

Images included are renderings & subject to change.



CAN'T MISS FEATURES

- 130,000 SF mixed-use repurposing of the Bahnson Company building
- Ideally located on the pedestrian strollway, which connects UNCSA, Old Salem, and Downtown Winston-Salem
- Vibrant common spaces including an interior courtyard
- Ample parking, loading dock, large floor plates, high ceilings, and lots of light
- Attractive lease economics due to federal and state Historic Tax Credits, New Market Tax Credits, and grant funding

1001

TECHIES + FOODIES + MAKERS

1001 S. MARSHALL STREET

2019 Q4 DELIVERY

1001 is an active, community focused, mixed-use development project designed to embrace the broader community, through extensive culinary opportunities and creative entrepreneurship. This development will be a key part of Winston-Salem's fast evolving arts and innovation ecosystem.

1001 will convene a wide range of creative professions, including designers, engineers, artists, growers, makers, distributors, retailers, restaurateurs and entrepreneurs, creating a culture of open innovation. 1001 tenancy features Forsyth County's first shared use commercial kitchen and incubator program; clothing design; small-scale industrial studios with a focus on food, health and textiles; shared office spaces; a bakery; and wellness services that may include yoga, pilates, bodywork, and retail.

Several tenants already in place offering education, workforce training and job opportunities within food and textile production, as well as business skills for startup initiatives.



AMENITIES & DETAILS

- Ideally located on the soon-to-be-updated pedestrian strollway connecting UNCSA, Old Salem, Downtown Winston-Salem, and Wake Forest Innovation Quarter
- Vibrant shared spaces including an interior courtyard to encourage collaboration
- Open floor plan, high ceilings, lots of light, and the opportunity to retain many historic architectural features to enhance the authentic, industrial aesthetic of the space
- Ample parking, outdoor dining area(s), & pedestrian access on three sides

Images included are renderings & subject to change.

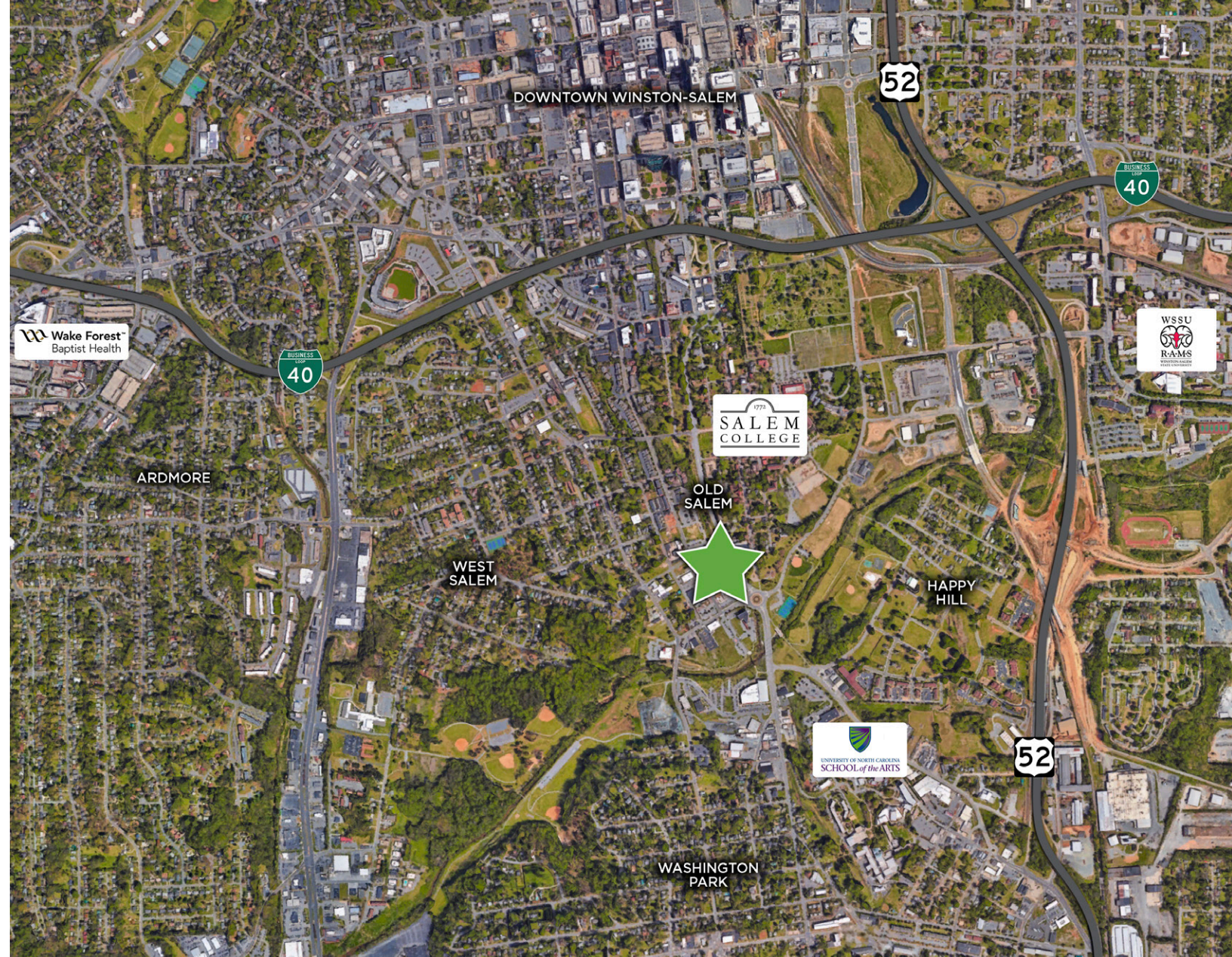




THE STORY BEHIND 1001...

Originally home to the Bahnsen Company (a leader through the 1960s in the innovation and design of high quality HVAC products for the textile industry), 1001 later became the F. Roger Page Business and Technology Center (North Carolina's first business incubator) and was most recently known as Hewitt Business Center and West Salem Square, where it housed a vibrant small business community. Built in 1924 and looking toward its centennial, this significant structure (once a private lab for anti-gravity research) is under new ownership that will be guiding its renovation and use plan into a new phase, expanding on its already notable history.





PROPERTY DETAILS

Address	1001 S. Marshall Street, Winston-Salem, NC 27101						
Property Type	Retail/Office	Year Built	1924	Flooring	Varies	Acres	2.02
Available SF	130,000	Year Renovated	2018	Bldg Exterior	Brick	Elevator	Yes
Delivery	Warm Shell	Sprinklered	Yes	Dock	Yes	Freight Elevator	Yes

UTILITIES

Electrical	Duke Energy	Water/Sewer	City of W-S	Heat/Air	Central	Parking	Ample
------------	-------------	-------------	-------------	----------	---------	---------	-------

TAX INFORMATION

Zoning	HB	Tax Block/Lot	0578242	Tax PIN	6835-21-7384
--------	----	---------------	---------	---------	--------------

PRICING & TERMS

Lease Rate	\$12.25 - \$15.00 (or greater depending on TI allowances)	Lease Type	Modified Gross	Terms	TI Packages Available
------------	---	------------	----------------	-------	-----------------------

FOR LEASING INFORMATION, CONTACT:

Tommy Adams
Tommy@LTPcommercial.com

Nick Gonzalez
Nick@LTPcommercial.com