



West End Center

801 W 4th St & 809 W 4½ St
Winston-Salem, NC 27101



THE OFFERING

Commercial Realty Advisors is pleased offer the opportunity to purchase the West End Center Complex, located in downtown Winston-Salem, North Carolina.

Located on the corner of W. 4th Street & Broad Street, one of Downtown Winston-Salem's main traffic corridors, with ~600' of frontage on W. 4th St.

This portfolio consists of two office/data center buildings, connected via tunnel system, with strong mechanical system infrastructure to support existing data center operations. The complex is currently leased by **Wells Fargo Bank (NYSE: WFC)**.

CURRENT TENANT

WELLS FARGO

WELLS FARGO
NYSE: WFC

As one of the largest retail banks in the U.S., Wells Fargo boasts strong investment-grade credit ratings (A- by S&P and Aa2 by Moody's)



OFFERING SUMMARY

The Complex sits on a total of ±4.33 acres with a total of ±465,148 SF. The buildings work in tandem, with shared backup generators and data connections.

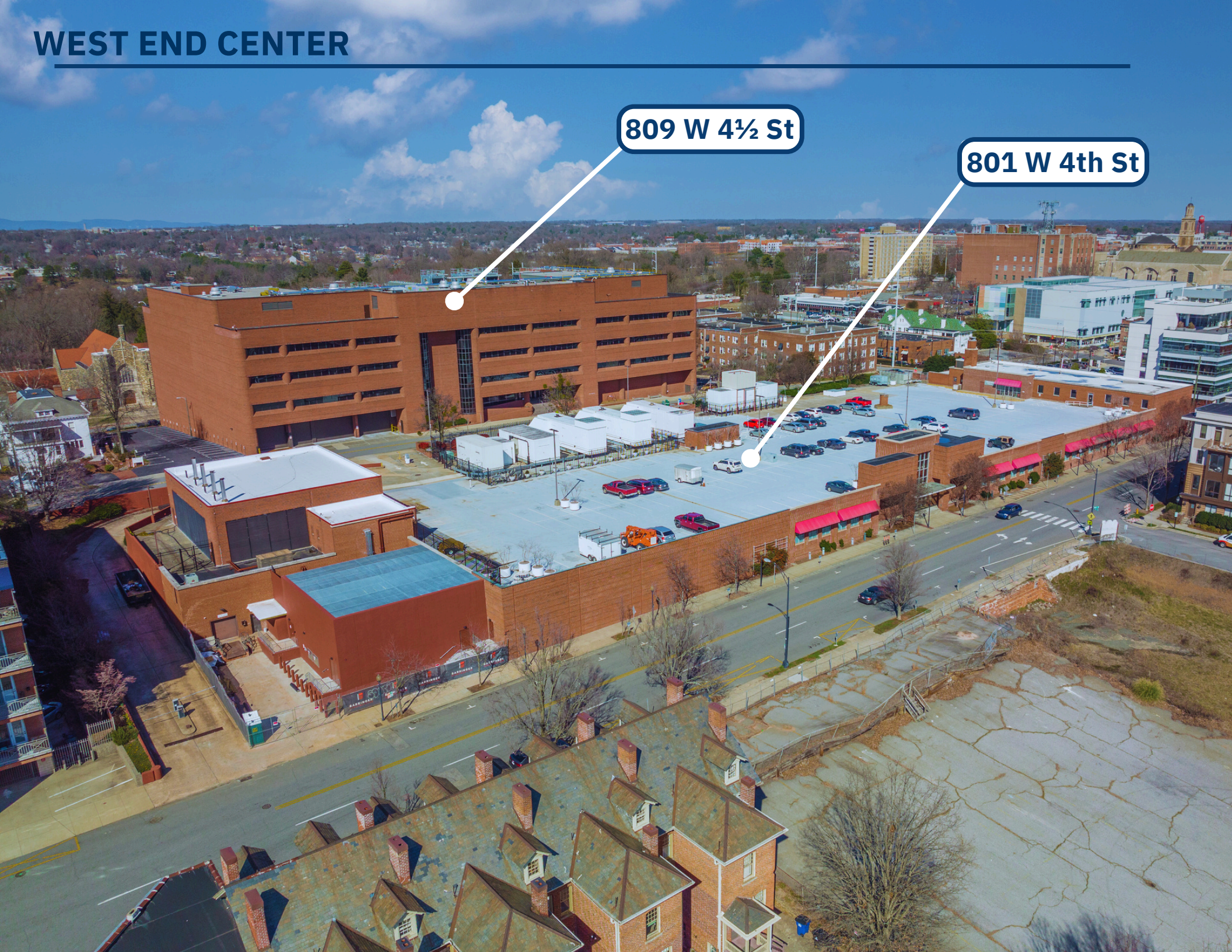
OFFERING HIGHLIGHTS

- **809 W 4½ St Building is Fully Leased by Wells Fargo Bank**
- **NNN Lease with Tenant Maintenance Responsibilities**
- **NOI: \$2,918,356.00**
- **Annual Escalations: 3%**
- **Lease Expires: 6/30/28**
- **Renewals: (2) 6 Month Options with 3% Annual Escalation**
- **Rooftop Parking @ 801 W 4th St also Leased to Wells Fargo (per separate agreement)**

