



WINSTON TOWER

**Office For Lease
301 North Main Street
Winston-Salem, NC 27101**

LEARN MORE ABOUT THIS PROPERTY



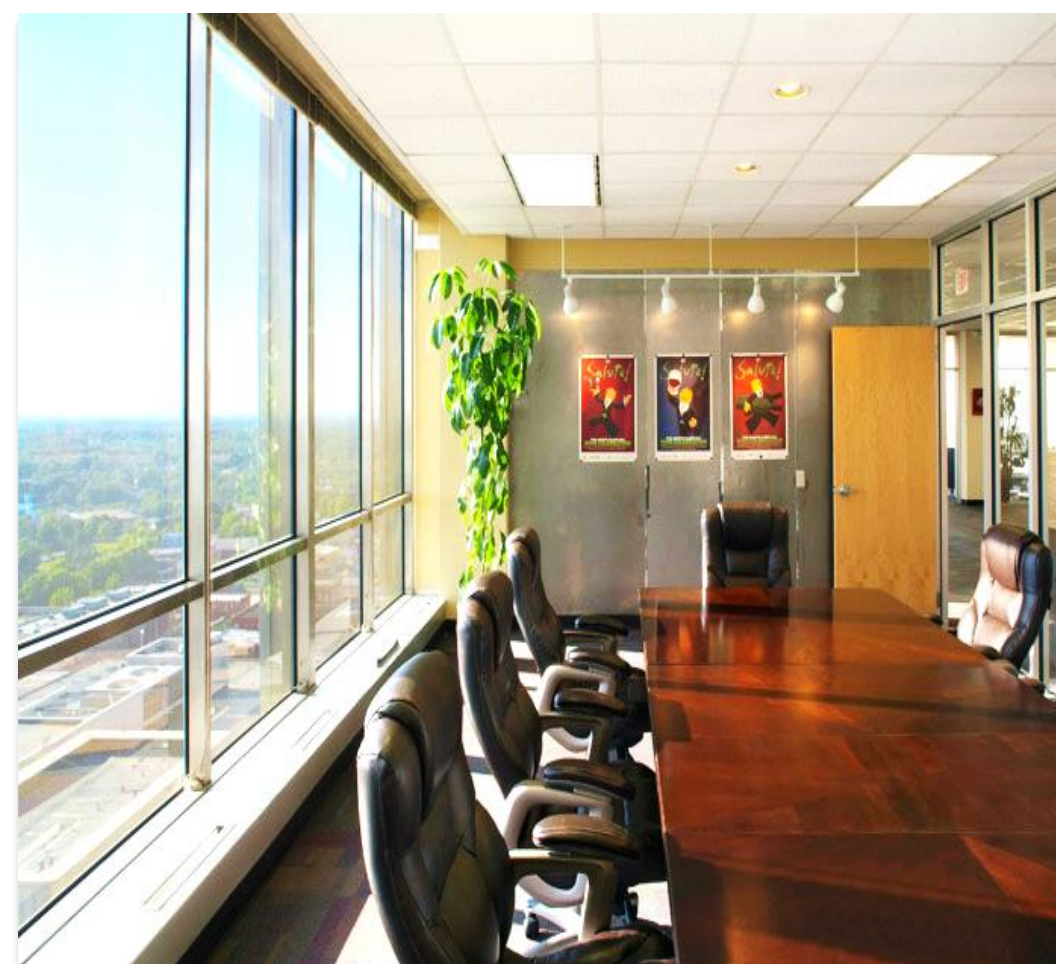
Cindy Christopher
Cindy@ChristopherCommercialNC.com
336.926.1411

1080 West Fourth Street | Winston-Salem, NC 27101
www.ChristopherCommercialNC.com



Information & Amenities:

- 650-100,000 SF available
- An iconic 30-story skyscraper located in the heart of Downtown Winston-Salem
- On site Property Management, Maintenance, & Security
- Great views of Downtown and Innovation Quarter with floor to ceiling windows
- Small suites up to full floors available
- Flexible lease terms and upfit packages
- Strong fiber optic and telecommunication capabilities
- Full Service Lease which includes utilities and janitorial
- A new 7-story parking deck is directly across the street which has 550 spaces
- **Base Lease Rate/SF - \$12.50 Full Service**



History of Winston Tower

WINSTON TOWER, one of North Carolina's most iconic buildings, is a 30-story, 425,741 SF skyscraper located in the heart of a revitalized Downtown Winston-Salem. Formerly the corporate headquarters of Wachovia Bank, it surpassed the Reynolds Building as the tallest building in the city and the state. In 2001, it was listed on the National Register of Historic Places. It's just a short walk from several restaurants, theaters, and bars, as well as the Wake Forest Innovation Quarter and BB&T Ballpark.

Winston Tower has been completely renovated since its 2003 purchase, with all new systems such as heating, cooling, water supply, electrical service and distribution, as well as fiber optics. New solar film has been installed on all windows, and two banks of elevators, or 11 in total, have been totally modernized. There are also new LED lights in the parking deck. The building boasts cutting edge technology, with fiber-optic internet and a telecommunications infrastructure provided by Time Warner Cable, AT&T, Earthlink, and DukeNet to provide businesses with immediate high-speed connectivity.

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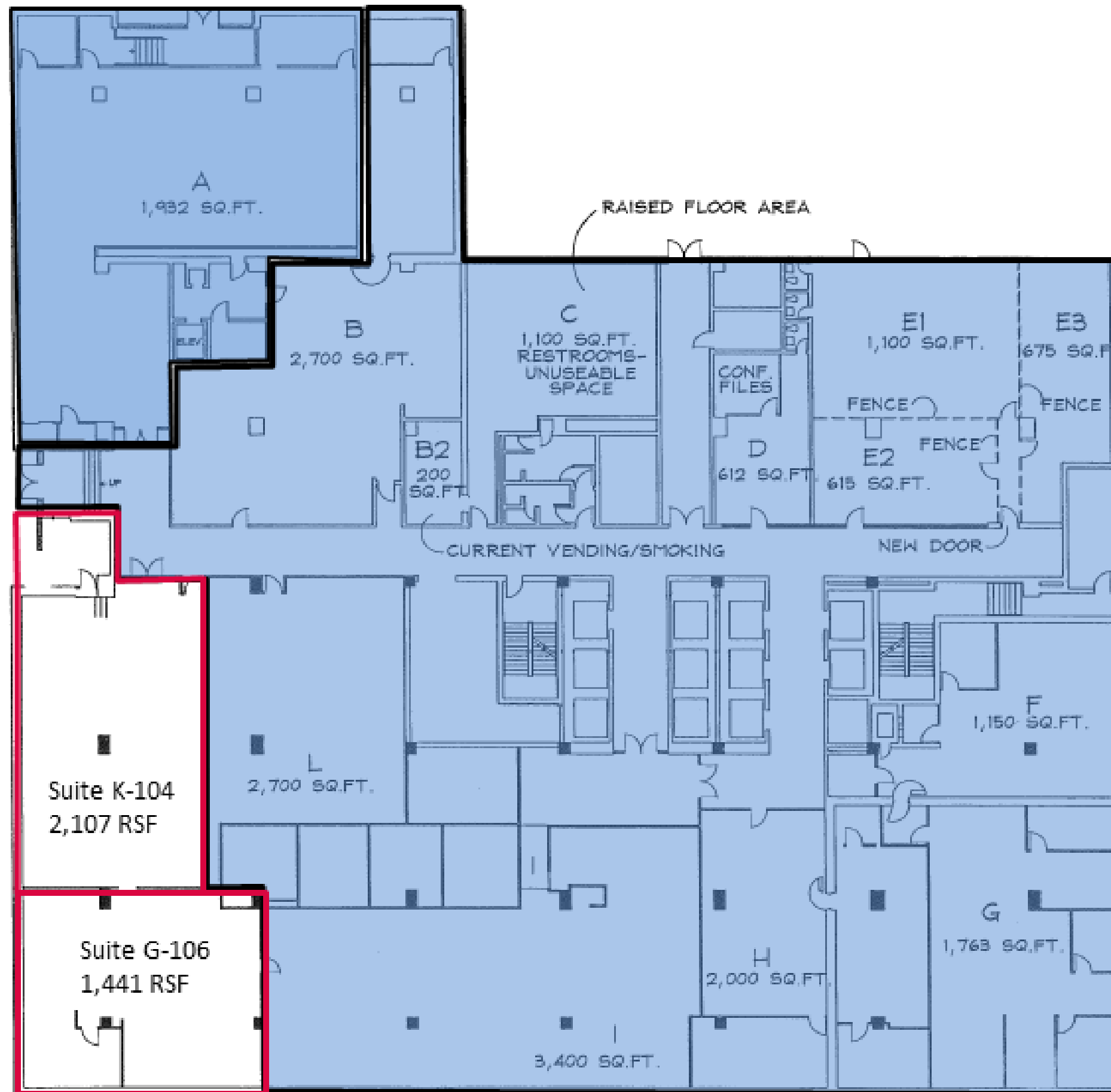


550 Space Parking Deck
Directly Across the Street
Corner of Main St. & 3rd Street

★ Winston Tower
★ New Parking Deck across the street.
P Parking

- \$55.00 per space per month for unreserved parking.
- \$65.00 per space per month for reserved parking.
- Free Visitor Parking underneath the tower.

