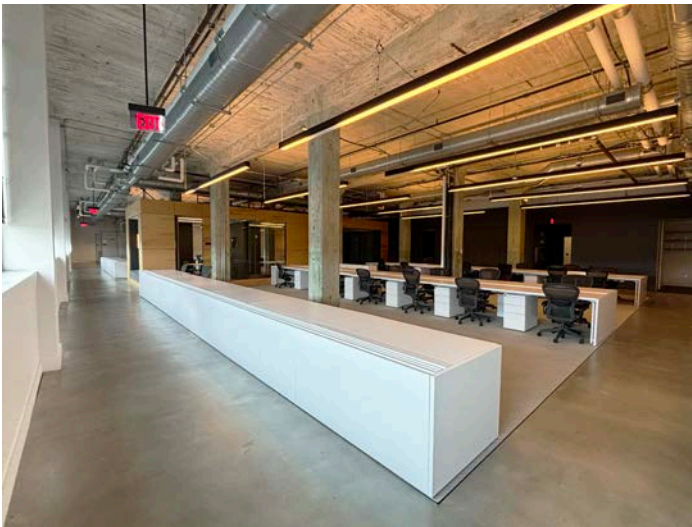
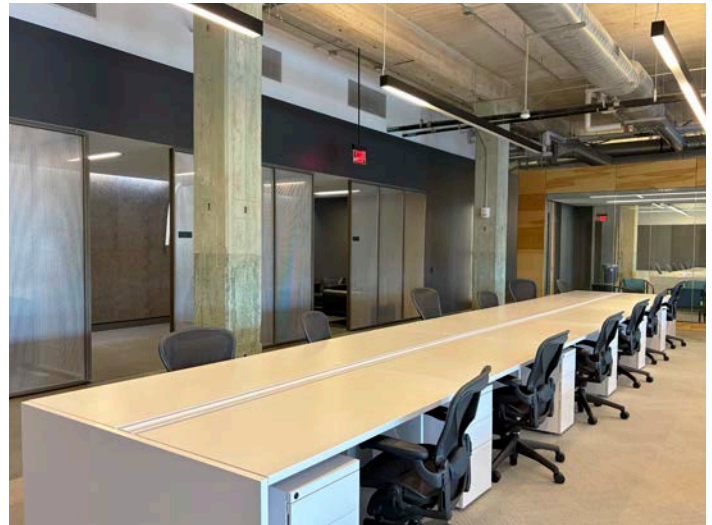
SUITE 320

PROPERTY TYPE Office

AVAILABLE SF \pm 11,533

DESCRIPTION

This is a sleek, modern workspace that would work for a multitude of businesses. The suite is $\pm 11,533$ SF and features tons of open work area, high ceilings, lots of natural light, several private offices, storage areas, glass conference room, sound studio, photography studio, and even a theater. Has a great view of downtown and the ultra-cool atrium. Located on the 3rd floor.



