



The Loewy Building



Great restaurant opportunity in this 3,500 SF corner space with potential patio in rear and high 20' ceiling

The historic Loewy Building is being redeveloped by High Tide Capital who are historic developers whose mission is to restore landmarks and return them to their high tide.

High Tide is converting the Loewy Building into 56 apartments to be completed in early 2027. There is up to 10,700 SF of high profile retail/office space to lease on Fourth Street.

- ✓ Approximately 1,900, 3,500, 5,000, or 10,719 SF suites available
- ✓ Tall storefronts & 12' ceilings
- ✓ Built in 1921; currently under redevelopment in 2026/2027
- ✓ Historic Landmark property
- ✓ Some visitor parking behind the building & on the street
- ✓ Several parking decks close by. See attached map
- ✓ Delivered on a "warm gray shell"
- ✓ Great signage opportunity
- ✓ Tenant Improvement Allowance of \$35 PSF from warm gray shell

\$19.50 PSF NNN

Cindy Christopher

336.926.1411

1080 West Fourth Street, Winston-Salem, NC

Cindy@ChristopherCommercialNC.com



FLOOR PLAN



Suites can be combined up to 10,719 SF



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FLOOR PLAN



Space is in shell condition ready for custom buildout



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BUILDING HISTORY



In 1929, Kate Bitting Reynolds asked the architectural firm of Northup and O'Brien to design the Morris-Early building and the Sosnik's building in the 500 block of W. Fourth Street between Spruce and Poplar Streets.

Kate Bitting Reynolds was the daughter of J.A. Bitting of Winston-Salem, who was president of the First National Bank. Kate had married William Neal Reynolds in 1889. Reynolds was the brother of the tobacco magnate, R.J. Reynolds.

Frank B. Morris, J. Harold Early and Early L. Parrish moved their furniture store from its location

at 609 N. Liberty Street into the new building on the corner of W. Fourth and N. Poplar Streets. The firm carried quality furnishings, and on September 24, 1929, it sponsored a large open house to celebrate the move to its new building. Soon after the construction of the Morris-Early Building, Kate Bitting Reynolds commissioned Northup and O'Brien to design a second commercial building on the block, with Sosnik's clothing store planned as the major tenant.

After ten years at their store at 420 N. Liberty Street, Sosnik's moved into the new store at W. Fourth and N. Spruce Streets. On September 30, 1930, the store invited the public to its formal opening in the new location.

Sosnik's was successful in its new location; in 1949, the store merged with Thalhimer's Inc. of Richmond, Virginia. When Thalhimer's came to Winston-Salem, it hired the well-known New York design firm of Raymond F. Loewy Associates to remodel the store. The Sosnik's/Morris-Early Commercial Block features Art Deco-influenced design elements. The block consists of two buildings, which are two of only a few Art Deco-influenced buildings remaining in downtown Winston-Salem.

They are associated with the boom period of the 1920s in Winston-Salem, a time of tremendous growth, which enabled the financing of downtown building construction. The Morris-Early component of the building combines Classical and Art Deco elements and incorporates terra cotta in its façade. The Sosnik's building is a limestone structure with low-relief geometrical designs and floral motifs. Today the Sosnik's/Morris-Early Commercial Block houses a variety of commercial and retail enterprises.

Local Historic Landmark Program
Forsyth County Historic Resources Commission
Sosnik's/Morris-Early Commercial Block

Local Historic Landmark #86
Construction Date: 1929
Landmark Designation Date: 01/04/1993

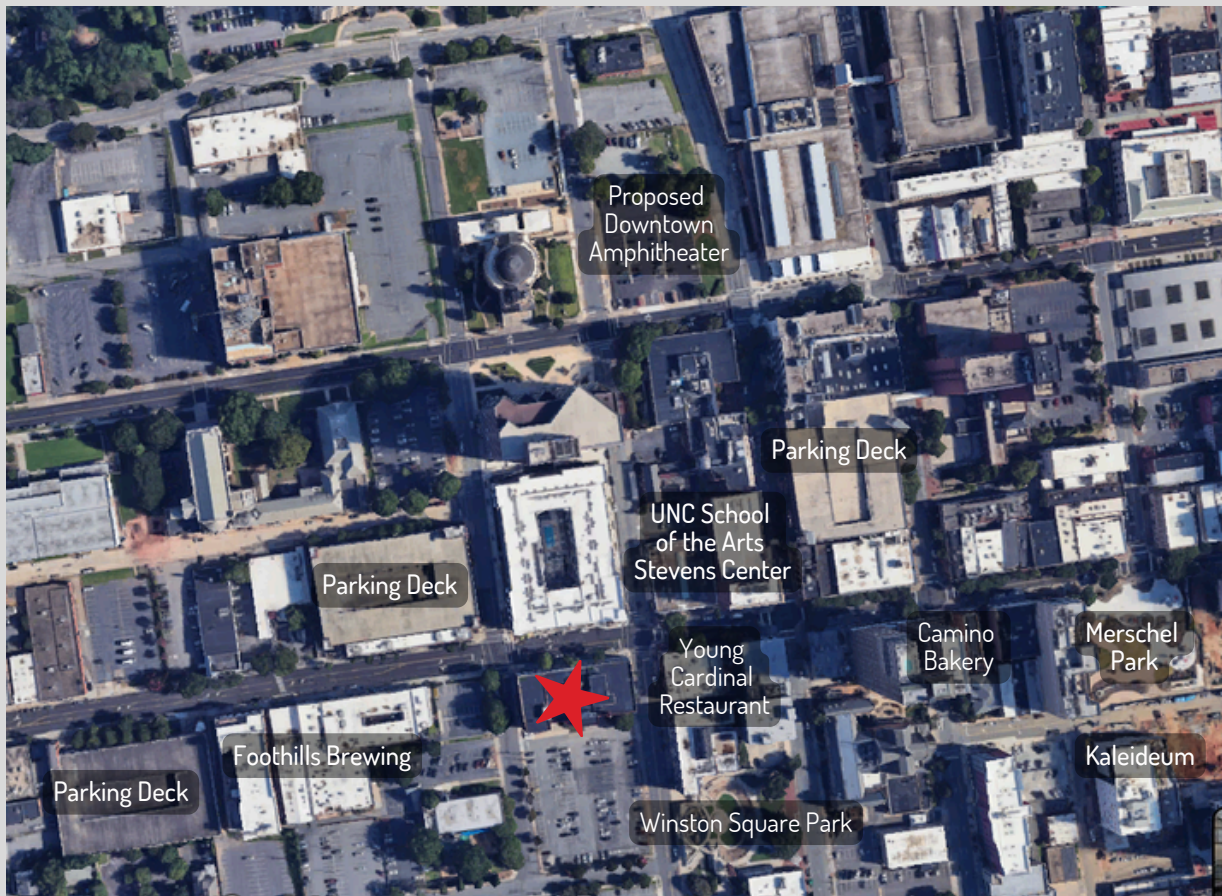
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AERIAL & MAP



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