

525 Vine Street

WINSTON-SALEM, NC 27101

±10,060 SF DOWNTOWN WINSTON-SALEM

FOR LEASE



Opportunity to join one of the fastest-growing urban innovation districts in the United States. This ±10,060 SF of versatile space is suitable for a variety of different users. Currently, an open layout, this space features a lobby area, two additional rooms, and a large open area with high ceilings and bathrooms with showers. See brochure for various test fit layouts.

TO LEARN MORE ABOUT THIS PROPERTY CONTACT:



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innovation quarter

WHAT IS INNOVATION QUARTER?

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 20 miles of connected greenway surrounding the Innovation Quarter and more than 1,000 apartments and lofts within or close by.

- Option to join one of the fastest-growing urban innovation districts in the United States
- ±10,060 SF of versatile space suitable for a variety of different users
- Features a lobby area, two additional rooms and a large open area with high ceilings and bathrooms with showers
- **Lease Rate: \$26.00 PSF, Full Service**

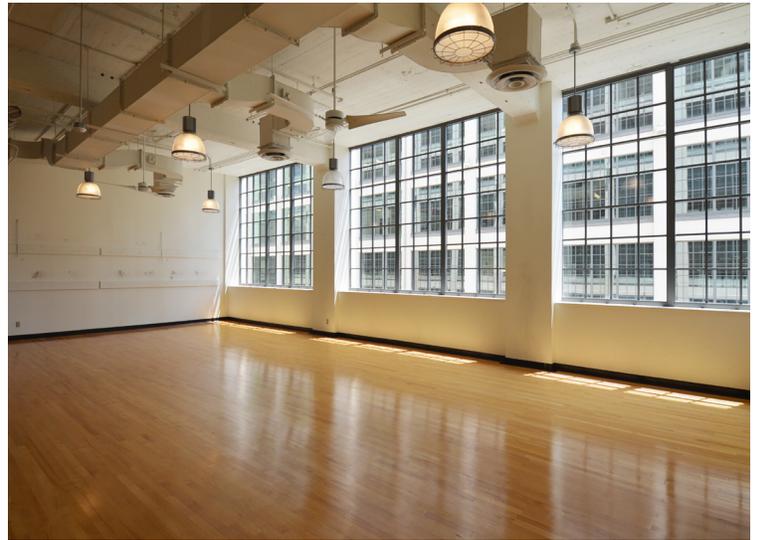


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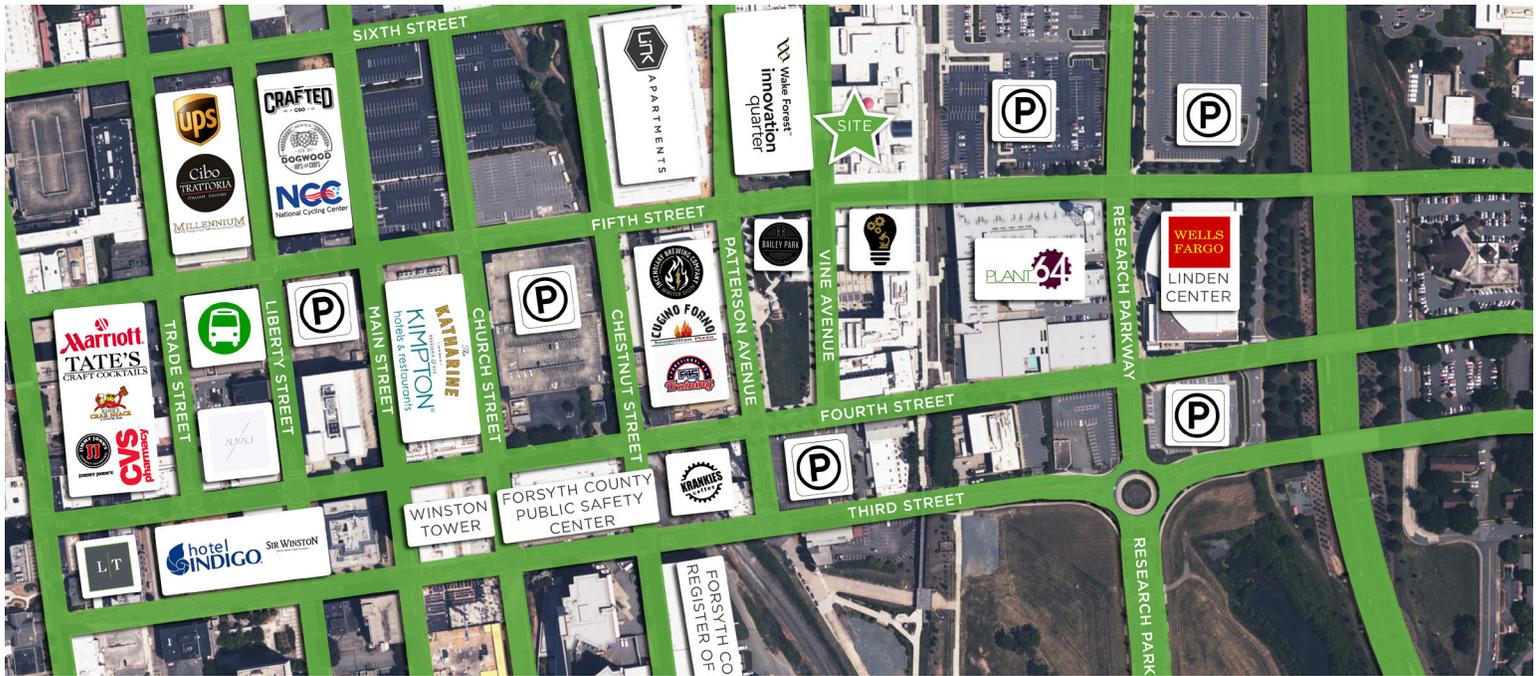
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PROPERTY DETAILS

