



MILLER HATCHER

COMMERCIAL REAL ESTATE

131 W. Fourth St. Winston-Salem, NC 27101

FOR LEASE



First Floor: 3,020 SF



Second Floor: 4,200 SF
Third Floor: 4,200 SF



HISTORIC ARCADE BUILDING

FIRST FLOOR: 3,020 SF - \$18.00 PSF
Completely Renovated Retail Space

SECOND FLOOR: 4,200 SF - \$14.00 PSF
THIRD FLOOR: 4,200 SF - \$14.00 PSF
Office Lofts

High Ceilings, Hardwood Floors,
Amazing Views, Ready for Upfit



ROD HATCHER, CCIM

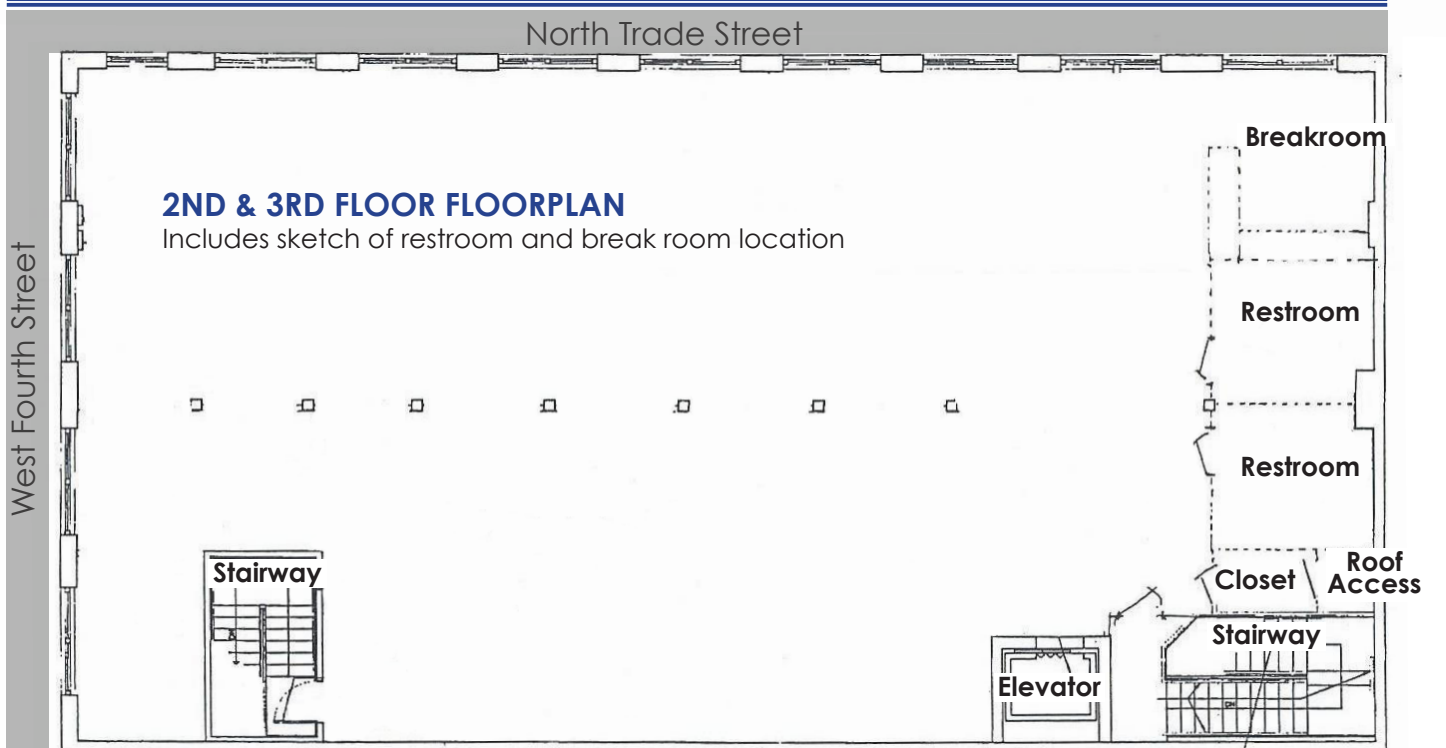
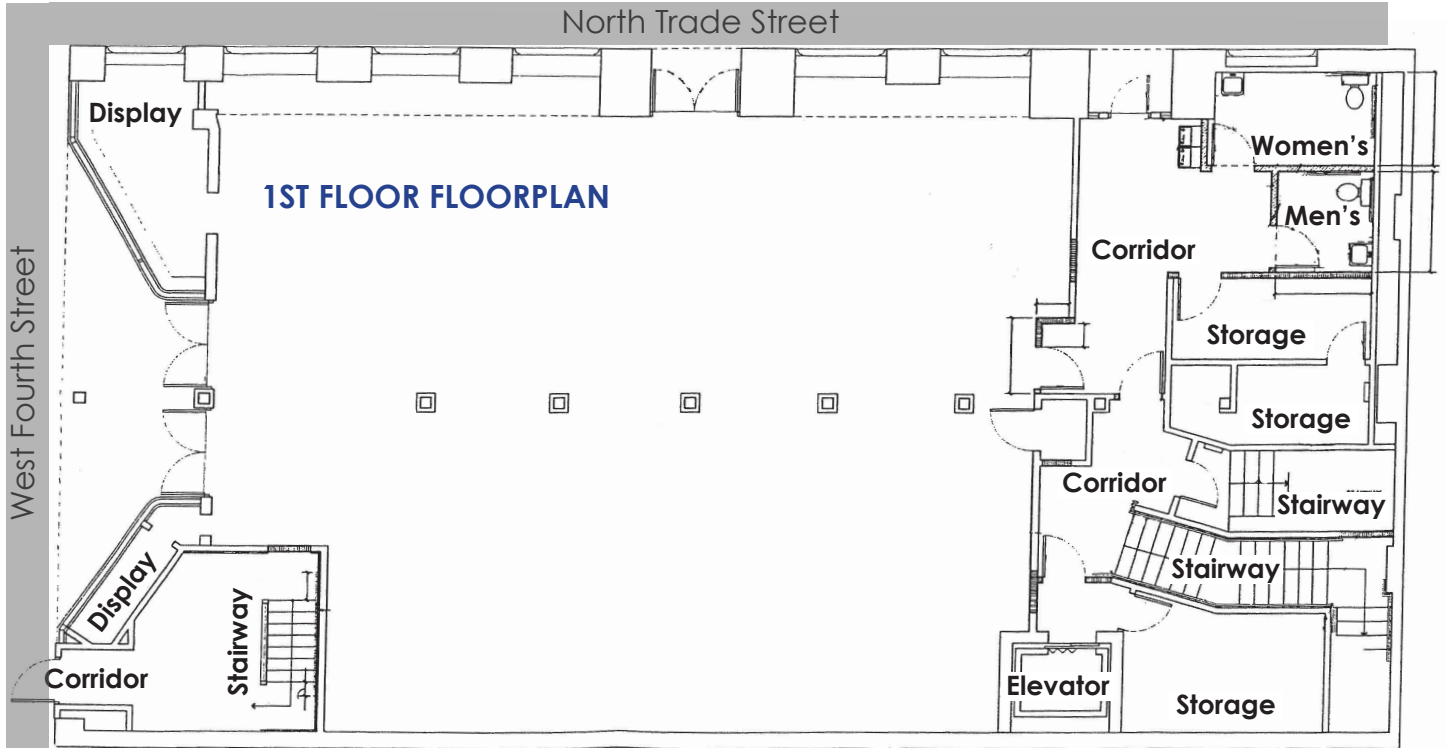
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FLOORPLAN

