

5,000 SQUARE FEET OF  
ROOFTOP DECKS

4 OUTDOOR  
COURTYARDS

6 FLOORS  
RETAIL & OFFICE



## BAILEY SOUTH AT INNOVATION QUARTER

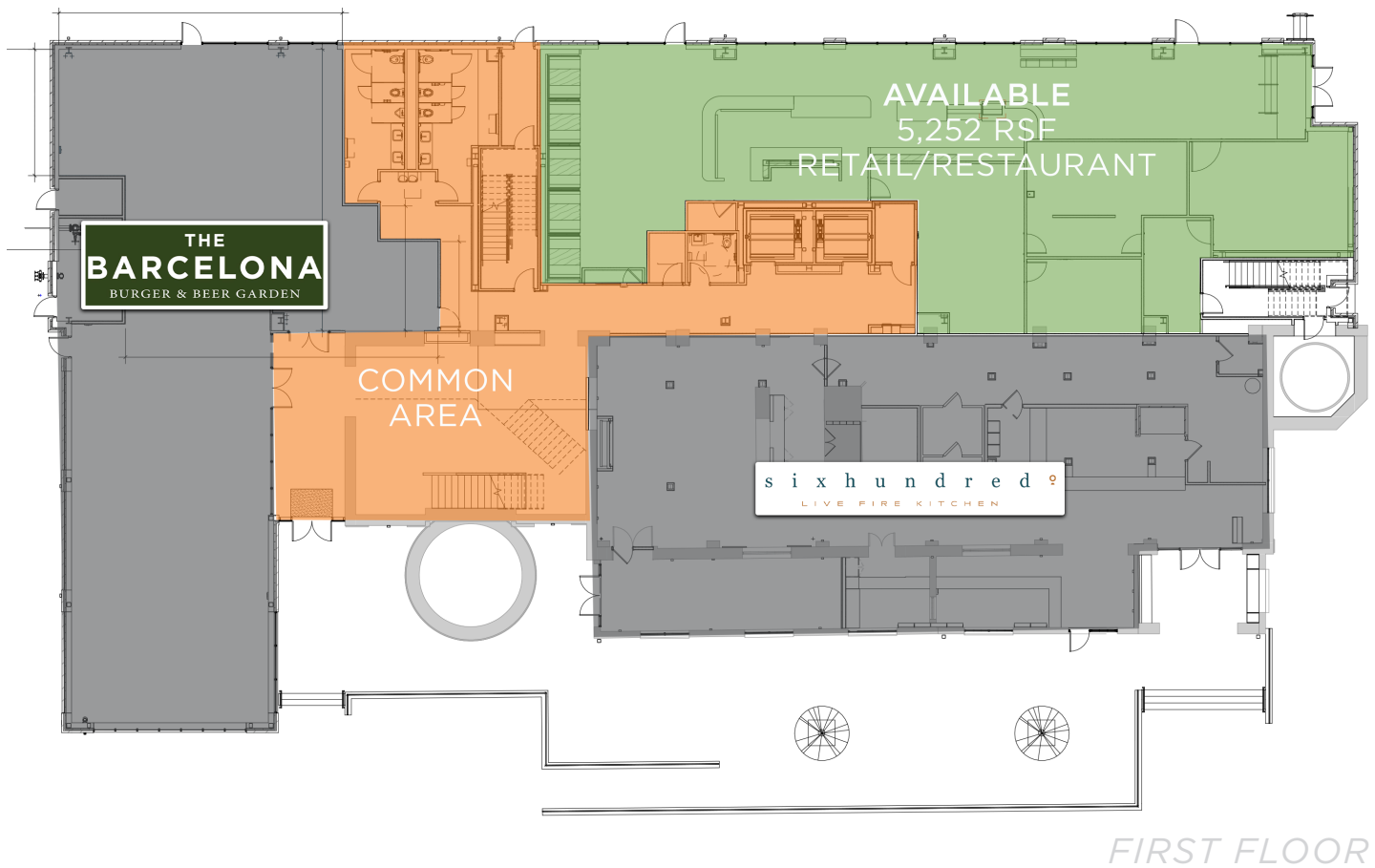
Bailey South is a unique development that combines a 10,000 SF historic power plant with 65,000 SF of innovative new design. Expansive outdoors spaces, engaging building design, and connectivity to the surrounding live-work-play community create an unparalleled opportunity for retail, entertainment and 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
- ± 8,700 RSF available warm shell retail space (Spaces range from 3,320-8,700 RSF)
- ±3,320 RSF available warm shell office space
- ±5,252 RSF available second generation built-out restaurant retail space
- Epicenter of the Innovation Quarter
- Access to all Innovation Quarter onsite amenities
- Vibrant outdoor common spaces