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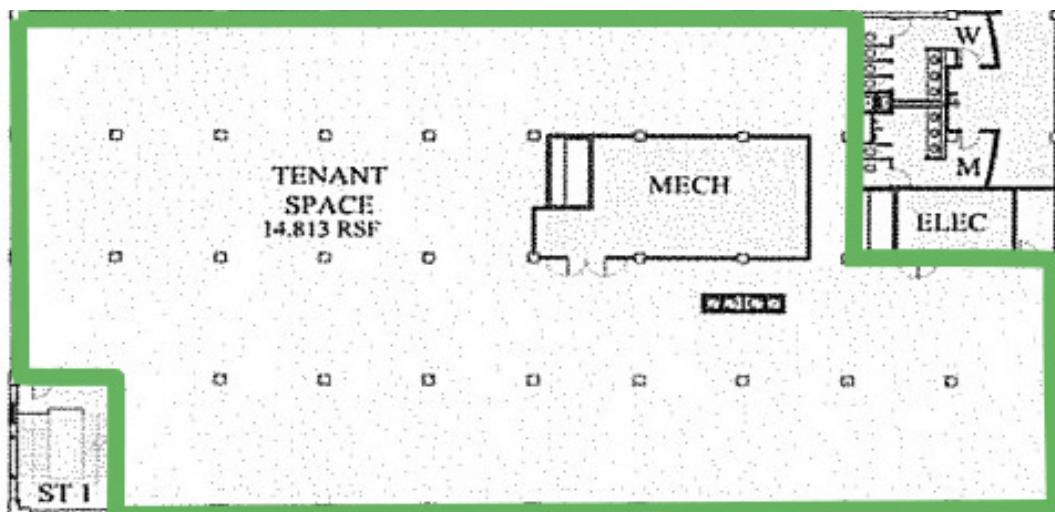
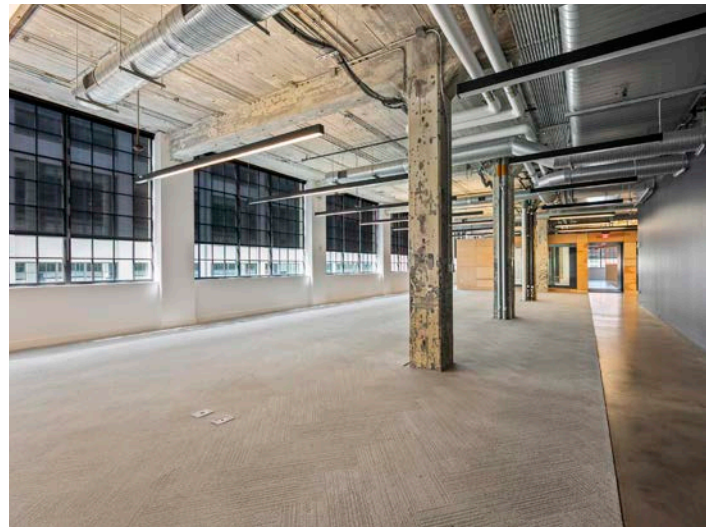
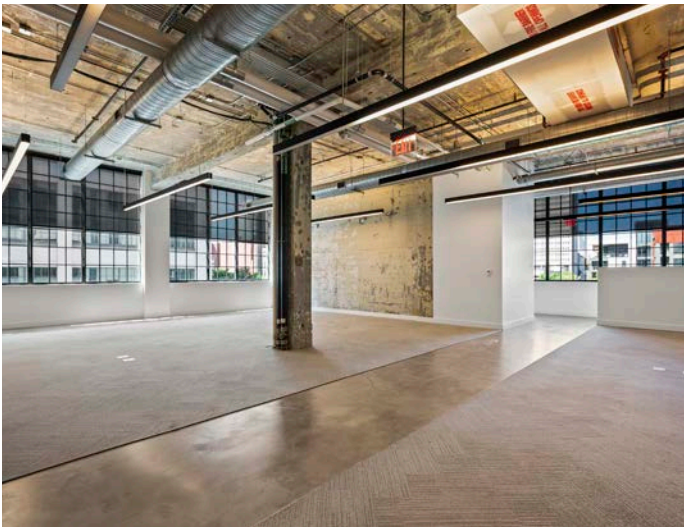
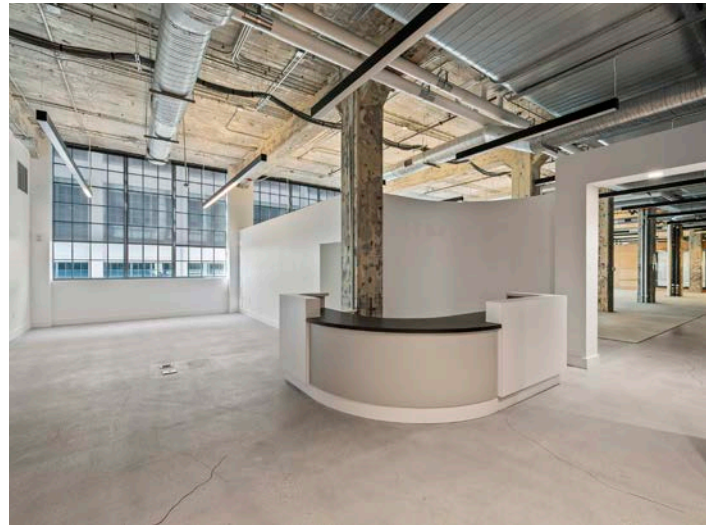
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SUITE 340

PROPERTY TYPE	Office
AVAILABLE SF ±	14,813
LEASE RATE	Contact Broker For Pricing

DESCRIPTION

Located on the 3rd floor with fantastic views of downtown! This suite is ±14,813 SF and has windows and views on 3 sides of the space. It features a modern esthetic with concrete floors, high ceilings, modern wood panels, glass walls, and neutral carpeting. The suite consists of a sleek entrance/reception area, large open workspaces, several meeting rooms and private offices, 2 conference rooms, a break room/kitchenette, and ample storage.