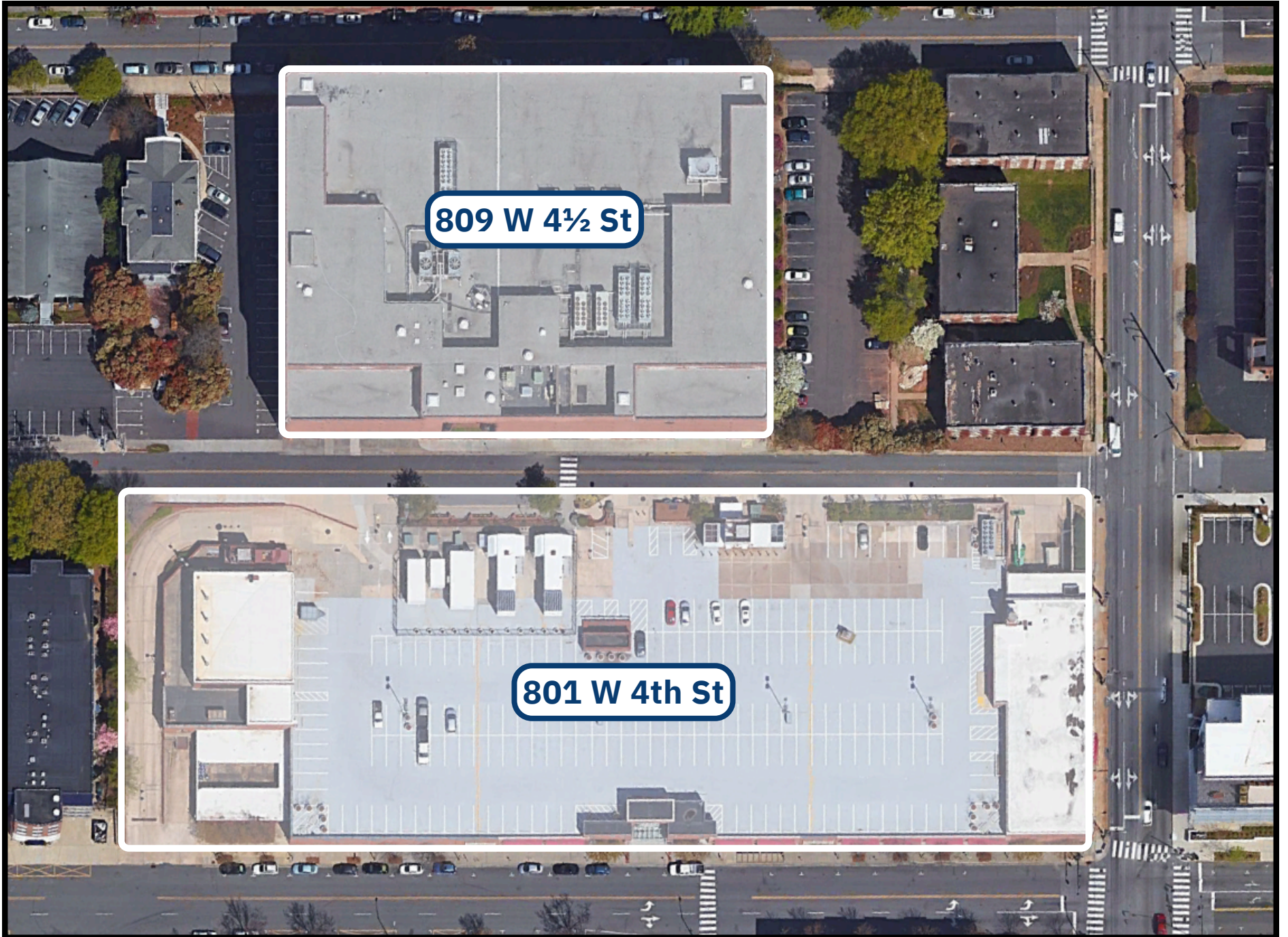
WEST END CENTER

809 W 4½ St

801 W 4th St



WEST END CENTER



809 W 4½ St

801 W 4th St

WEST END CENTER

809 W 4½th St - Specifications

Building Size	± 371,331
Acerage	±1.49
Zoning	GO - General Office
Parcel ID	6825-97-1093.000
Year Built/Remodel	1984 / 1999
Data	Tier III Certification
Loading	1 Dock
Roof	TPO
Elevators	(3) 3500 LB Passenger (2) 6000 LB Freight
Sprinklers	Pre-Action System
Power Capacity	8 MW Available
HVAC	Chilled Water System with Air Handlers + Fan Coil Units & Variable Air Volume Units



- **Data Center IT Capacity:** 3465 kW - Tier III
- **Data Center Redundancy:** N+3
- **Power:** 8 MW Total Power Capacity