Floorplans offer an open, creative, loft work environment. Windows surround two sides of the building. High ceilings and original wood floors. Walking distance to everything downtown. Private elevator to 2nd & 3rd Floors.

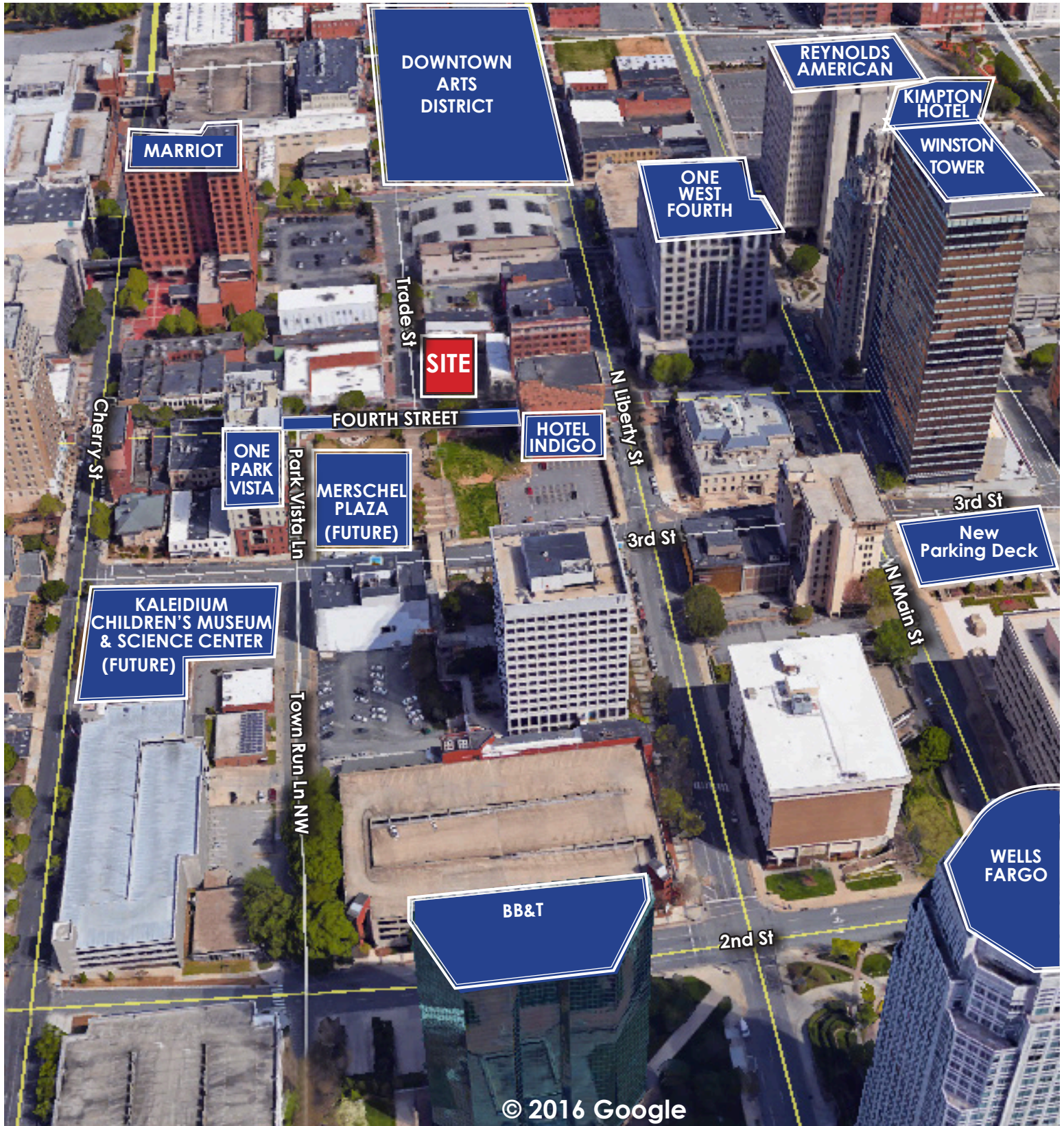


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LOCATION



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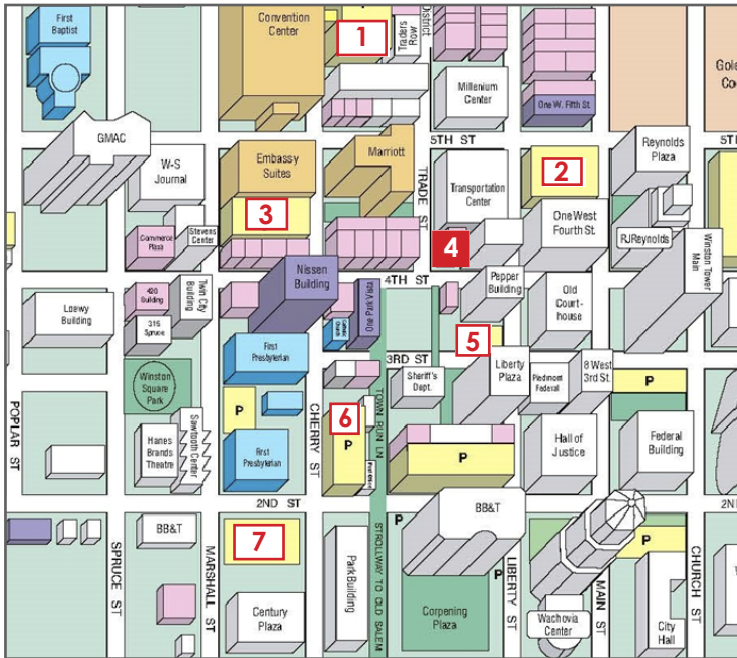


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DETAILS



Monthly & Hourly Parking within walking distance

# on Map	Name	Blocks from Site
1	Convention Center Deck	1.5 Blocks
2	Liberty-Main Deck	1.5 Blocks
3	Hotel Parking Deck	1.5 Blocks
4	131 West Fourth Street	Arcade
5	Piedmont Federal Lot	0.5 Blocks
6	Cherry Street Deck	2.5 Blocks
7	First Presbyterian Deck	3 Blocks

PROPERTY DETAILS

Property Type	Office/Retail	Acres ±	0.11	Dimensions ±	Irregular
Available SqFt ±	11,720	Floors	3	Ceiling Height ±	12-18'
SqFt per Floor ±	4,750	Restrooms	6	Parking	Off site
Building SqFt ±	18,525	Flooring	Wood	Sprinklered	Yes
Year Built	1907	Roof	Tar/Gravel	Elevator	Yes
Renovated	2014	Bldg Exterior	Brick		

UTILITIES

Electrical	Duke Energy	Sewer	City	Heat	Heat Pump
Water	City	Air	Heat Pump	Gas	Piedmont Natural

TAX INFO

Zoning	CB-WO	Tax PIN	6835-27-0008
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COMMENTS

Floor	Space Type	Lease Rate	Space Available
1	Retail	\$18.00 psf	3,020 SF
2	Office	\$14.00 psf	4,200 SF
3	Office	\$14.00 psf	4,200 SF