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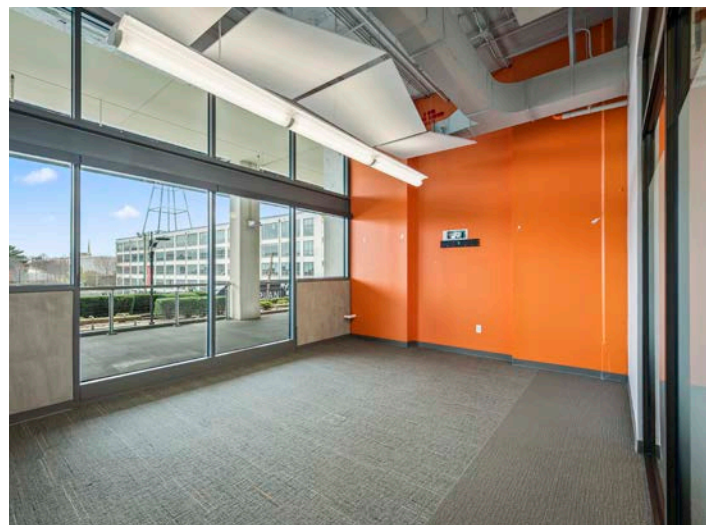
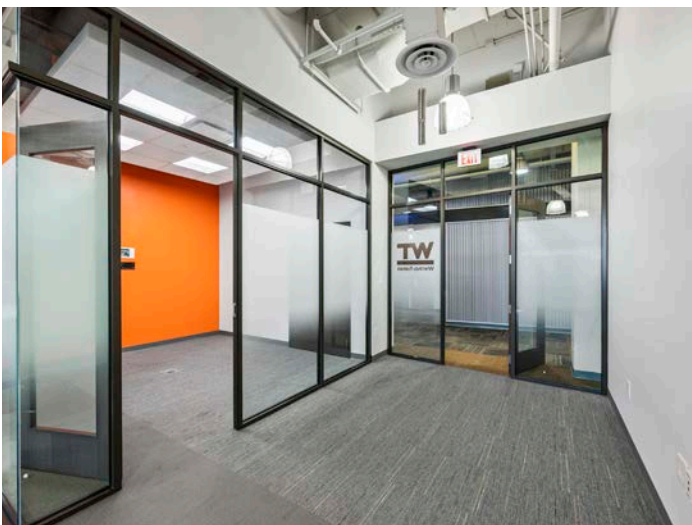
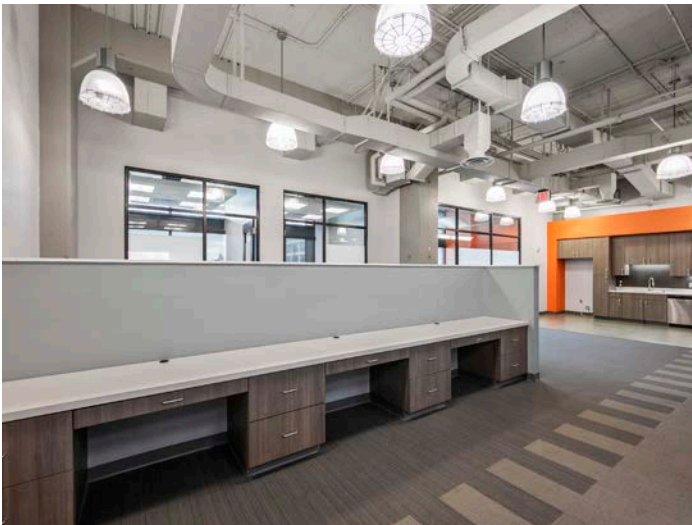
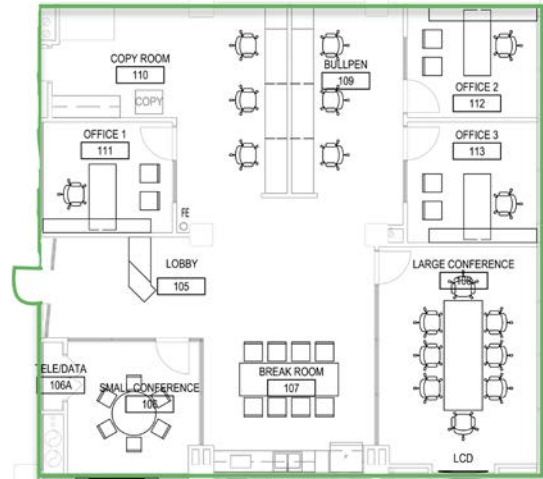
SUITE 140

PROPERTY TYPE Office

AVAILABLE SF \pm 2,503

DESCRIPTION

Conveniently located on the first floor, this \pm 2,503 SF office suite features a functional layout that includes private offices, a conference room, and an open work area. Large windows provide abundant natural light throughout the space, creating a bright and comfortable work environment. Ideal for a variety of professional uses, the layout supports both privacy and collaboration in a highly desirable location!



