



ONE *70* FOURTH

WINSTON-SALEM, NORTH CAROLINA

CONFIDENTIAL OFFERING MEMORANDUM

ONE FOURTH

WINSTON-SALEM, NORTH CAROLINA

Jones Lang LaSalle Americas, Inc. (“JLL”) has been retained as the exclusive sales representative for One West Fourth (“the property”, “the offering”, “the building”). One West Fourth is a thirteen-story office building totaling 434,915 square feet and situated on approximately 2.3 acres in the heart of Downtown Winston-Salem. The building is currently 73% leased, is anchored by Inmar, Womble Bond Dickenson, and CBX Solutions and has signed over 50K SF of leasing over the past 24 months. The asset presents prospective investors with a compelling opportunity to harvest future value-add lease up with in-place rents 10% below market coupled with stability from the strong in-place tenancy and attractive remaining weighted average lease term of 6.6 years.

Located within the greater Triad region, One West Fourth Street benefits from the region’s diverse, thriving economy, bolstered by a 3.6% unemployment rate, burgeoning health care and STEM sectors, and a highly educated work force. Winston-Salem is home to Wake Forest University as well as a short distance to two of the state’s network of private Universities – High- Point University and Elon University.

ADDRESS

1 W 4TH STREET,
WINSTON-SALEM, NC 27101

YEAR BUILT

2000

WALT

6.6 YEARS

NET RENTABLE AREA

434,915 SF

ACRES

2.3 ACRES

OCCUPANCY

73%

PARKING

697 DECK/STRUCTURED
SPACES (1.6/1,000 SF)





PROMINENT *Live-Work-Play* CBD LANDMARK

One West Fourth, at 13 stories tall, is a class A office tower in Winston Salem's vibrant downtown, with only one building in its competitive set. One West Fourth is pedestrian friendly and well-positioned around central amenities such as restaurants, retailers and hotels, community activities, and the bustling 4th Street that serves business, tourism and culture. The asset sits in close proximity to US 421/US 52 interchange which provides easy access to I-40 and I-74. One West Fourth features newly upgraded common areas and landscaping, a modern fitness center, move-in-ready spec suites, and an on-site restaurant, Downtown Deli.

Additionally, One West Fourth boasts a parking garage with 697 parking spaces for monthly and hourly parking. Transient income is expected to continue to rise as downtown's live-work-play atmosphere continues to draw swaths of visitors to the district.

