



M E R I D I A N

147 S. CHERRY STREET, SUITE 200 | WINSTON-SALEM, NC 27101 | P 336.722.1986 | F 336.723.3173 | MERIDIANREALTY.COM

50,000± SF office; Expandable to
125,000± SF in Phase II

6010 Golding Center Dr

Winston-Salem, NC 27103



FOR SALE: \$11,995,000
FOR LEASE: \$14.00 PSF

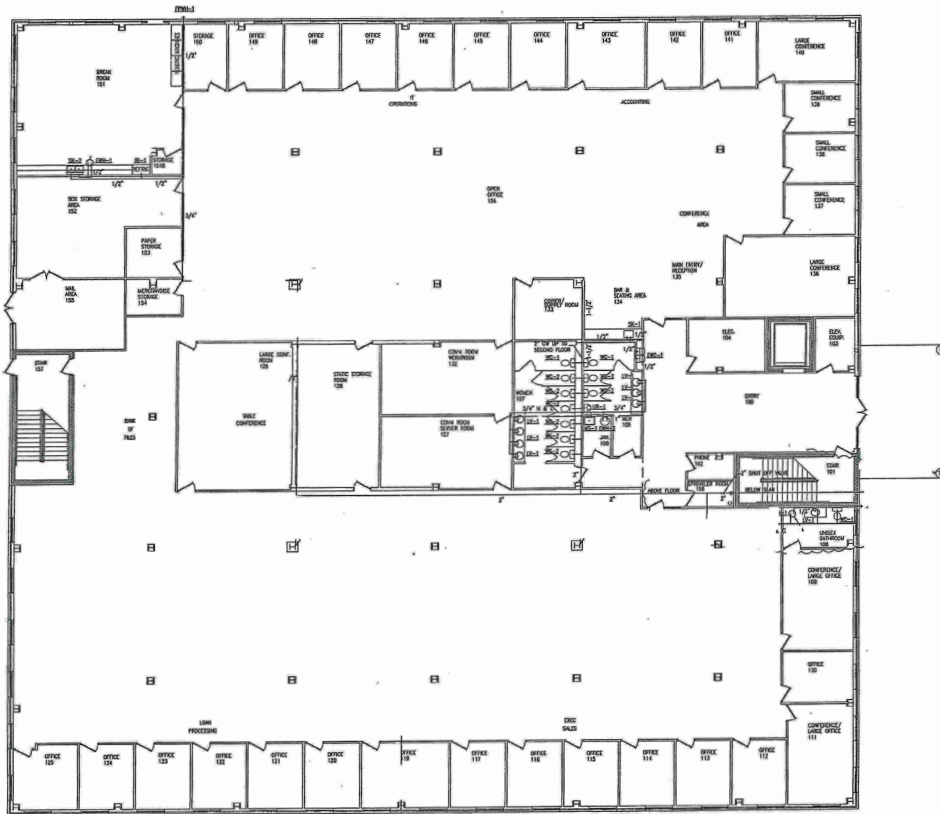
For more information:

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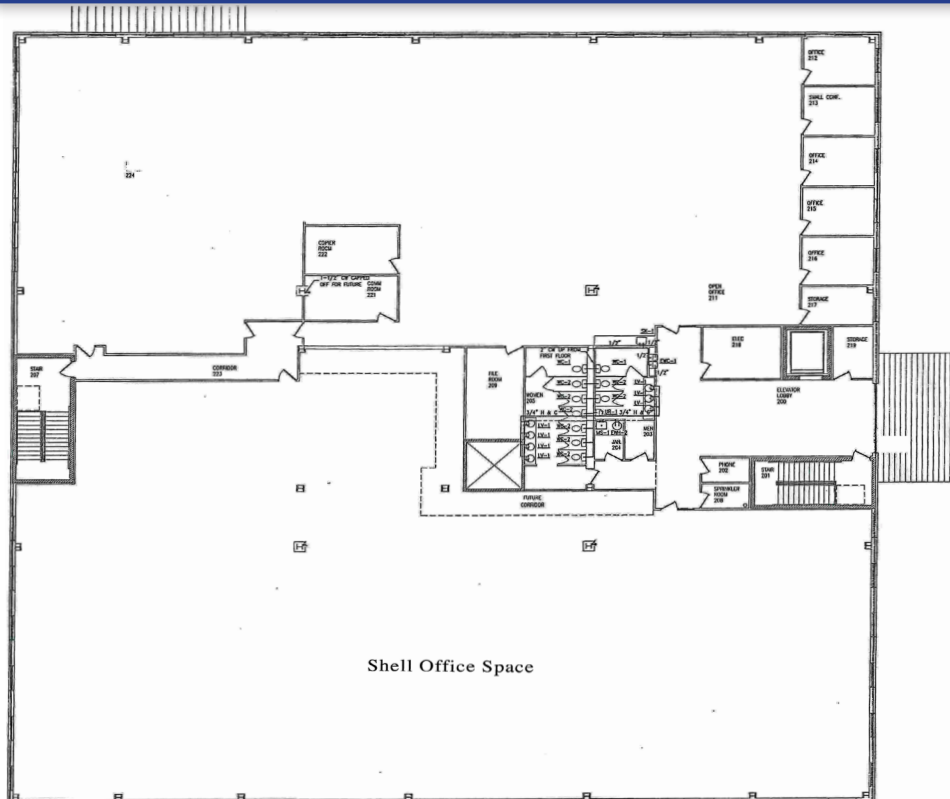
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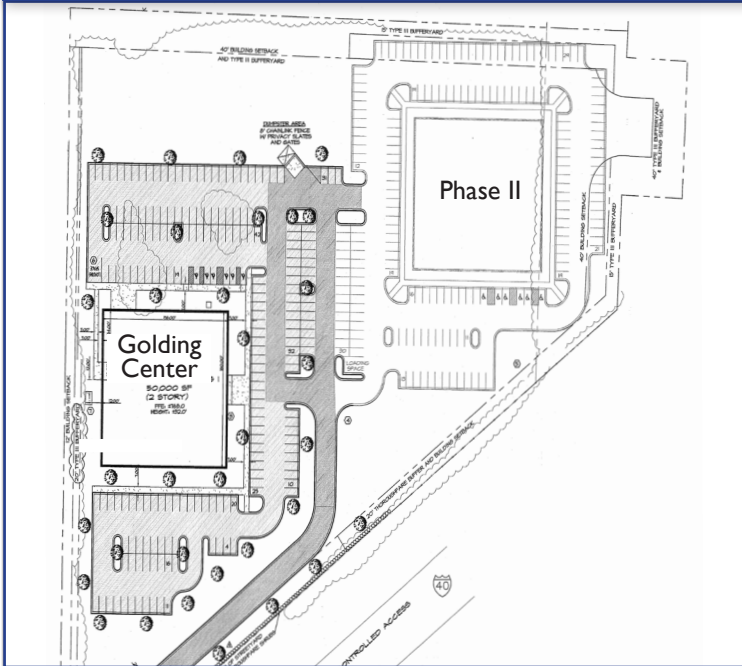
FIRST FLOOR