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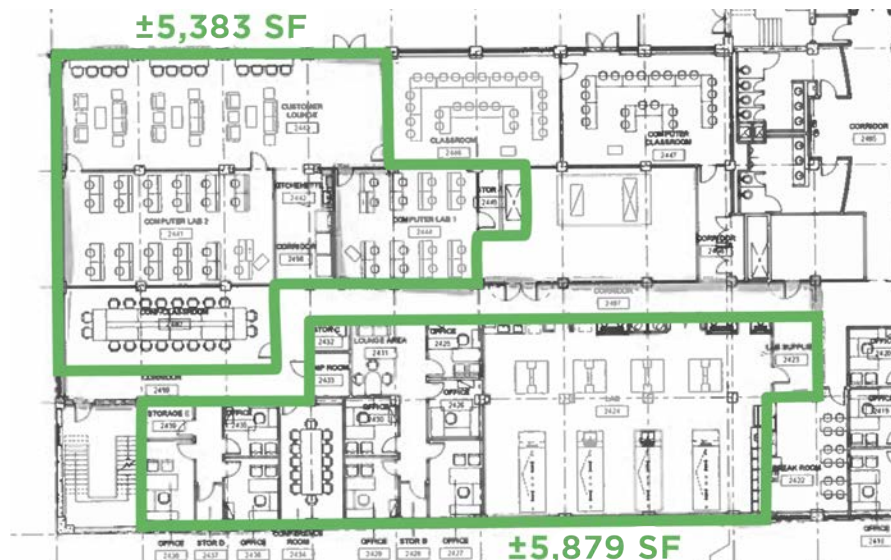
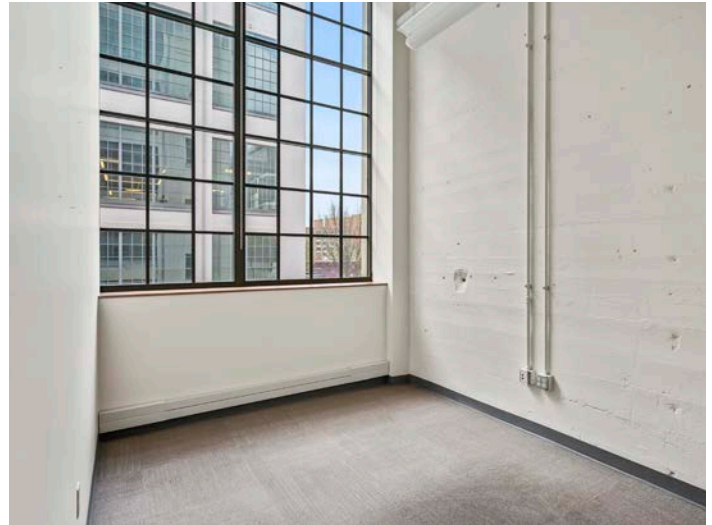
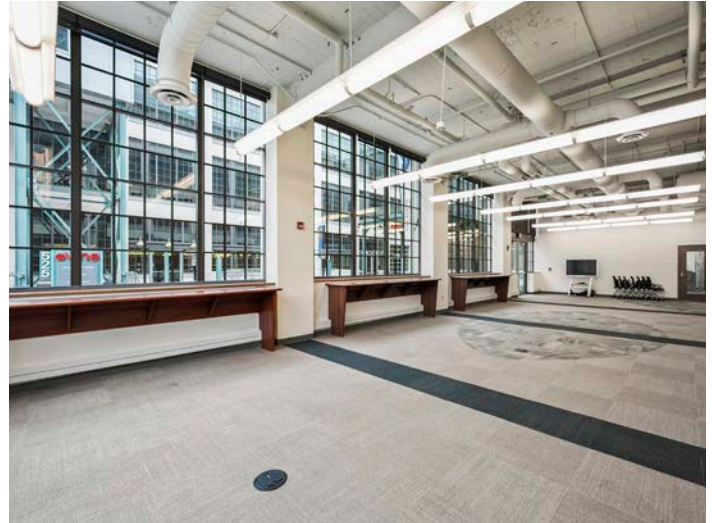
SUITE 240

PROPERTY TYPE Office

AVAILABLE SF \pm 5,383 - 11,262

DESCRIPTION

This exceptional second-floor space offers a rare opportunity for companies seeking a professional environment designed to support innovation and productivity. Featuring a large lab area and expansive office, the layout is both functional and adaptable making it ideal for research and professional uses. There are multiple entrances and direct access to the outside which enhance convenience and functionality.