Configuration - (2) MV Preferred + (2) MV Alternate + (1) 480V (Annex)

Equipment Info - (2) MV Russelectric Paralleling Gears + (2) MV S&C Alternate Gears +(1) 480V SE Rated Cutler-Hammer ATS TA-8-SSWBD-B(WF) & TA-8-DSWBD-A(WF):
Lincoln Electric Products - Switchgear Feeder Breakers - SE MasterPact NW Type

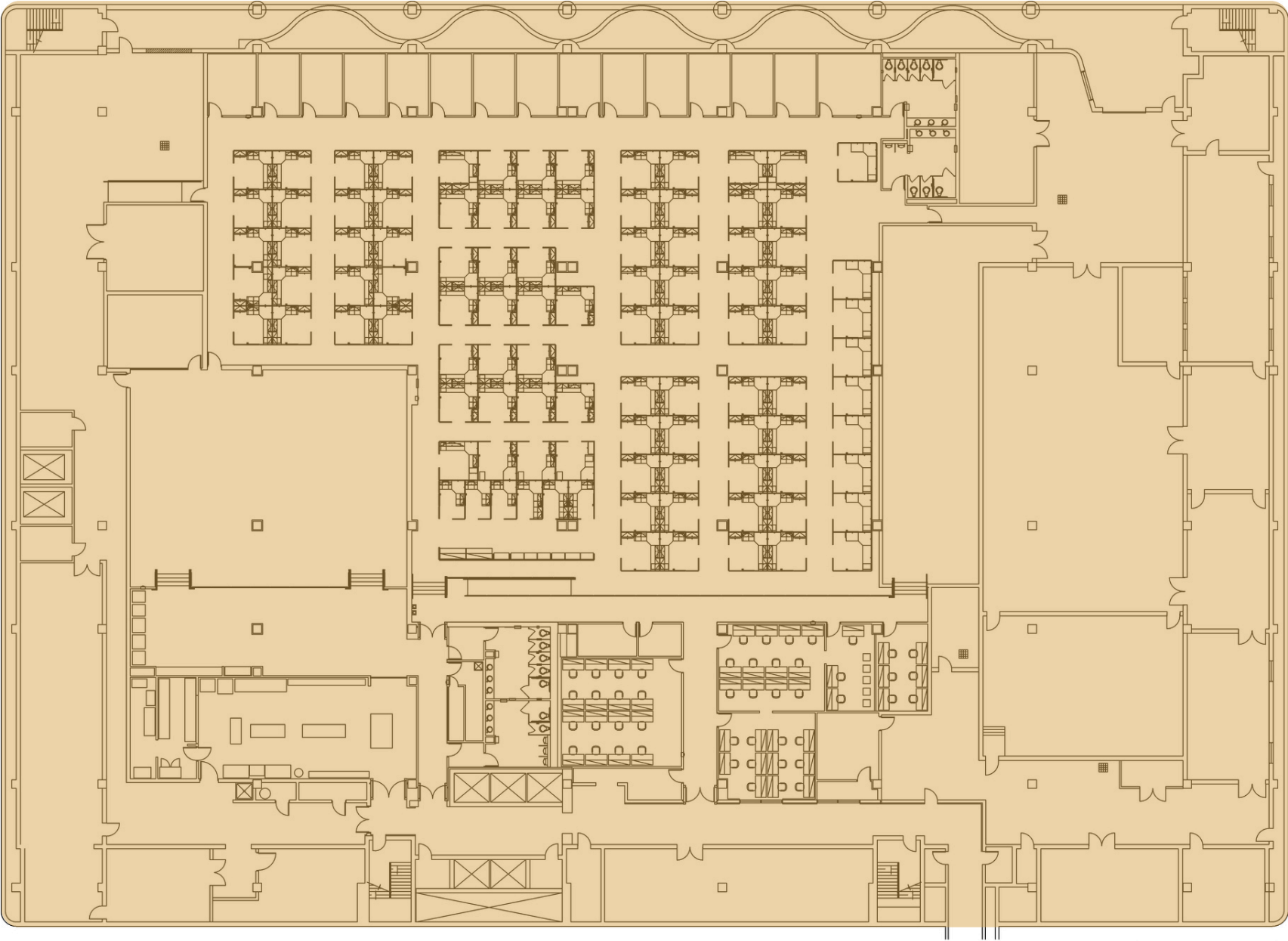
Critical Distribution - (3) UPS Systems in a 3N/2 distributed redundant configuration. Multi-module systems with centralized bypass. Each UPS System is each rated 2025 kW, 1800 kW design limit. UPS Output SWGRs feed distribution panels which feed 480V PDU's w/ 208V STS's as well as 480V STS's, configured for A+B dual-corded IT equipment.

