

FOR LEASE

# WELLS FARGO CENTER

100 N MAIN STREET | WINSTON-SALEM, NC



## CONTACT US

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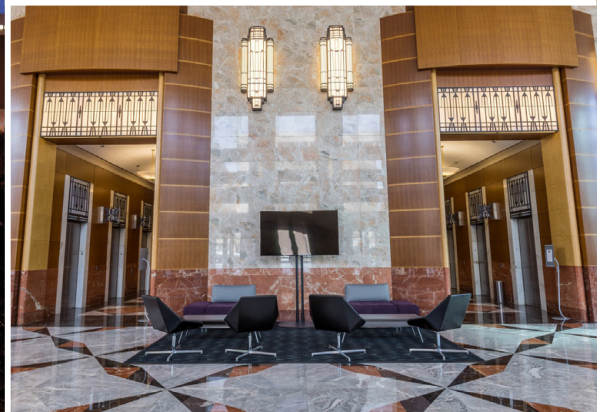
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## PROPERTY OVERVIEW

CBRE|Triad is pleased to offer the Wells Fargo Center for lease. Winston-Salem's signature office tower is located at 100 N. Main Street and offers 28 floors of Class A office space with unparalleled amenities including on-site cafeteria, fitness center, dry cleaner, 24/7 security, and barber shop. Parking is available for visitors and employees in the garage under the building as well as the parking deck with secure access via walkway under Main Street. Suites are currently available to suit the needs of small tenants to large corporate users.

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# WELLS FARGO CENTER

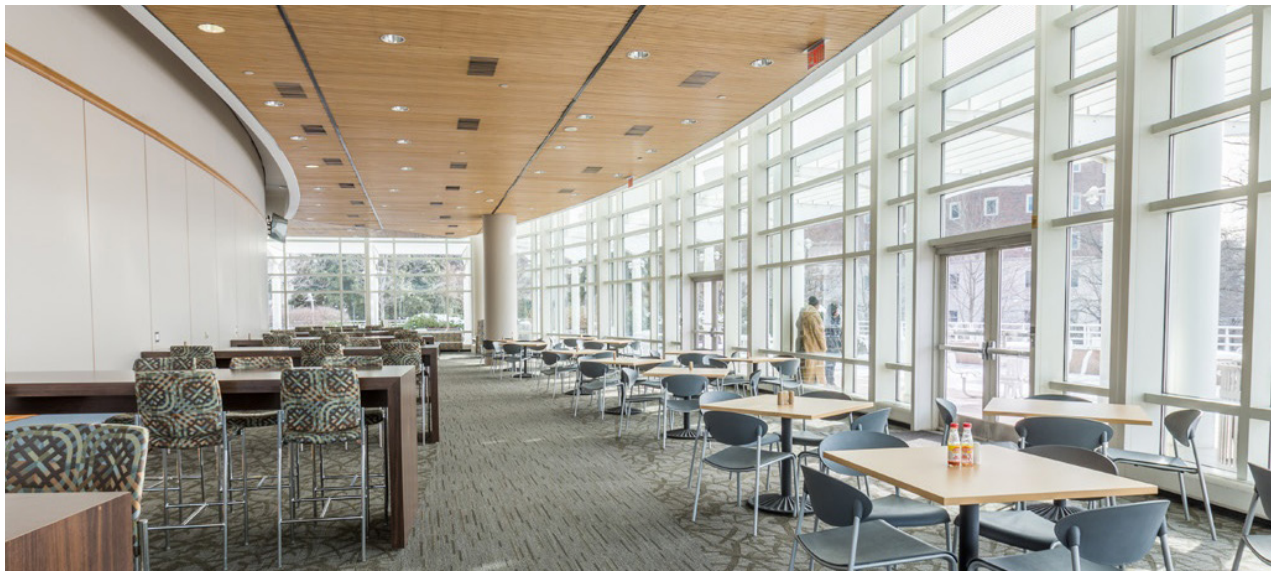
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## PROPERTY HIGHLIGHTS

- + **Total Building Size:** 546,065± SF
- + **Available SF:**
  - **15th Floor:** 14,691 SF
  - **21st Floor:** 9,602 SF
  - **24th Floor:** 7,146 SF
  - **25th Floor:** 4,184 SF
- + **Number of Floors:** 28
- + **Typical Floor Plate:** 19,504 SF
- + **Site Size:** 1.88 Acres
- + **Zoning:** CB (Central Business)
- + **Year Built:** 1995
- + **Elevators:** 18
- + **Ceiling Height:** 9'
- + **Parking:** 215 total spaces with 31 visitor and 7 handicap spaces under building
- + **Remote Deck:** 787 total spaces - can be accessed through tunnel under Main Street