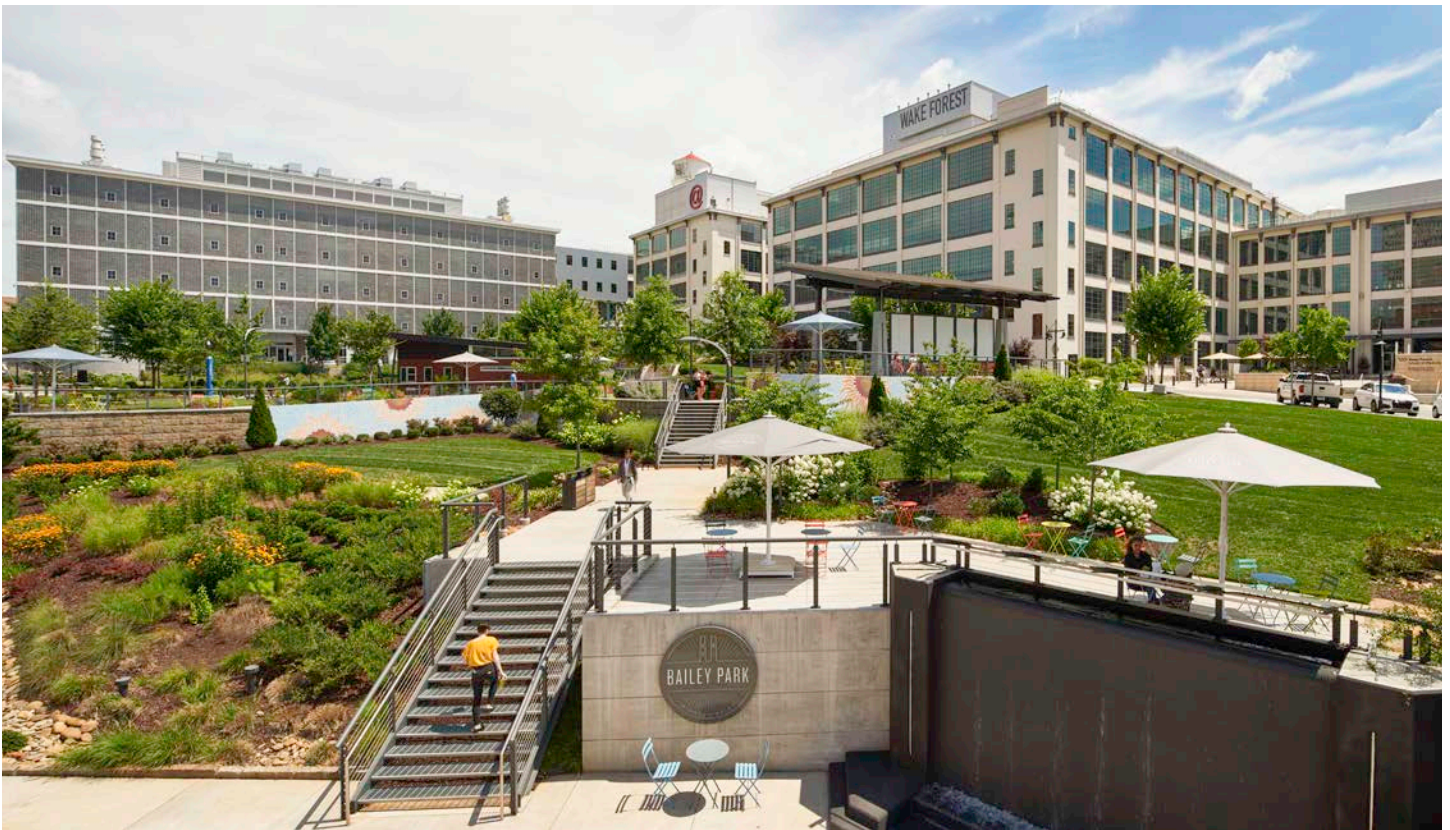


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Innovation Quarter is one of the fastest-growing urban-based districts for innovation in the United States. Home to more than 90 companies, five leading academic institutions, more than 3,600 workers and over 1,800 students, the Innovation Quarter is a place for research, business and education in biomedical science, information technology, digital media, clinical services and advanced materials. The Innovation Quarter currently comprises 2.1 million square feet of office, laboratory and educational space on its 145 developable acres. In addition, there are 20 miles of connected greenway surrounding the Innovation Quarter and more than 1,000 apartments and lofts within or close by the district.