Located on 301 N. Main Street in the heart of Downtown Winston-Salem, Winston Tower is walking distance to the Forsyth County Courthouse, the Federal Building, Innovation Quarter, and Bailey Park, banks, hotels, restaurants and entertainment venues. The new Kimpton Hotel and Katherine Restaurant are conveniently located across the street. There are over 3,500 residential units in a one mile radius.



GROUND FLOOR WINSTON TOWER - BASE

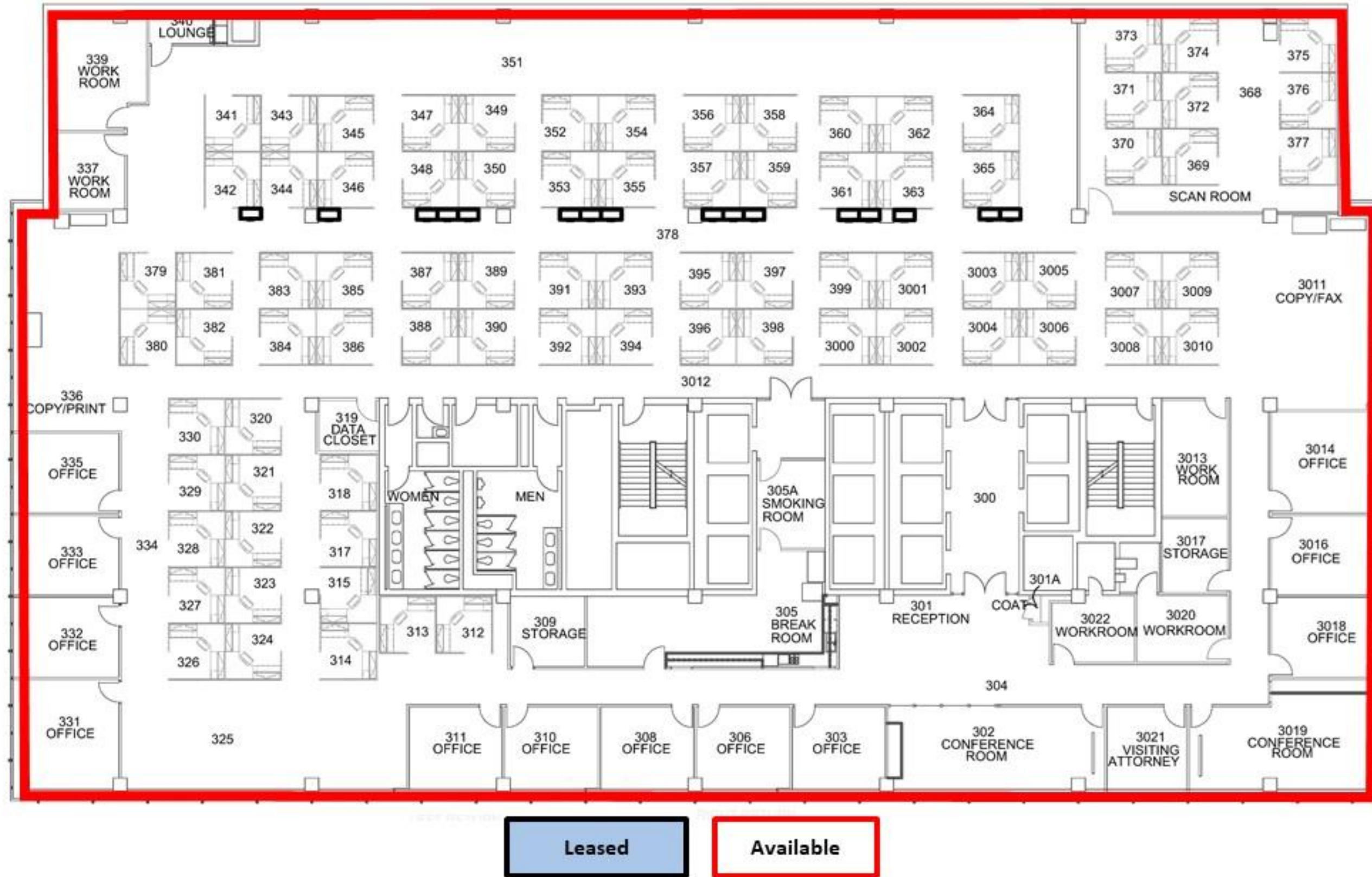
4/28/04

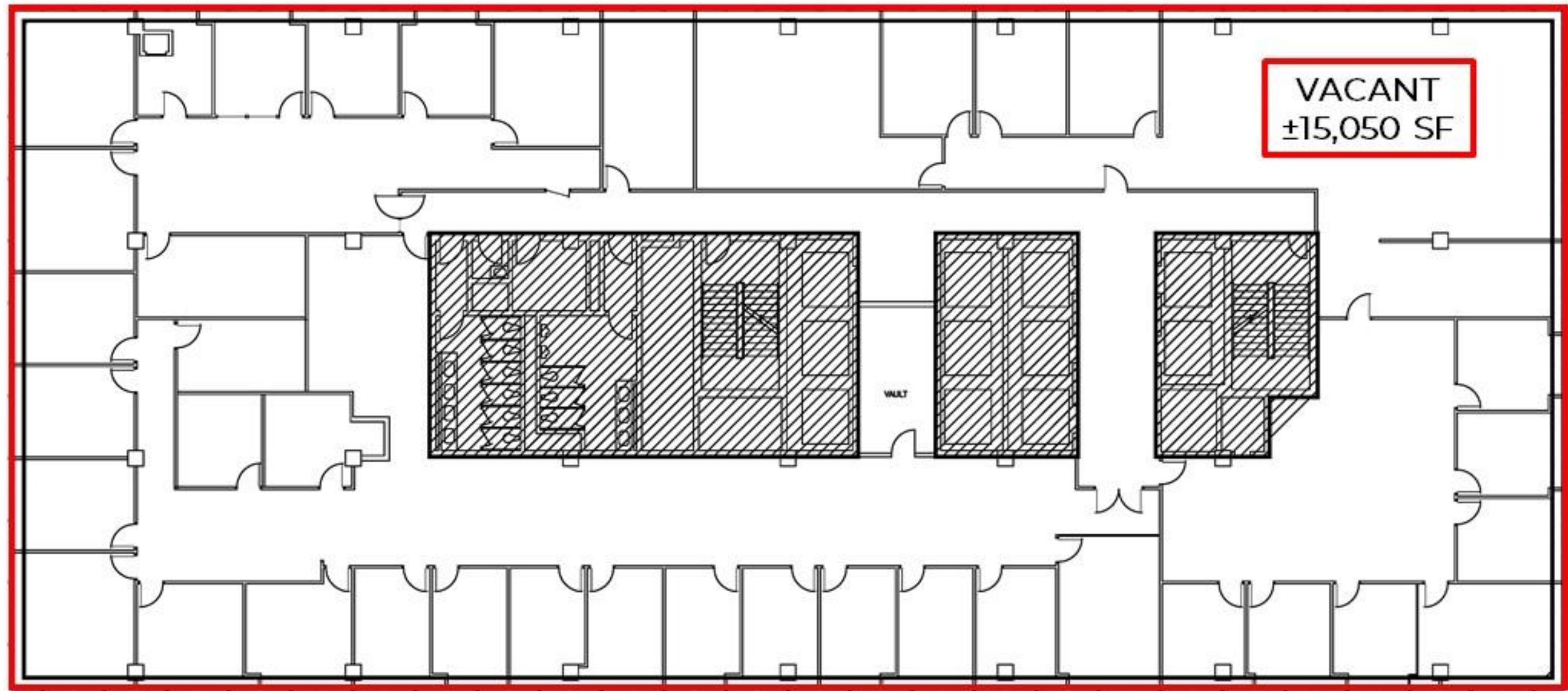
Leased

Available

Winston Tower
3rd Floor

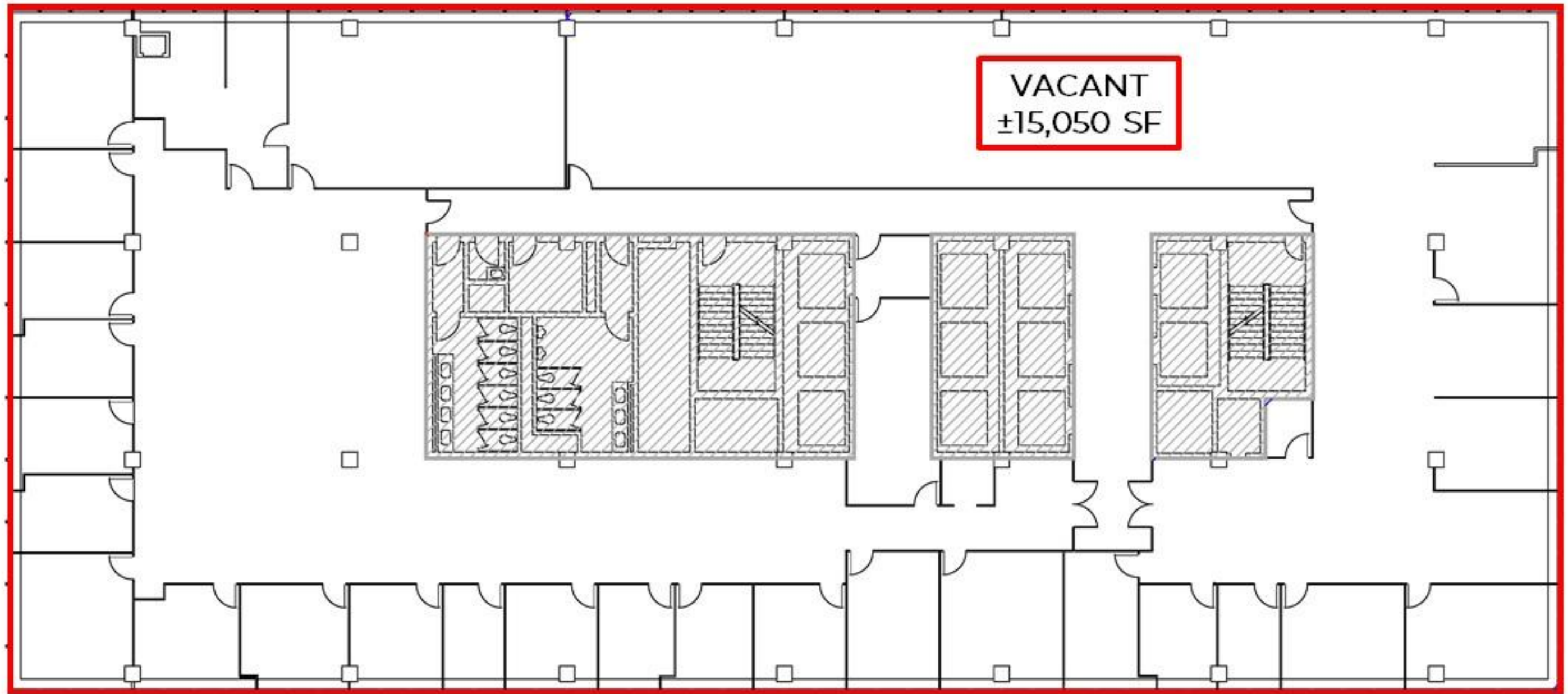
Full Floor ±20,000 SF Available





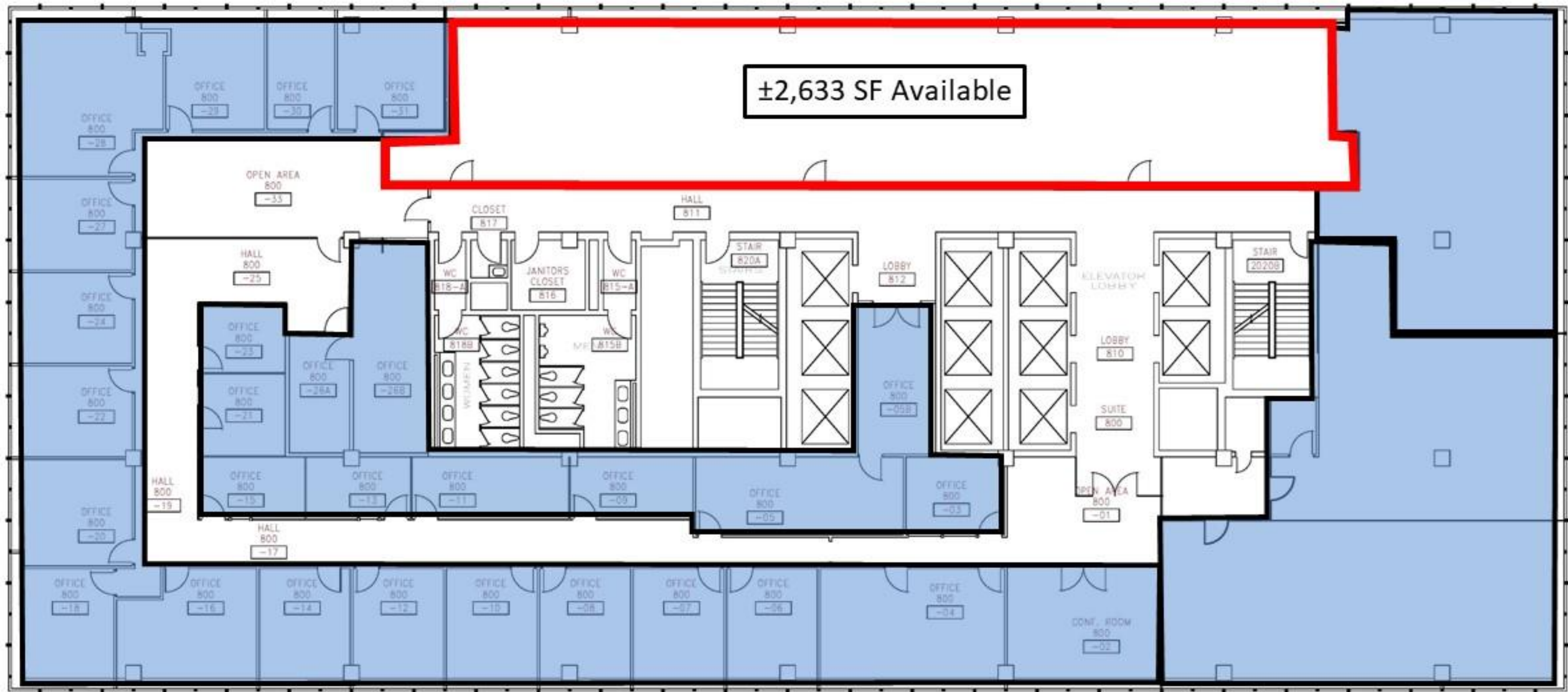
6TH FLOOR WINSTON TOWER

Leased Available