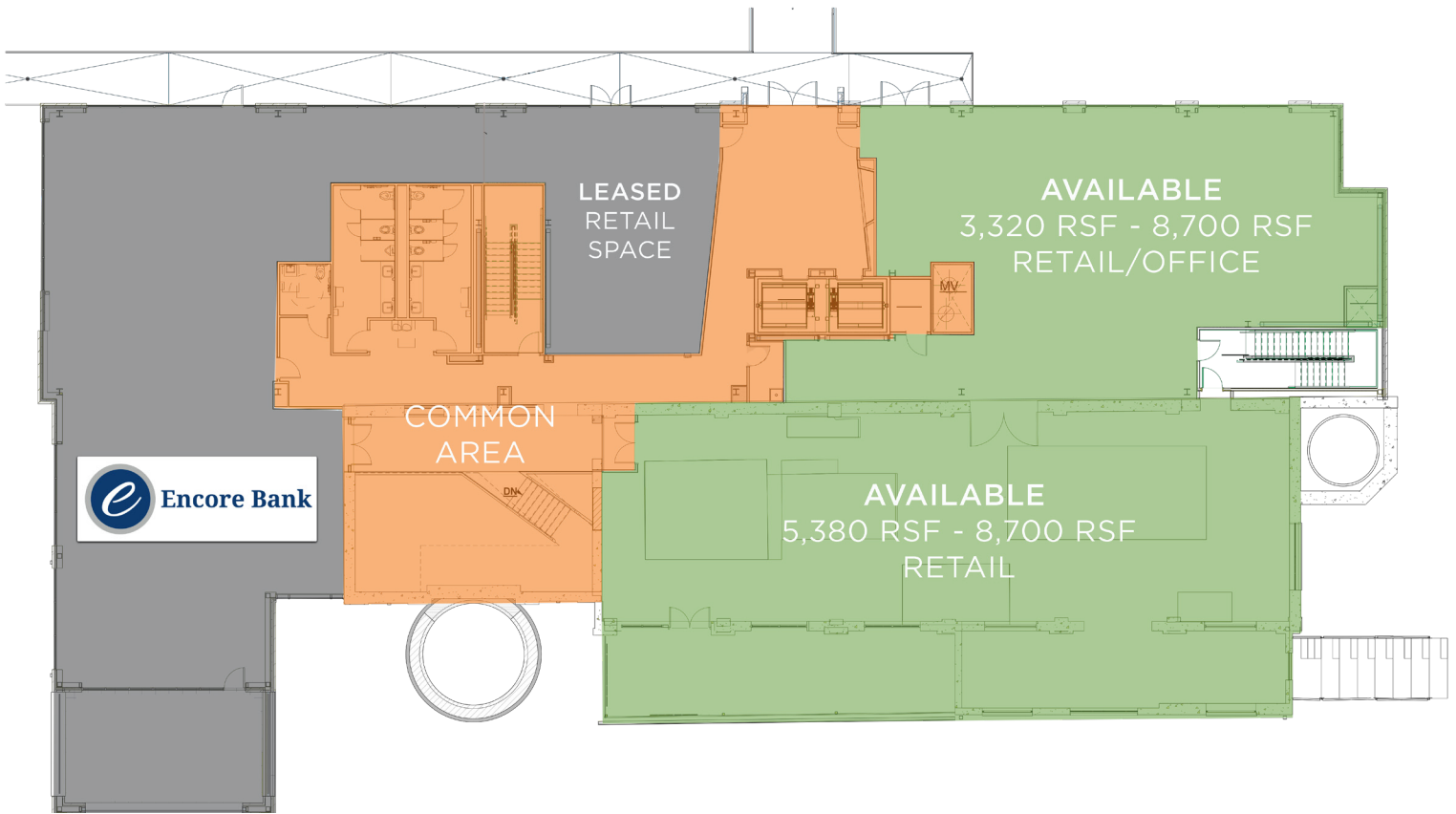




## RESTAURANT/RETAIL FEATURES

LEASE RATE: \$29.50 PSF • LEASE TYPE: NNN





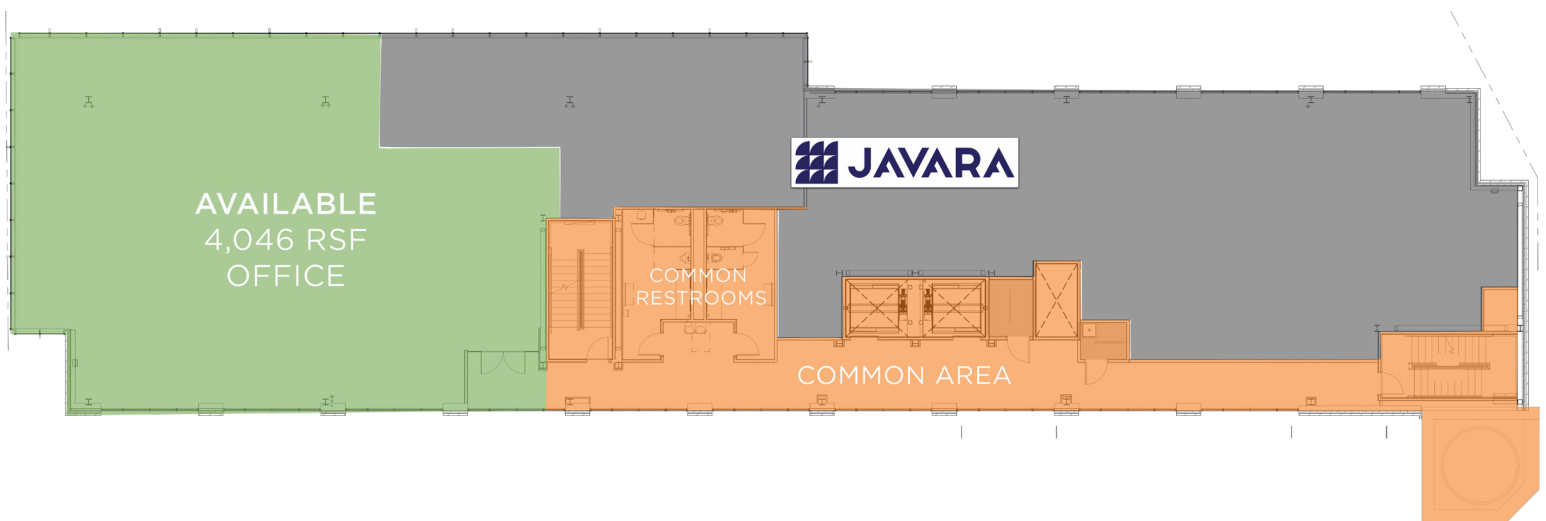
SECOND FLOOR

## 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:

**Jordan Cooper**

Jordan@LTPcommercial.com

**Cali Rich**

Cali@LTPcommercial.com