SCAN TO SEE IQ EVENTS →



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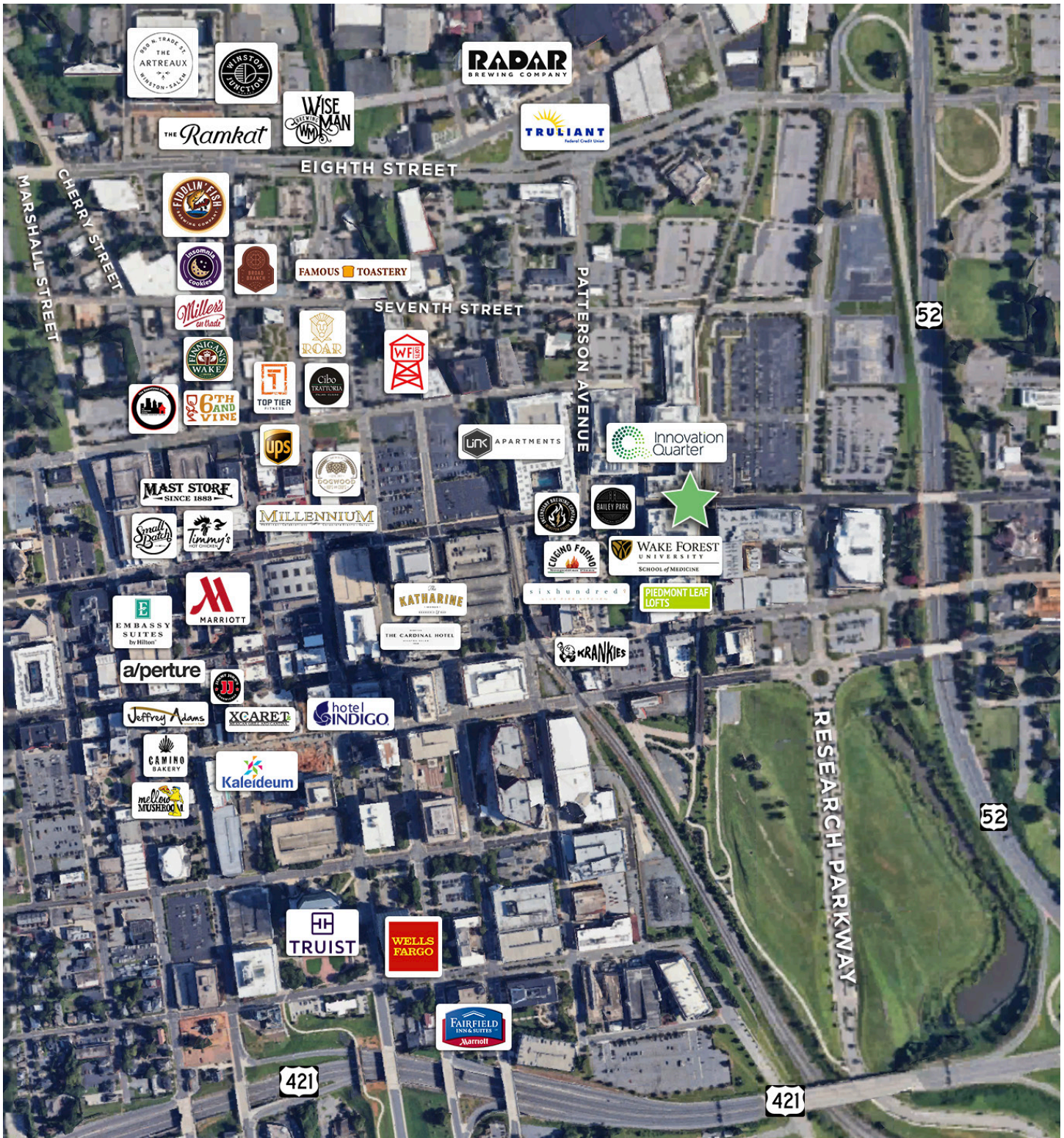
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