Mechanical Distribution - Chillers are fed via ATS's, fed from separate power paths. (5) separate power trains serve the Data Center CRAH's

- **Generators:** 3 Plants consisting of 9 Total Units
(4) 1250kW - (1) 1600kW - (2) 2250kW - (1) 2500kW - (1) 2000kW
- **Generator Fuel Tanks:** 11 Total Tanks
(2) 17,000gal AGSTs - (4) 200gal Day Tanks - (3) 1000gal belly/day tanks - (1) 300gal Day Tank
(1) 2,500gal Belly Tank

WEST END CENTER

809 W 4½th St - Floor Plans

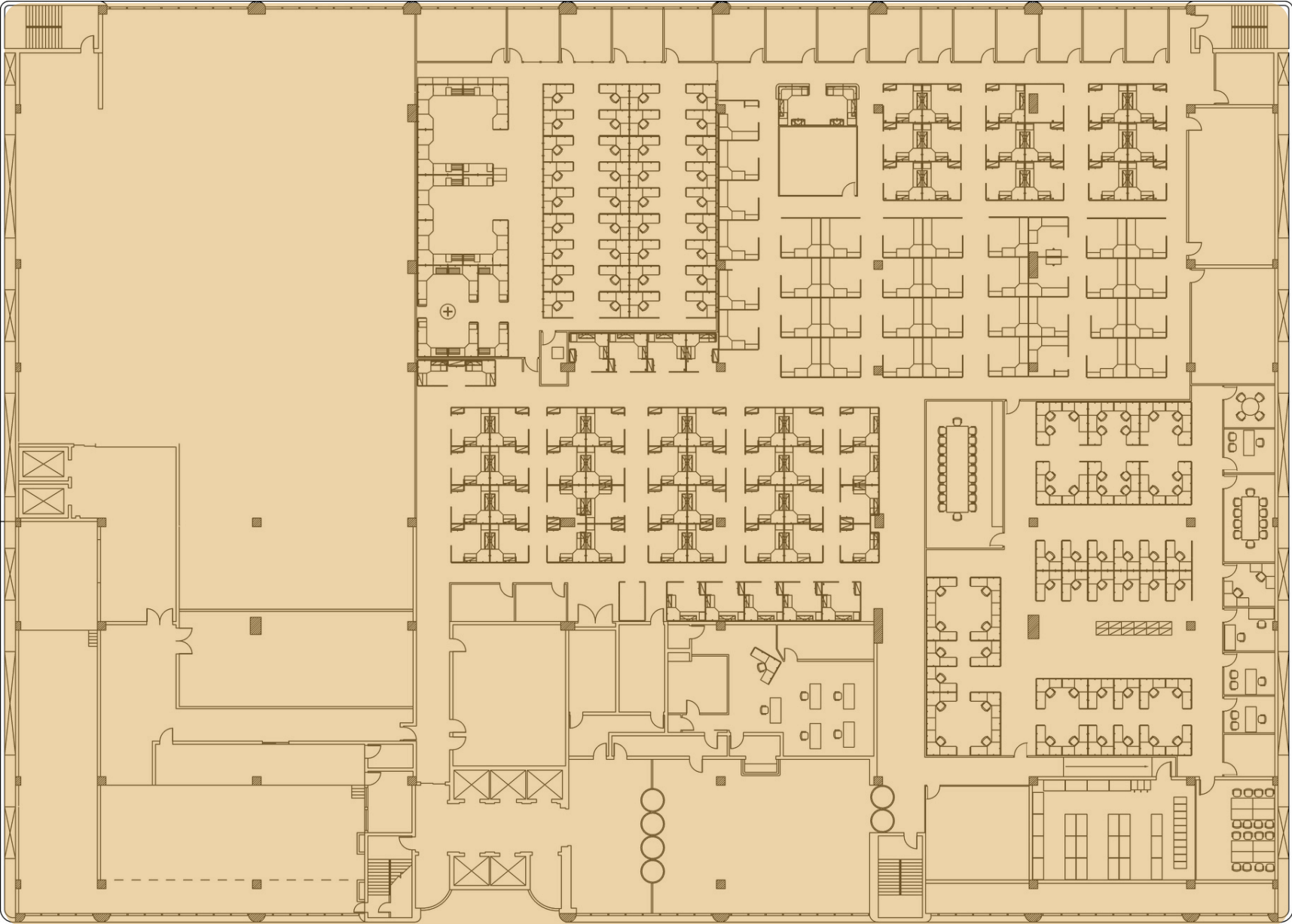


Leased : Wells Fargo

Lower Level

WEST END CENTER

809 W 4½th St - Floor Plans

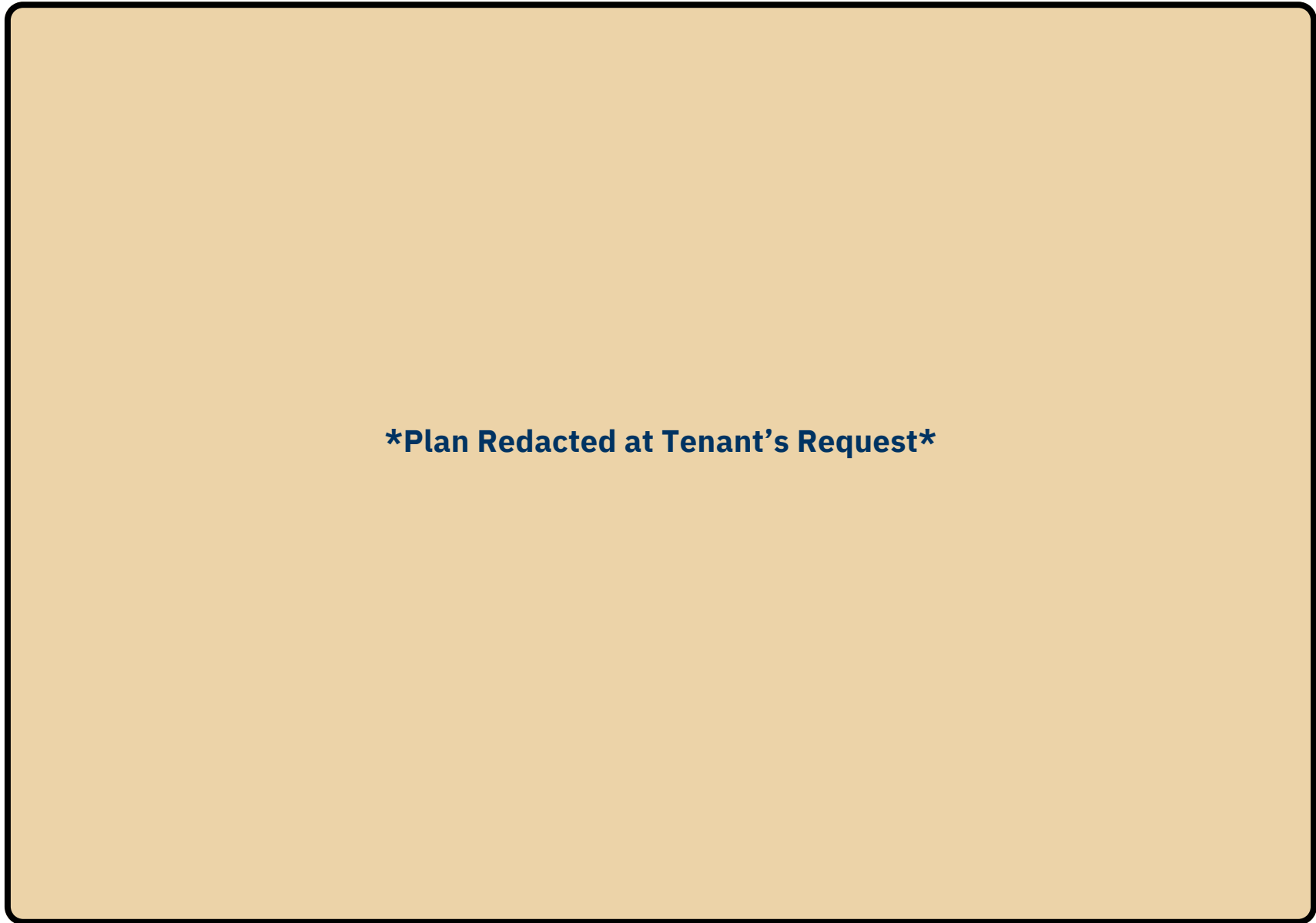


 Leased : Wells Fargo

1st Floor

WEST END CENTER

809 W 4½th St - Floor Plans



Plan Redacted at Tenant's Request