Leased **Available**

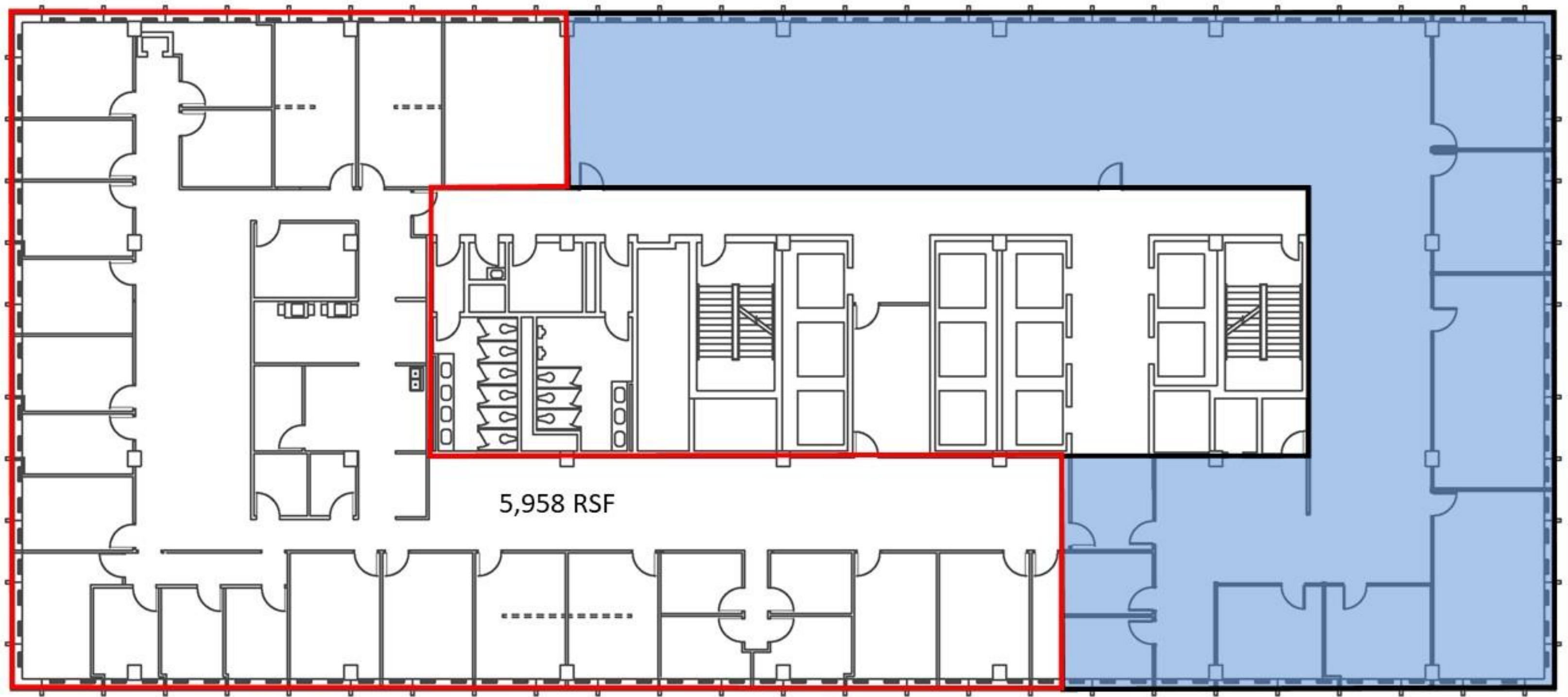
7TH FLOOR WINSTON TOWER



8th Floor

Leased

Available



9th Floor

Leased

Available

Suite 1050
\$900/ month
651 SF



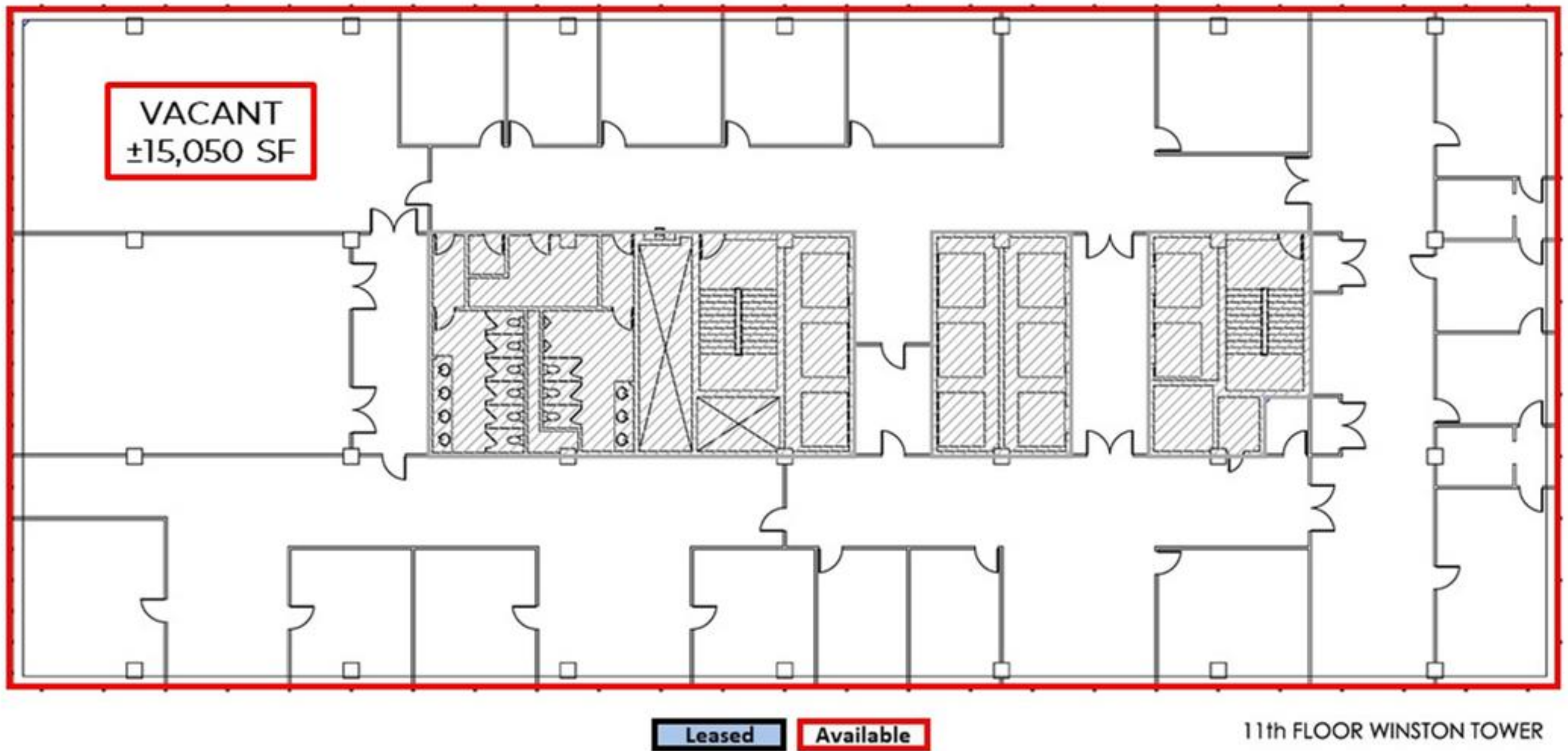
10th Floor Tower Suites

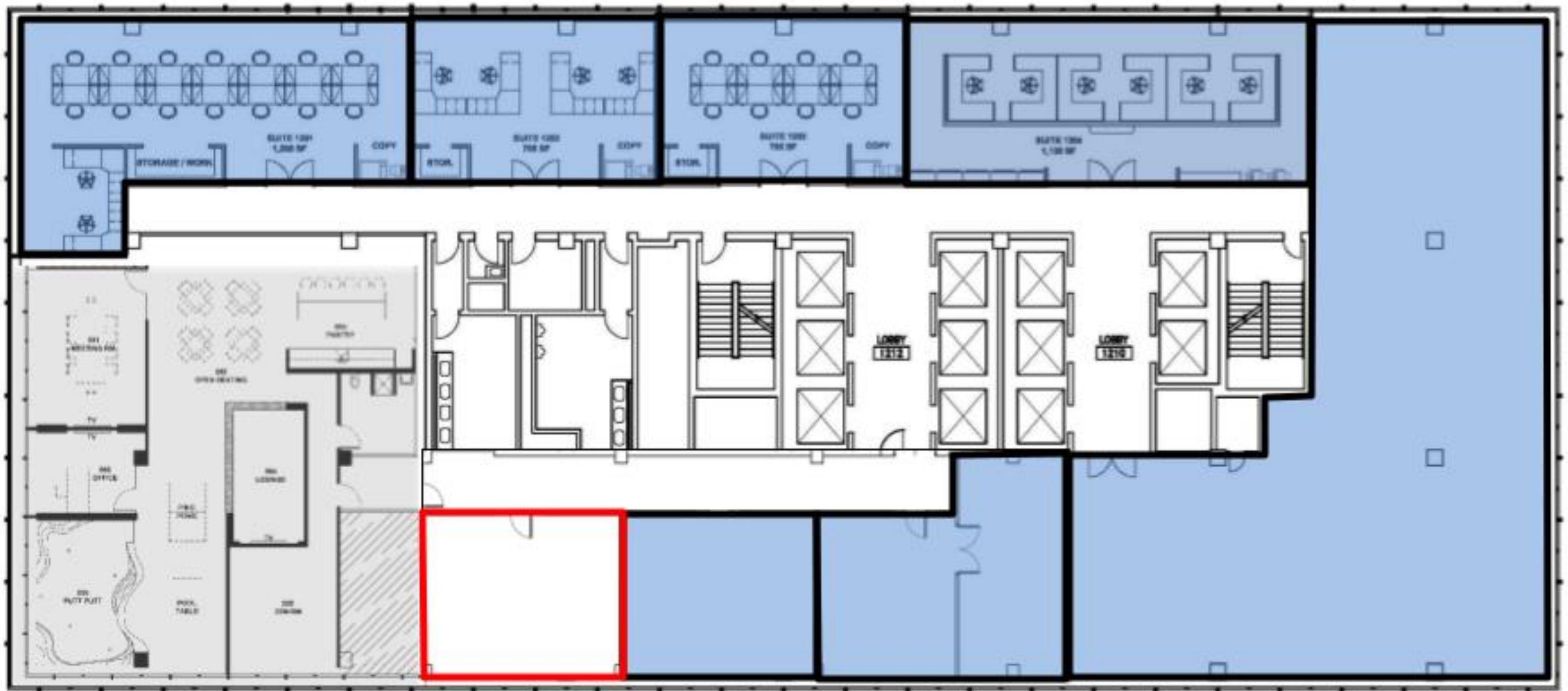
Suite 1000
9,399 SF

Leased

Available

Furniture Layout is conceptual and not provided.