One West Fourth





KIMPTON
HOTEL

50 WEST FOURTH
58 UNITS



COVERED ON-SITE PARKING GARAGE



FITNESS CENTER



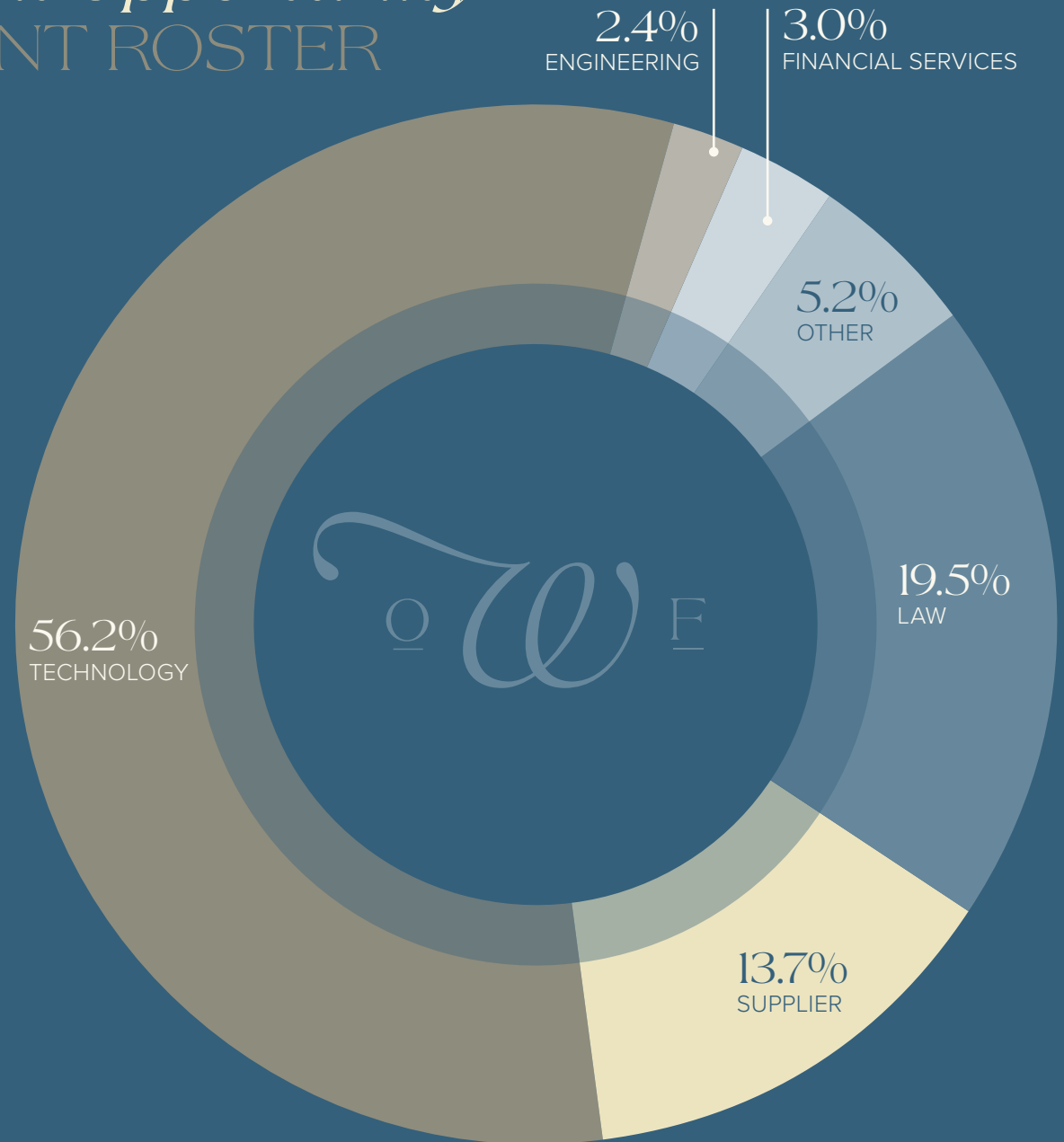
DOWNTOWN DELI

Value-Add Investment Opportunity

WITH DIVERSE TENANT ROSTER

One West Fourth is currently 73% leased and features an impressive and creditworthy tenant roster. The asset serves as the corporate headquarters for multiple tenants and includes firms from a diverse range of industries including technology, law, suppliers, engineering and more. The property is anchored by Inmar Intelligence, a global data-driven technology company who occupies 177,545 SF through September 2033.

INDUSTRY	SF	% OF BUILDING
Technology	177,513	56.2%
Law	61,454	19.5%
Supplier	43,392	13.7%
Financial Services	9,530	3.0%
Engineering	7,647	2.4%
Other	6,029	1.9%
Government	5,949	1.9%
Retail	4,315	1.4%
TOTAL	315,829	100%



COMMITTED, LONG-TERM ANCHOR TENANCY

One West Fourth boasts three anchor tenants - Inmar Intelligence, CBX Solutions, and Womble Bond Dickinson - offering investors coveted long-term commitment and adding unmatched stability to the overall offering. CBX Solutions signed a new lease in May 2025. With the build out complete, the rent has commenced and CBX Solutions is now occupying the space.



Global HQ Location
SF: 177,545 SF
% of Property: 41%
Remaining Term: 6+ years
5,000+ employees globally
\$1B in revenue (2025)



US HQ Location
SF: 53,880 SF
% of Property: 12.7%
Remaining Term: 4+ years
2,000+ employees globally
\$828M in revenue (2025)



Corporate HQ Location
SF: 40,336 SF
% of Property: 9.6%
Remaining Term: 10+ years
2,000+ employees globally
\$500M+ in revenue (2025)

Strong In-Place CASH FLOWS

One West Fourth has strong, in-place cash flow, anchored by 6.6 years of WALT. Recent leasing activity of 50K SF over the past 24 months has secured positive cash flow for seven years - enough to carry the property without any additional leasing. This unique position mitigates risk and relieves timing pressure, affording a new owner the flexibility to strategically lease the remaining space while maximizing returns.