Property Type	Office	Available SF ±	10,060	Parking	-	Acres	-
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UTILITIES

Heat	Central	Gas	PNG	Air	Central	Electric	Duke
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PRICING & TERMS

Lease Rate	\$26.00	Lease Type	Full Service	Terms	
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Comments Opportunity to join one of the fastest-growing urban innovation districts in the United States. This ±10,060 SF of versatile space is suitable for a variety different users. This space features a lobby area, two additional rooms, and a large open area with high ceilings and bathrooms with showers.

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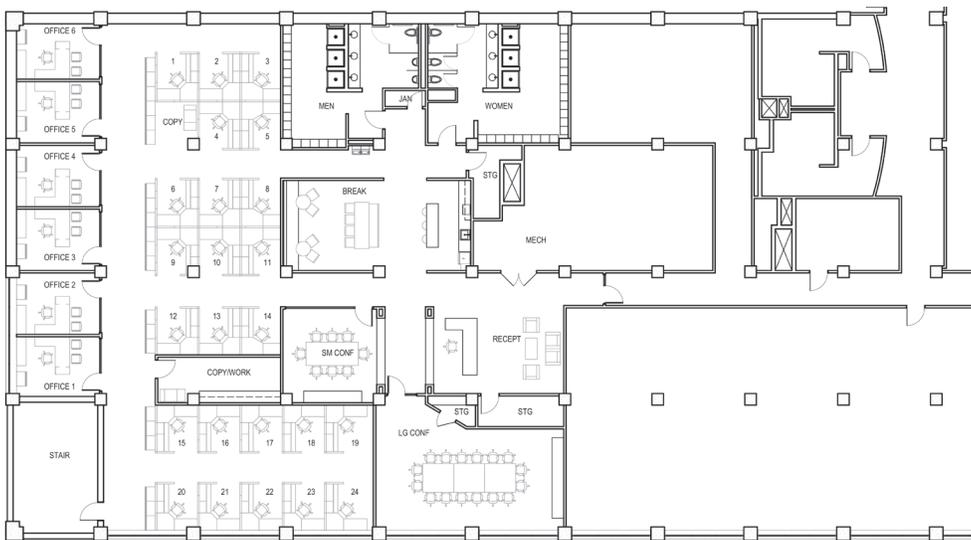
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TEST FIT OPTION #1

- 6 Private Offices
- 24 Work Spaces
- 2 Conference Rooms
- Break Room
- Reception Space

TEST FIT OPTION #2

- 8 Private Offices
- 22 Work Spaces
- 2 Conference Rooms
- Break Room
- Reception Space



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