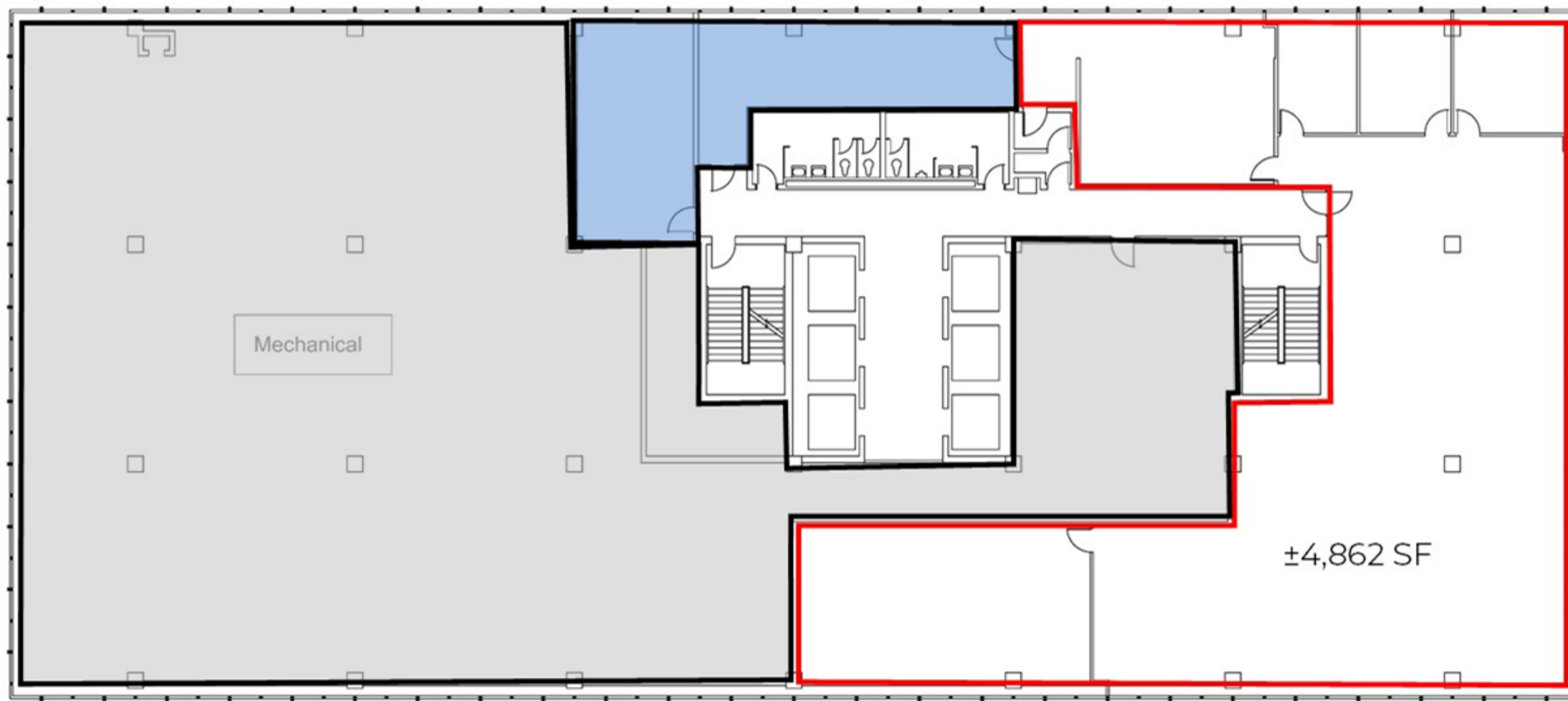


The Crossover

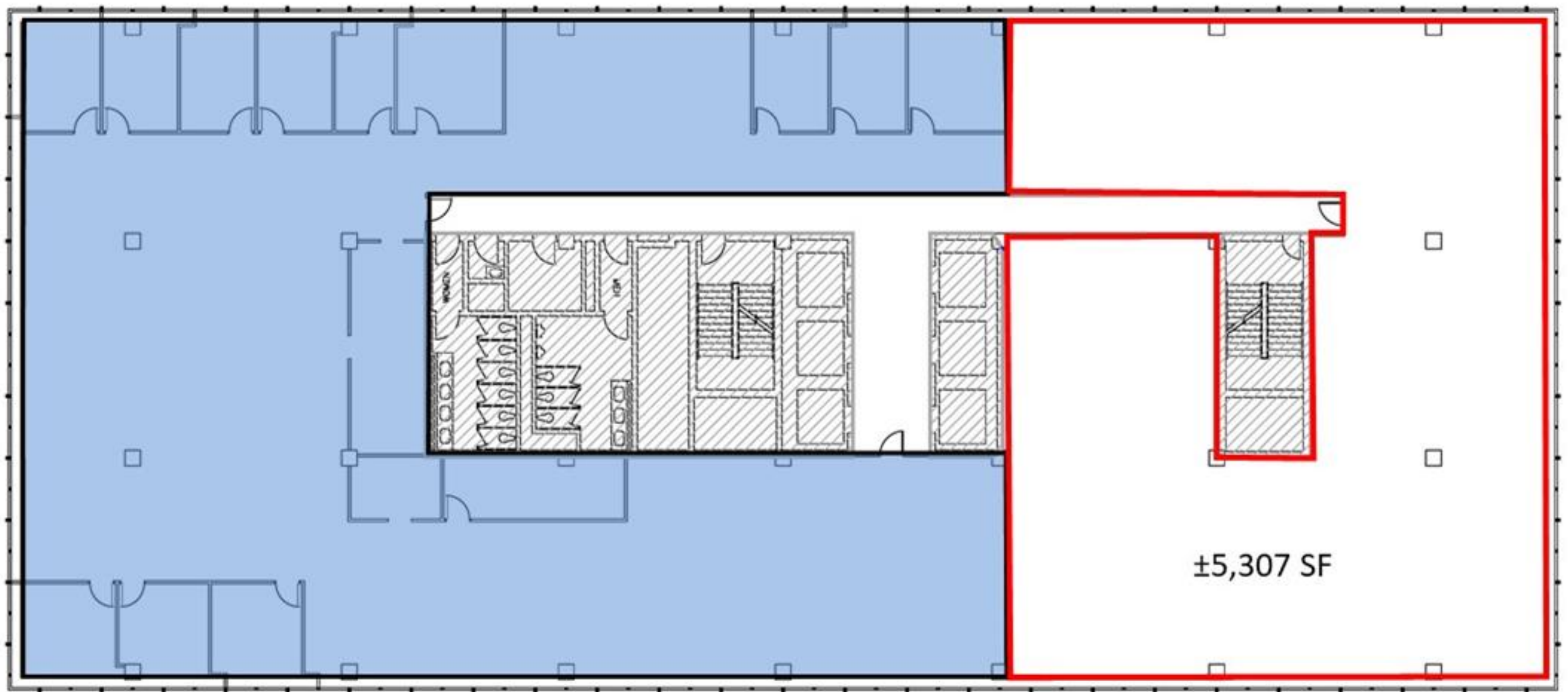
**Suite 1209
589 SF
\$830/month**

12th Floor Tower Suites

14th Floor



Leased Available Mechanical



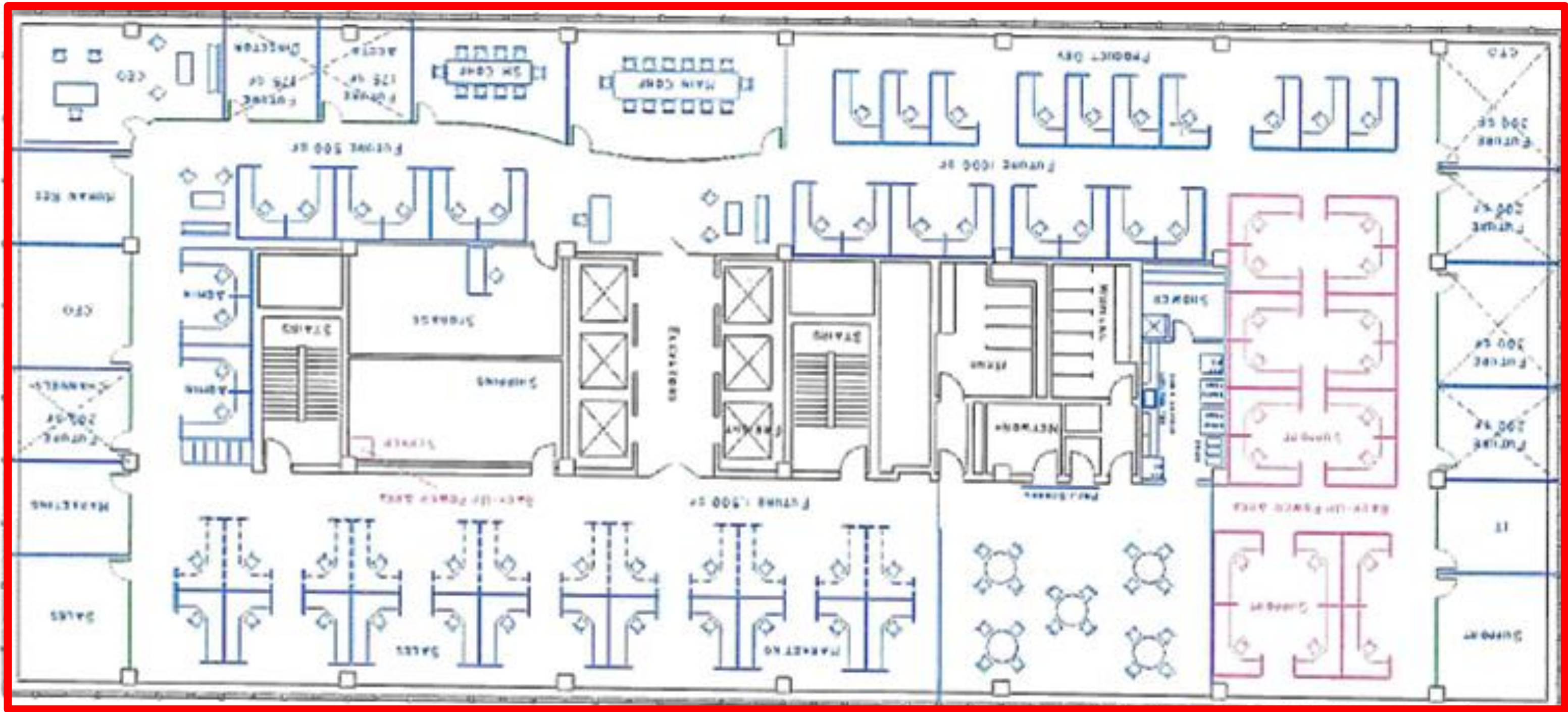
±5,307 SF