SECOND FLOOR

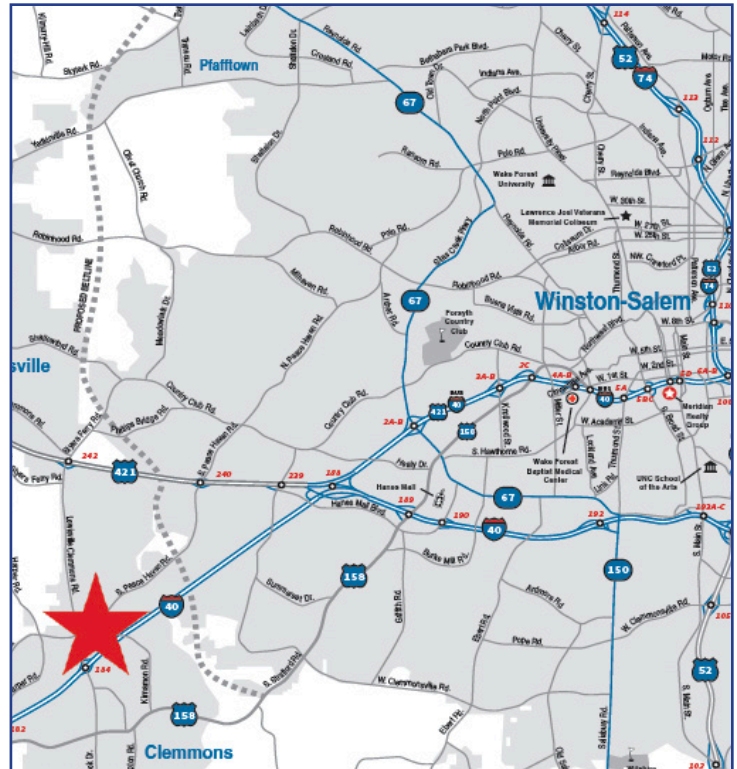
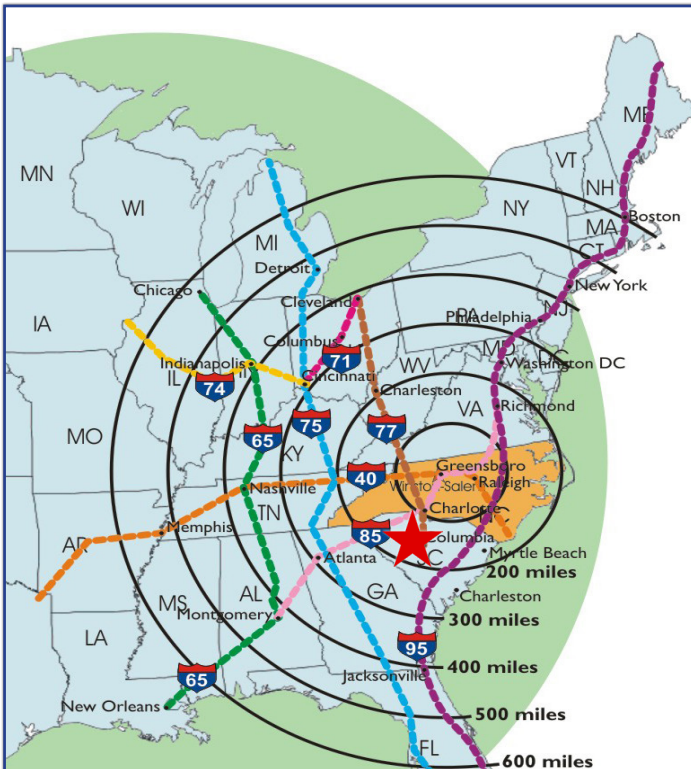


SITE PLAN & AERIAL IMAGERY



	1 mi	2 mi	3 mi
Population	4,961	15,295	33,727
Age	35.4	38.4	39.6

	1 mi	2 mi	3 mi
Household Income	\$69,594	\$78,461	\$87,845
Households	2,017	6,217	13,900



AERIAL



- 25,000± SF/ floor
- Two floors
- Fiber optic cable
- IT rooms on each floor
- 480/277v and 208/120v
 - 3ph. 4 wire electric service
 - 1,200 Amps
- 200 kw Baldor back up generator with switch gear to UPS
- Wet sprinkler system
- Exceptional interstate visibility
- 63,000± CPD on I-40
- Expandable by up to 75,000± sf for unique campus environment
- 8' x 5'9" elevator
- Electronic card access system
- Large 30' x 30' Break Room
- 30' x 30' Outside Patio

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