ROLLOVER SCHEDULE



WAKE FOREST UNIVERSITY

OLD TOWN CLUB

SPOTTED COW STEAKHOUSE

TWISTED PINE

SMALL BATCH

MARRIOTT

ONE
FOURTH

BENTON CONVENTION CENTER

STUART & EMMA THOMAS
MEMORIAL TRAIL

NISSAN BUILDING
146 UNITS

MELLOW MUSHROOM

YOUNG CARDINAL CAFE

THE DOWNTOWN GRILLE

LINK APARTMENTS
224 UNITS

YAMA'S MEDITERRANEAN

MELLOW MUSHROOM

HAMPTON INN & SUITES

OH CALCUTTA

ONE PARK VISTA
48 UNITS

THAI HARMONY
BAGNER AND ALEXA'S DOWNTOWN CAFE

LINK APARTMENTS
334 UNITS

ALMA

BARCELONA BURGER
& BEER GARDEN

KIMPTON
HOTEL

KRANKIES

TOP LEAF
CIGAR LOUNGE

THE RESIDENCES
113 UNITS

KATHERINE BRASSERIE & BAR

50 WEST FOURTH RESIDENCES
58 UNITS

HOTEL INDIGO

LONG BRANCH TRAIL

52

421



SMITH REYNOLDS AIRPORT

Dynamic CBD LOCATION

ECONOMIC HUB

Ideally situated in Winston-Salem's CBD, One West Fourth benefits from access to the region's primary economic drivers and a highly talented labor force. The Winston-Salem CBD is home to 20,000+ employees across a diverse range of industries including financial services, professional services, healthcare, biotechnology, and manufacturing, among others. Major economic drivers include Fortune 500 headquarters, Wake Forest University School of Medicine and Baptist Medical Center, and the county and city government office, make the Winston-Salem CBD the region's primary economic hub.

UNMATCHED AMENITIES

The property is located in the center of Winston-Salem's downtown. It has access to an abundance of amenities, modern residences and entertainment venues. One West Fourth is well appointed with numerous natural outdoor amenities including Merschel Plaza, Long Branch Trail and Stuart & Emma Thomas Memorial Trail. Additionally, tenants and visitors have access to numerous dining options, and residential options all within walking distance.

EXCEPTIONAL CONNECTIVITY

The property benefits from multiple points of ingress/egress and offers superior access to I-40 and I-74, the area's primary transportation arteries. One West Fourth is 9 minutes away from Smith Reynolds Airport which serves as a general aviation and reliever airport.

WINSTON-SALEM STATE UNIVERSITY

Winston-Salem

NORTH CAROLINA

Winston-Salem's higher education landscape is anchored by three complementary institutions that collectively enroll over 20,000 students and graduate approximately 4,500 students annually. Wake Forest University, a private research institution with approximately 8,500 students, consistently ranks among the nation's top 30 national universities and is particularly renowned for its graduate programs in business, law, and medicine, including the Wake Forest School of Medicine that anchors much of the city's biomedical research ecosystem. Winston-Salem State University, a historically black university and constituent institution of the University of North Carolina system, serves approximately 5,000 students with strong programs in healthcare, education, and STEM fields, while maintaining a significant role in workforce diversity and community engagement. Forsyth Technical Community College, one of North Carolina's largest community colleges with over 10,000 students, provides critical workforce training aligned with regional industry needs, particularly in advanced manufacturing, biotechnology, information technology, and healthcare. Together, these institutions contribute over \$2 billion in annual economic impact to the metropolitan area, employ thousands of faculty and staff, and create consistent demand for housing, retail, and services while supplying a steady pipeline of educated talent across multiple skill levels and professional disciplines.



ACCOLADES

\$803M

IN CAPITAL INVESTMENT INTO
THE CITY SINCE 2020

257,271

TOTAL POPULATION 2025

TOP 100

PLACES TO LIVE

Nº. 20

BEST PLACES FOR
YOUNG PROFESSIONALS

81

K-12 SCHOOLS

6

COLLEGES &
UNIVERSITIES

Nº. 50

LOWEST COST OF
LIVING IN US

Nº. 1

MOST UNDERRATED CITY
IN THE SOUTH



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About JLL

JLL (NYSE:JLL) is a leading global commercial real estate services and investment management company with annual revenue of \$26.1 billion, operations in over 80 countries and a global workforce of more than 113,000 as of March 31, 2026. For over 200 years, clients have trusted JLL, a Fortune 500® company, to help them confidently buy, build, occupy, manage and invest across a variety of industries and property types, including office, industrial, hotel, multi-family, retail and data center properties. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY. Powered by rich global datasets and leading technology capabilities, we provide coordinated, end-to-end delivery of real estate services for a broad range of global clients who represent a wide variety of industries. Through LaSalle Investment Management, we invest for clients on a global basis in both private assets and publicly traded real estate securities. For further information, visit [jll.com](https://www.jll.com).