15th FLOOR WINSTON TOWER

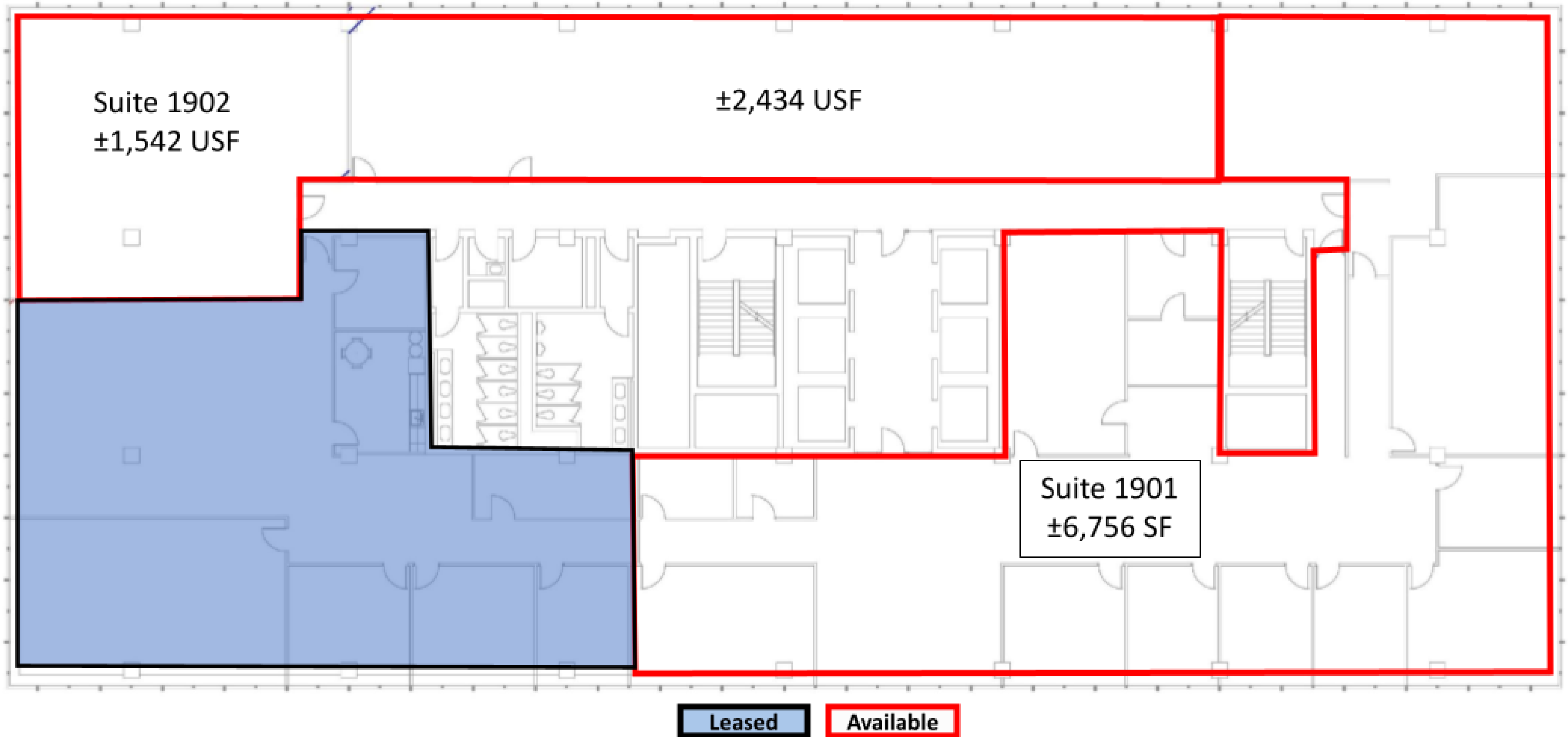
Leased **Available**

18th Floor

VACANT
15,050 SF

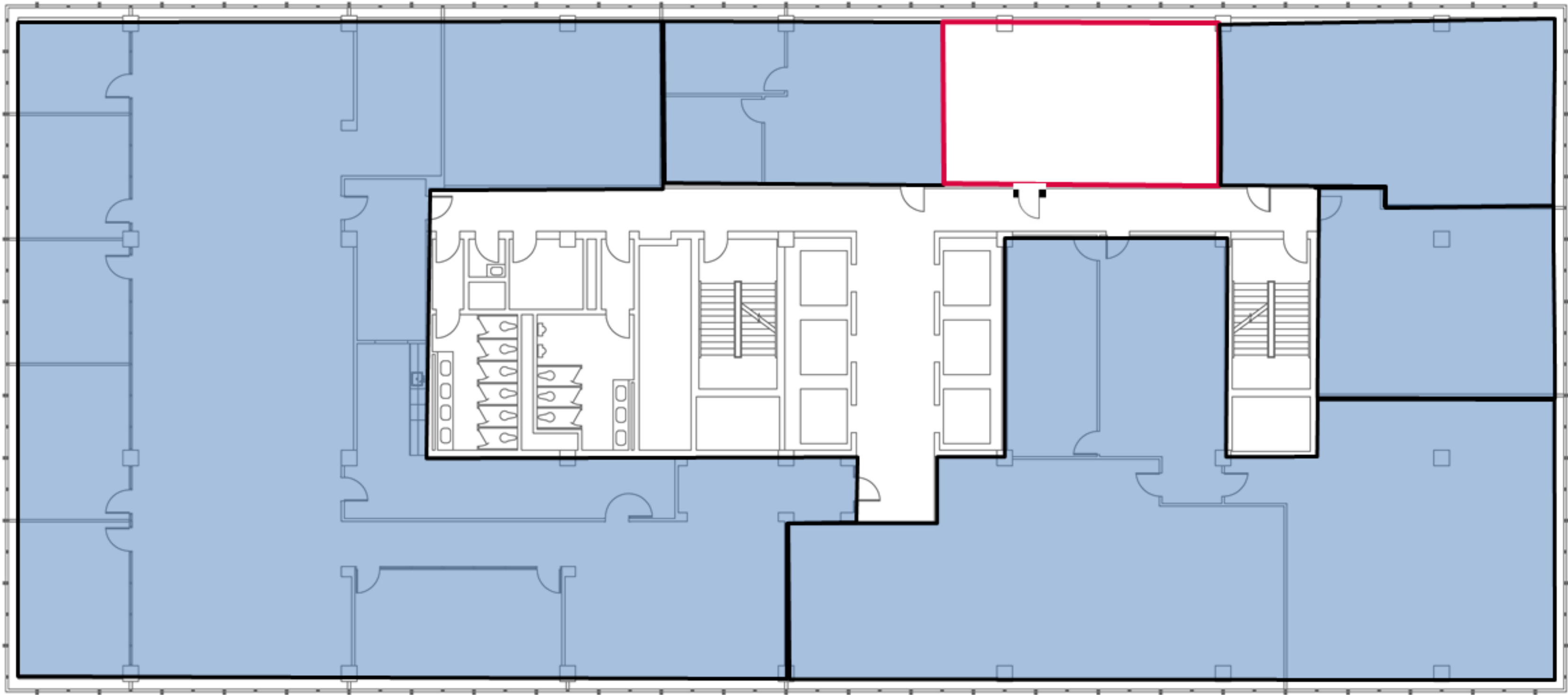


Winston Tower
19th Floor



Winston Tower
21st Floor

Suite 2106
±809 USF
±890 RSF