## BUILDING AMENITIES

- + On-Site Cafeteria
- + Fitness Center/YMCA
- + Barber Shop
- + Dry Cleaner
- + Attached Secured Parking
- + 24/7 On-Site Security

## NEARBY AMENITIES

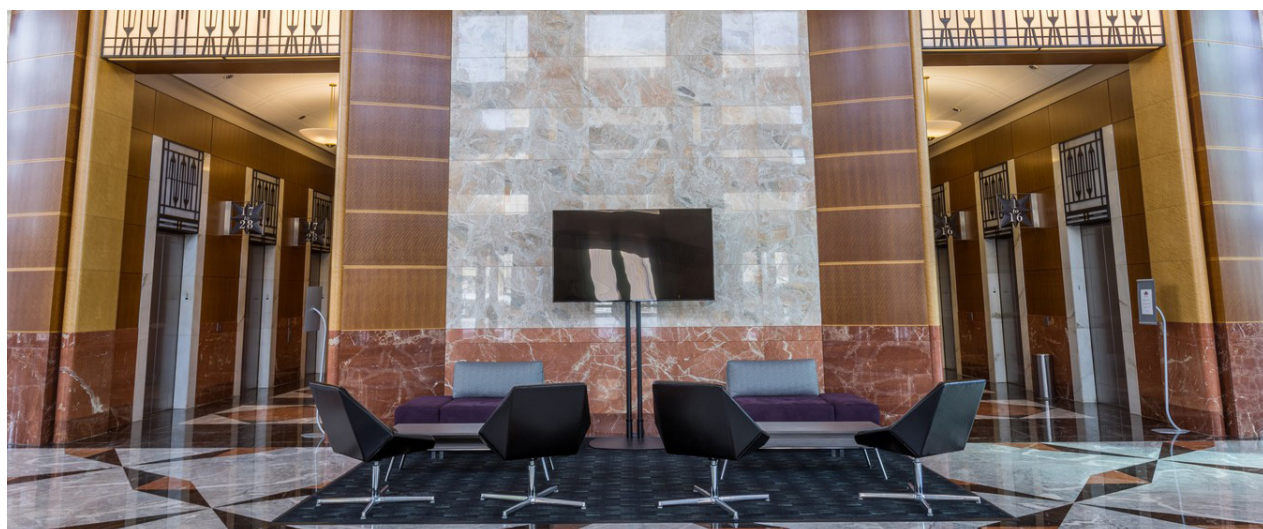
- + Located within walking distance to Wake Forest Innovation Quarter, restaurants, hotels, arts and entertainment and courthouse
- + Winston-Salem Dash Baseball Stadium
- + Bailey Park
- + Kaleideum Early Learning Center

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## BUILDING SPECIFICATIONS

<b>Electricity</b>	<ul style="list-style-type: none"><li>• Two Duke Energy power feeds</li><li>• 14,400 volt supply to three transformers reducing to 480/277 volts</li><li>• 75KVA transformer every other floor to supply two floors</li></ul>
<b>Data &amp; Telecom</b>	<ul style="list-style-type: none"><li>• Fiber provided by TW Telecom and AT&amp;T with telecom closets on every floor</li><li>• K rated 112.5 KVA transformer on every other floor to supply two floors</li><li>• Telecom room transformer supplies computer, printer, fax, etc. service</li></ul>
<b>HVAC</b>	<ul style="list-style-type: none"><li>• Two 900-ton chillers</li><li>• One air handler per floor to service each floor individually</li></ul>
<b>Security</b>	<ul style="list-style-type: none"><li>• On-site 24/7 contracted security services with on-site security cameras monitored in security office</li><li>• Officers patrol the building, exterior grounds and all parking facilities</li><li>• After hours building access via card at main entry points</li></ul>
<b>Elevators</b>	<ul style="list-style-type: none"><li>• 18 Total: 11 passenger elevators, 2 garage elevators and 2 parking deck elevators</li><li>• 2 full-height freight elevators, 3,000 lbs and 3,500 lbs respectively</li><li>• 1 hydraulic elevator to service loading dock and cafeteria</li></ul>
<b>Parking</b>	<ul style="list-style-type: none"><li>• The building parking deck is accessed via climate-controlled underground walkway</li><li>• Visitor parking available below the building</li></ul>

