

5,000 SQUARE FEET OF
ROOFTOP DECKS

4 OUTDOOR
COURTYARDS

6 FLOORS
RETAIL & OFFICE



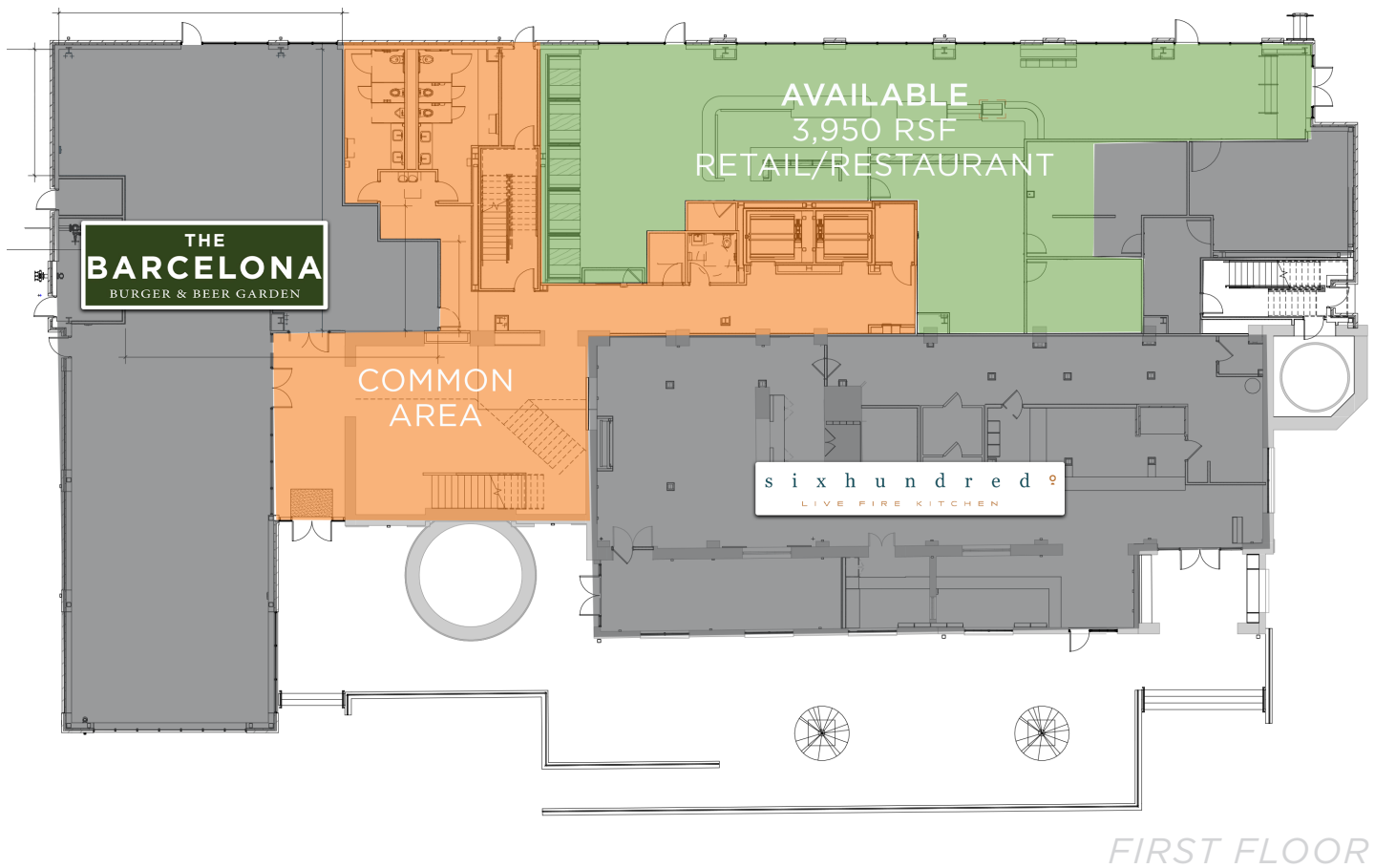
BAILEY SOUTH AT INNOVATION QUARTER

Bailey South is a unique development that combines a 10,000 SF historic power plant with 65,000 SF of innovative new design. Expansive outdoors spaces, engaging building design, and connectivity to the surrounding live-work-play community create an unparalleled opportunity for retail, entertainment and office space. The 2nd floor retail and office entrance is serviced from R. J. Reynolds's historic elevated railroad trestle that extends directly from 4th Street sidewalk, downtown Winston-Salem's busiest pedestrian and car thoroughfare. This vibrant, mixed-use project plays an important role in the expansion of the Wake Forest Innovation Quarter and its impact on the surrounding downtown Winston-Salem community.