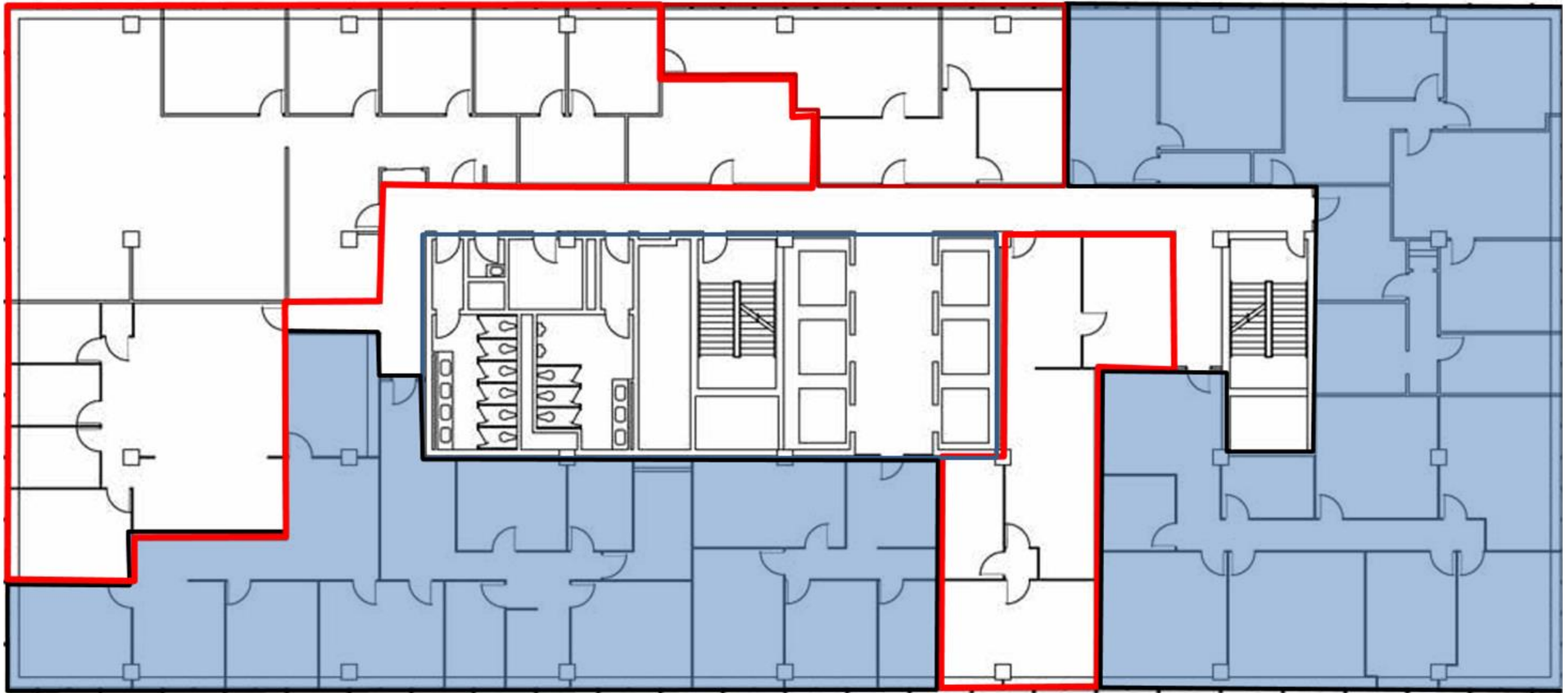
Leased

Available

SUITE 2206
±3,526 RSF

SUITE 2216
±1,183 RSF

Winston Tower
22nd Floor

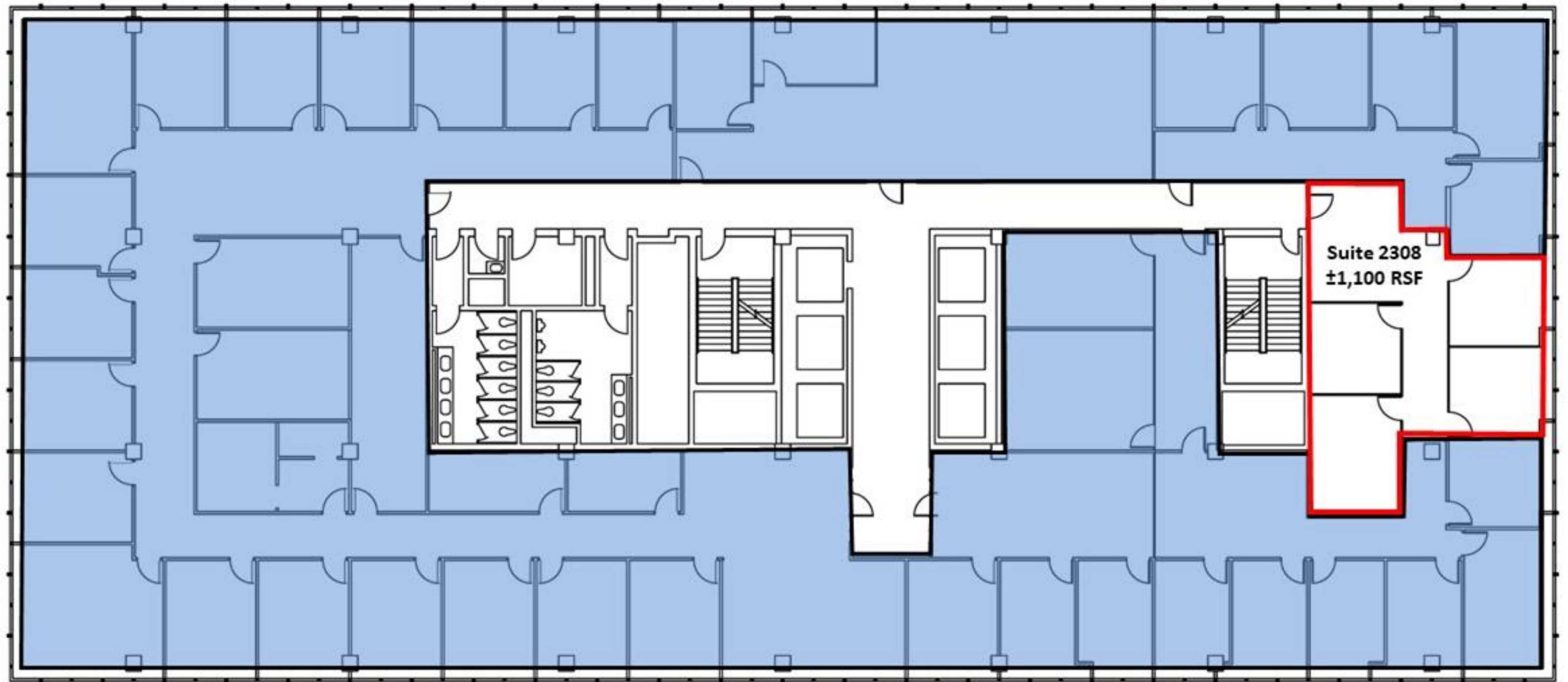


Leased

Available

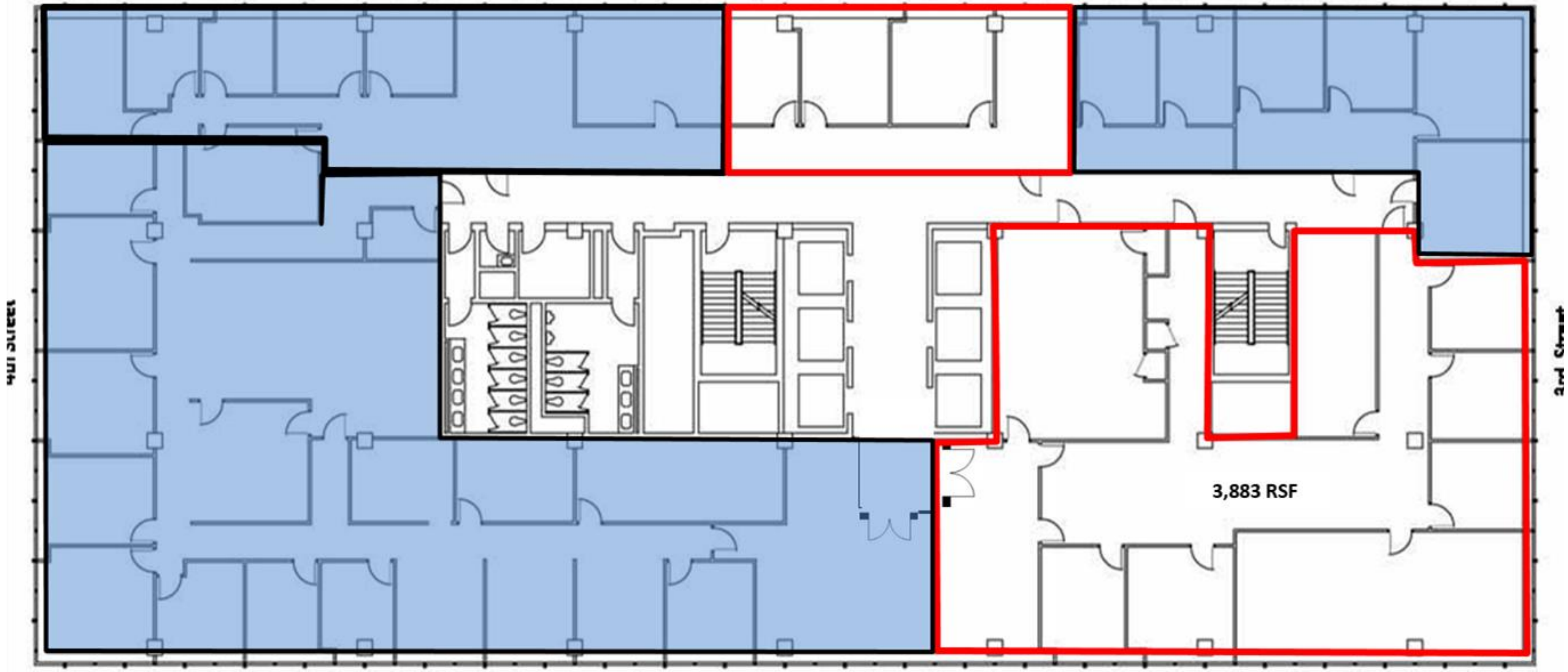
± 1,054 USF
±1,160 RSF