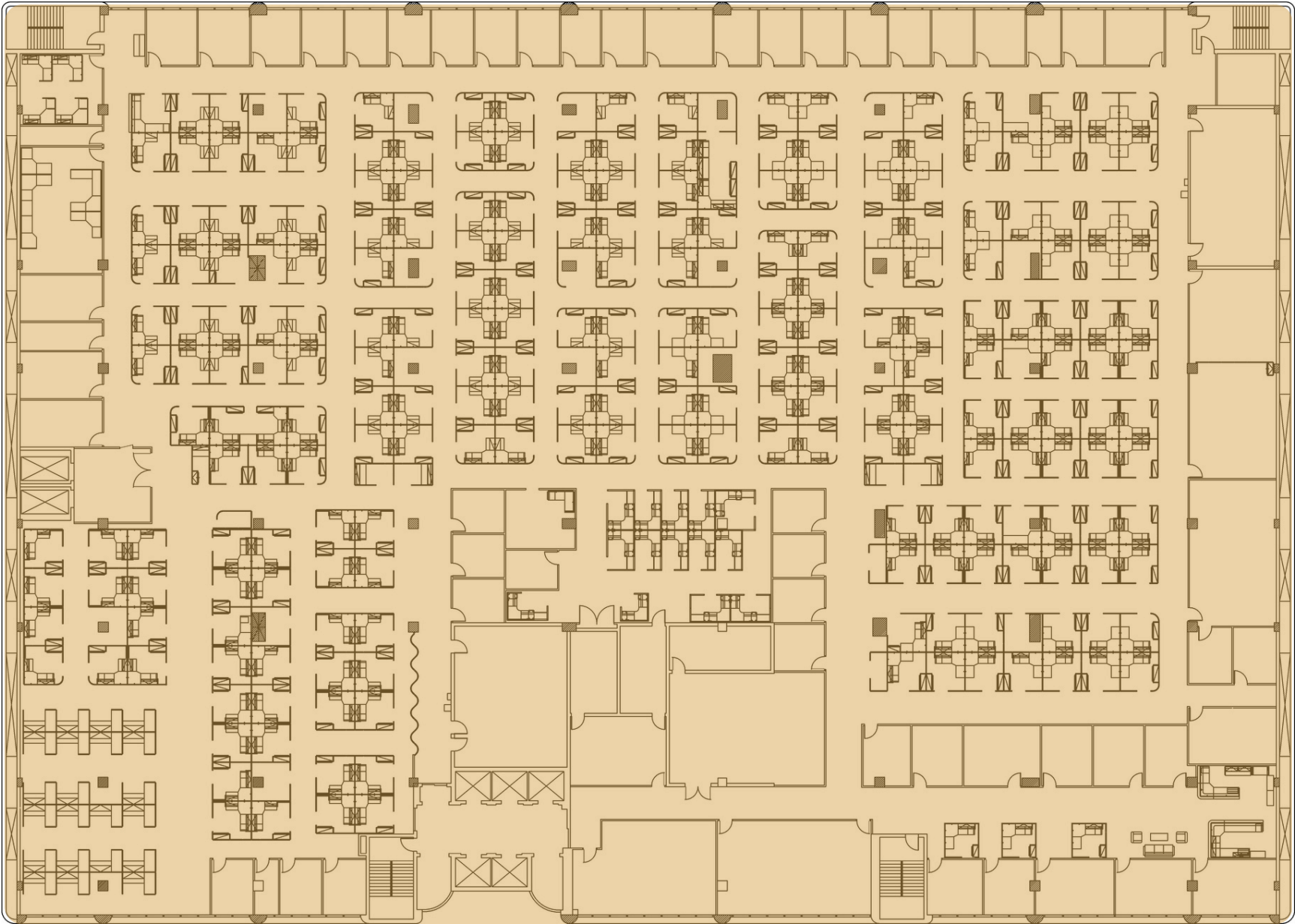


Leased : Wells Fargo

2nd Floor

WEST END CENTER

809 W 4½TH St - Floor Plans

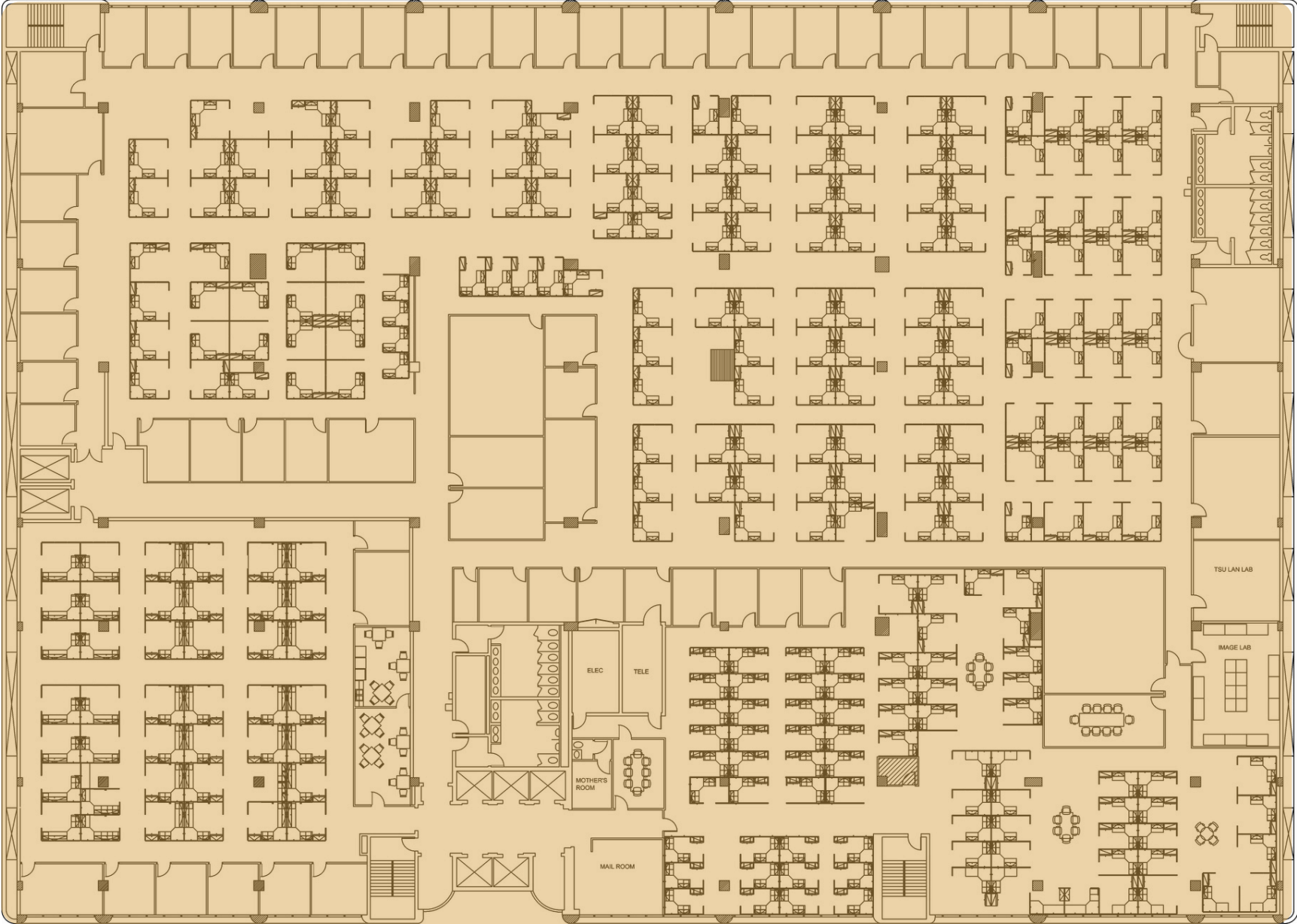


Leased : Wells Fargo

3rd Floor

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809 W 4½TH St - Floor Plans



Leased : Wells Fargo

4th Floor

WEST END CENTER

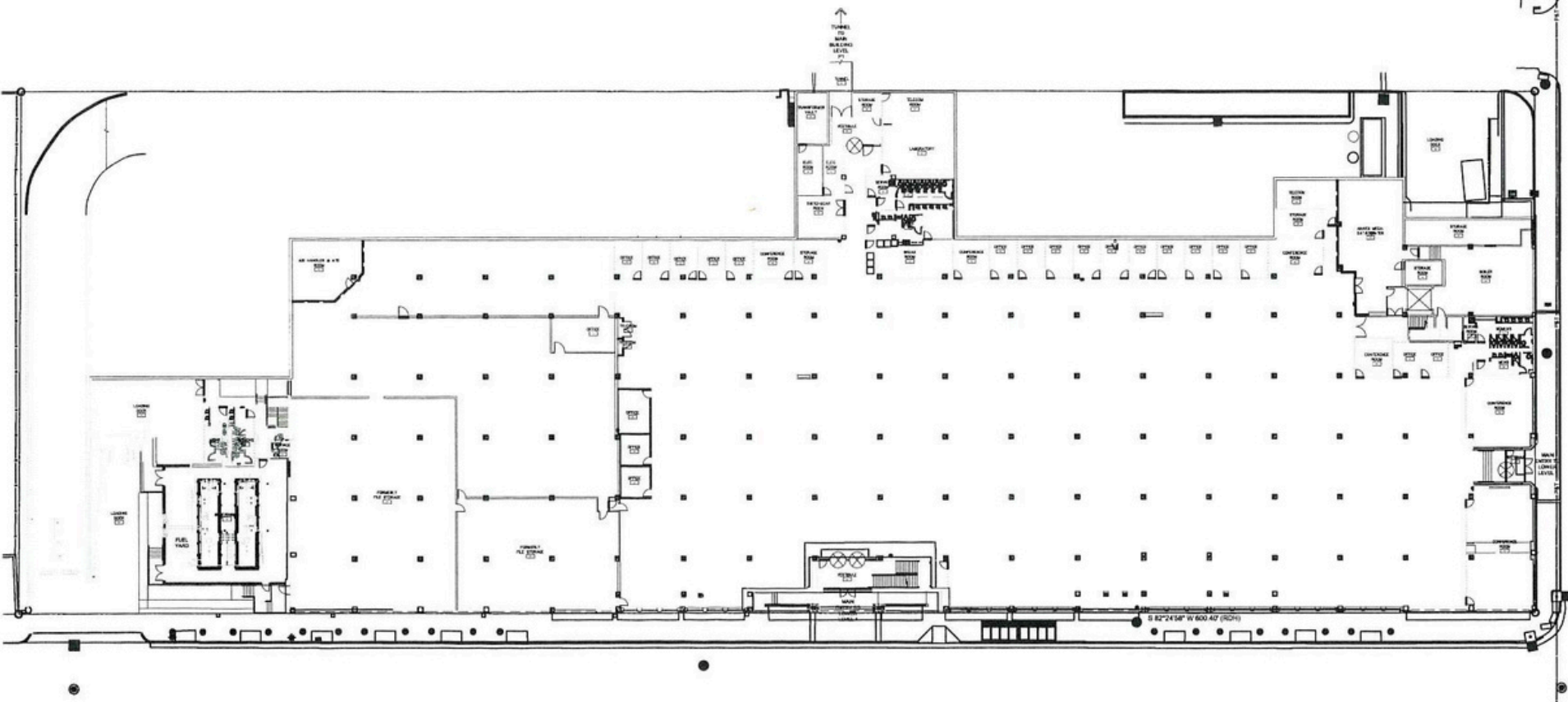
801 W 4th St - Specifications

Building Size	± 93,817
Acerage	±2.84
Zoning	GO - General Office
Parcel ID	6825-96-2779.000
Year Built/Remodel	1948 / 1997
Parking	197 Spaces
Loading	2 Docks
Roof	Parking Deck
Elevators	1 TKE Unit
Sprinklers	Fire Pump System
Backup Generator	Yes
HVAC	(1) Trane Water Cooled Chiller (2) Weil McLain Water Heaters (100) VAV Boxes (4) Pumps (2) Air Compressors