- ±75,000 SF Phase 2 of the former RJR Tobacco power plant redevelopment
- ±3,950 RSF available second generation built-out restaurant retail space, including patio
- Epicenter of the Innovation Quarter
- Access to all Innovation Quarter onsite amenities
- Vibrant outdoor common spaces

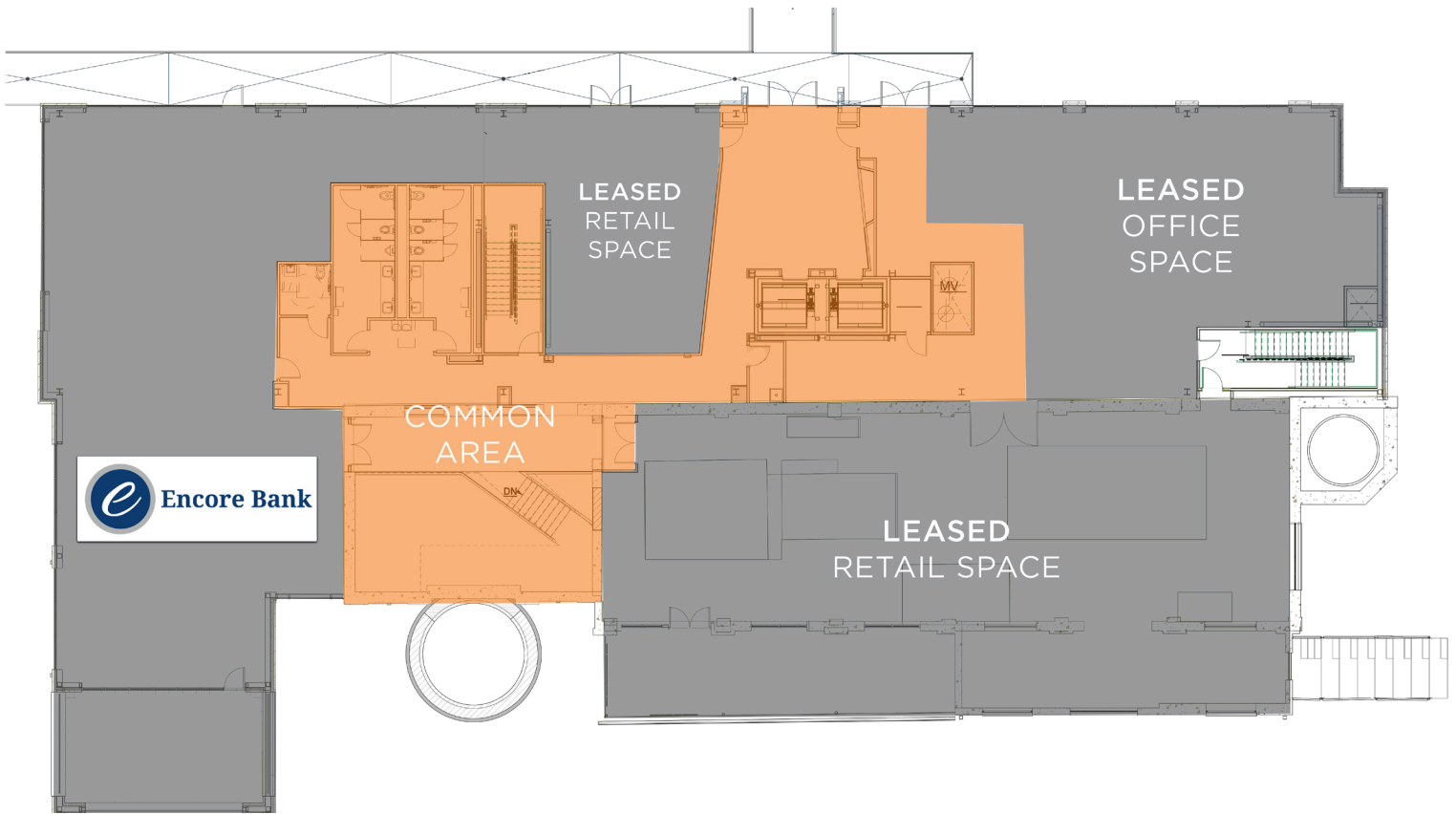




RESTAURANT/RETAIL FEATURES

LEASE RATE: \$28.00 PSF • LEASE TYPE: NNN





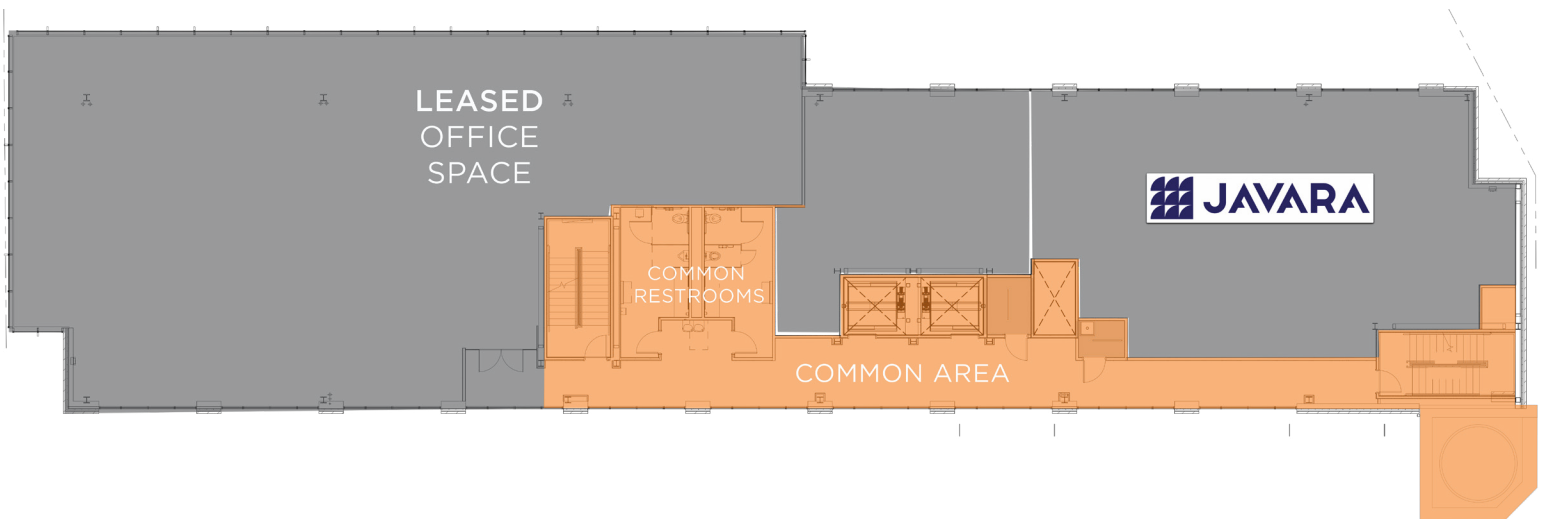
SECOND FLOOR

RETAIL FEATURES

LEASE RATE: \$26.00 PSF • LEASE TYPE: NNN

OFFICE FEATURES

LEASE RATE: \$27.00 PSF • LEASE TYPE: NNN



FOURTH FLOOR

OFFICE FEATURES

LEASE RATE: \$27.00 PSF • LEASE TYPE: FULL SERVICE



FEATURES & AMENITIES

- Panoramic views of Winston-Salem from all sides of the building
- Short walk to Winston-Salem's downtown core
- Adjacent to Innovation Quarter's Bailey Park, a 1.6 AC urban park
- Two nearby parking decks available in addition to ample street parking
- Neighboring access to miles of new bike and pedestrian greenways
- Historical railway reactivated into a pedestrian walkway
- Retail space in the first two floors of the building with ground level access to both floors
- Business-ready restaurant/retail space features fully upfitted kitchen and indoor/outdoor seating

FOR LEASING INFORMATION, CONTACT:

Cali Rich

Cali@LTPcommercial.com

Aubrey Linville

Aubrey@LTPcommercial.com