Winston Tower
23rd Floor



Winston Tower
25th Floor

Suite 2501
1,225 RSF

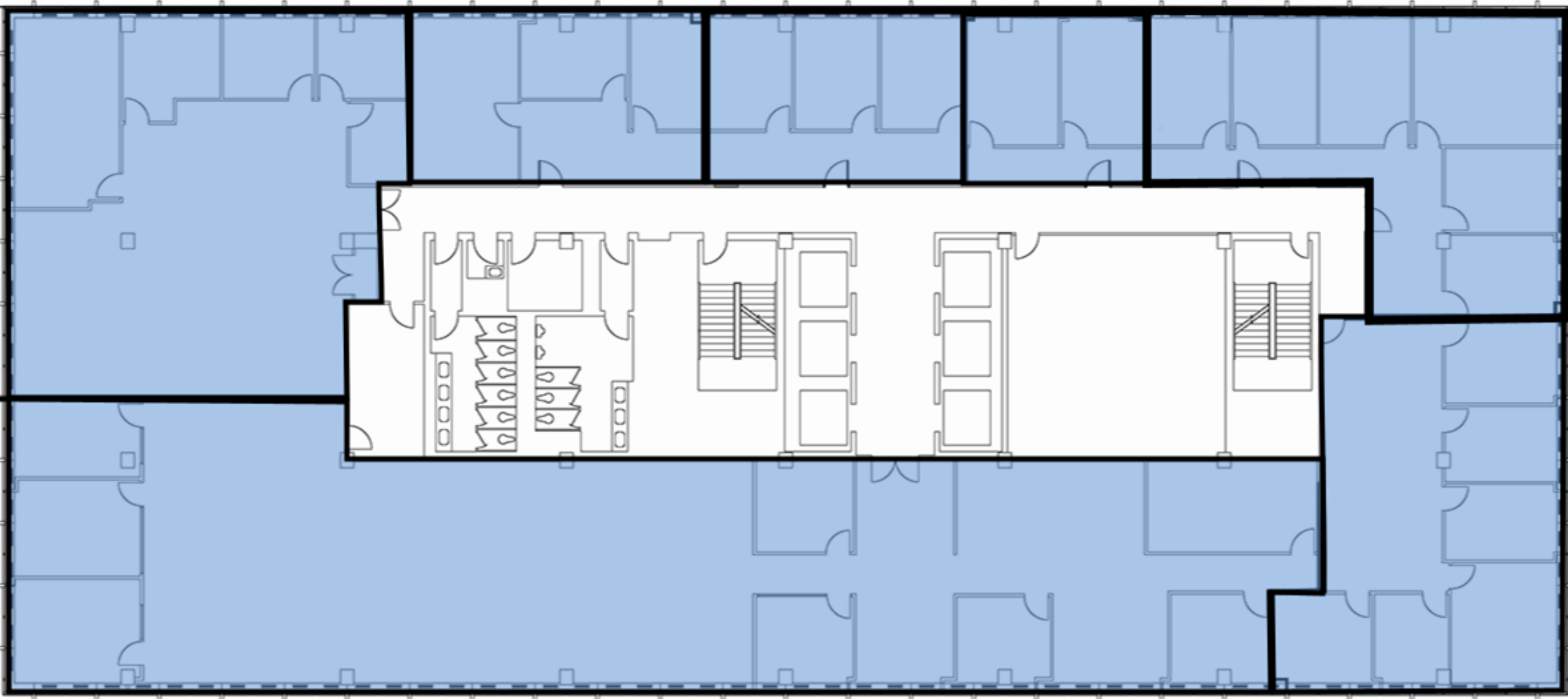


N. Main Street

NOT TO SCALE

Leased **Available**

Winston Tower
26th Floor



26th Floor Tower Suites

Leased

Available

Fully Leased