WEST END CENTER

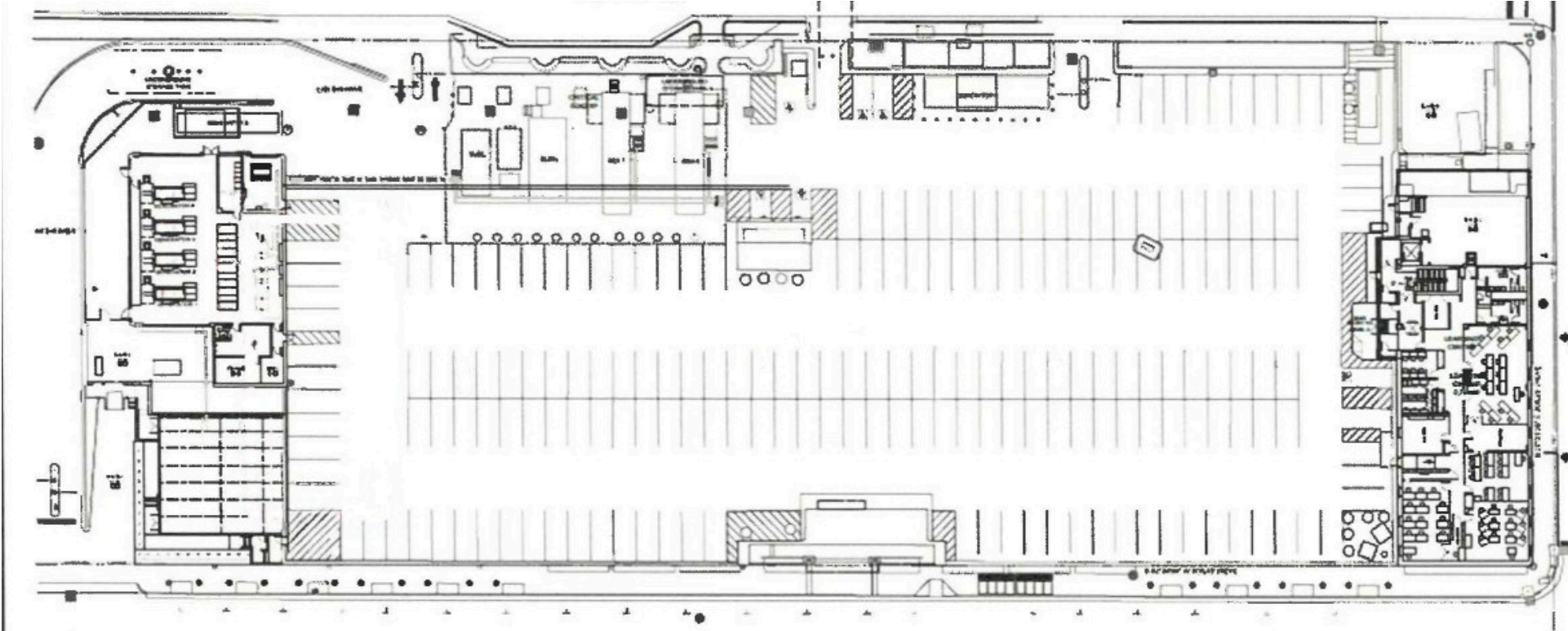
801 W 4th St - Floor Plans



1st Floor

WEST END CENTER

801 W 4th St - Floor Plans



2nd Floor
(Parking & Mechanical Systems)

Winston-Salem Market

Key Statistics

252,000+

Population of Winston-Salem

5th

Largest City in North Carolina

190,000

Labor Force in Forsyth County

35%

Of residents hold a bachelor's degree or higher

Top 50

Ranking of Places to Live by *US News & World Report*

35

Average Age of Winston-Salem Residents





Atrium Health - Wake Forest Baptist



Novant Health



Winston-Salem/Forsyth County Schools



Truist



Wells Fargo



Reynolds American



Hanesbrands



Wake Forest University

UNCSA

**University of North Carolina
School of the Arts**



**WINSTON-SALEM
STATE UNIVERSITY**

Winston-Salem State University



**SALEM
COLLEGE**

Salem College



**Forsyth Tech
COMMUNITY COLLEGE**

Forsyth Tech



**CAROLINA
UNIVERSITY**

Carolina University

Winston-Salem Map

Highway/Interstate Access





Listing Brokers

John Reece
john@commercialrealtync.com
(336) 793-0890

Steve Vallos
steve@commercialrealtync.com
(330) 519-4726

Houston Hough
houston@commercialrealtync.com
(336) 416-8520

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