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## FLOOR PLANS

### 15TH FLOOR

14,691 SF

- Shared break area



### 21ST FLOOR

9,602 SF



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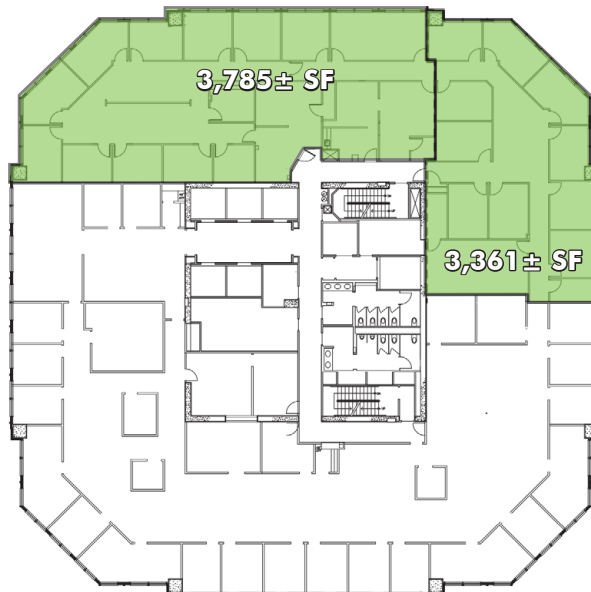
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## FLOOR PLANS

### 24TH FLOOR

7,146 SF



### 25TH FLOOR

4,184 SF



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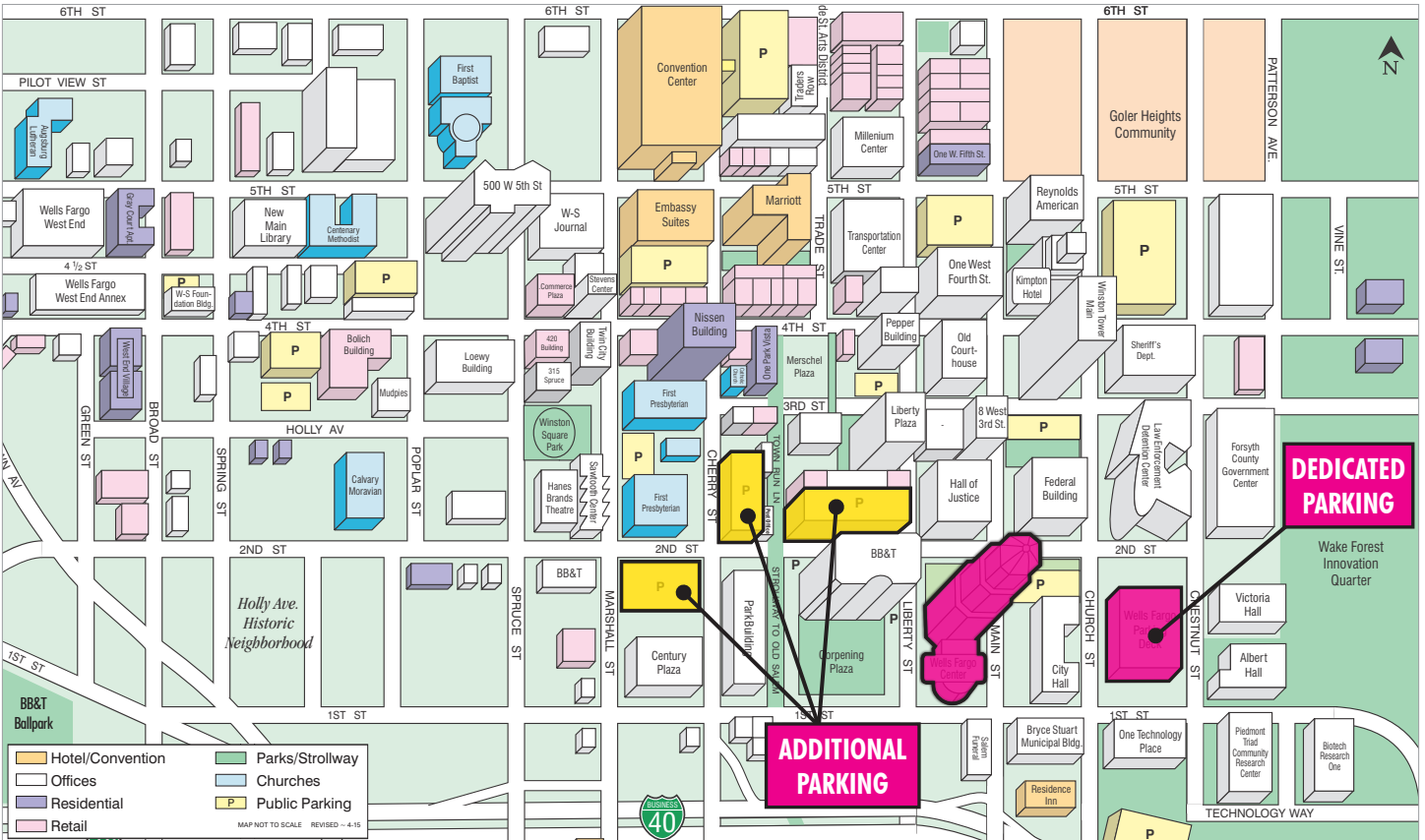
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## AERIAL MAP



## PARKING MAP



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