

# Courtyard Marriott - Winston-Salem

640 West Fourth Street, Winston-Salem, NC, 27101

SPECIALTY FOR SALE/LEASE



- New Courtyard by Marriott coming to Fourth Street in Downtown Winston-Salem
- Plans are for a five-story, 126-room hotel with a full service restaurant and bar, swimming pool, fitness center, 2,000 SF courtyard, and more than 1,500 SF of meeting and banquet space
- Located between Foothills Brewery and City Center West Parking Deck, the hotel will have access to the deck and it's ±700 parking spaces
- Ground Breaking: November 2017



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*Real Estate Services & Development*

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Developed by Commercial Realty Advisors LLC of Winston-Salem and Clarendon Properties of Wilmington, NC, the \$18 million dollar hotel is architecturally designed to complement adjacent properties and the surrounding neighborhood, and will offer numerous amenities. A rooftop terrace will provide panoramic views of the city. Guests can take advantage of the hotel's full-service restaurant and bar, swimming pool, fitness center, 2,000-square-foot courtyard and more than 1,500 square feet of meeting and banquet space. A direct connection to a 700-space parking facility means ease of parking for hotel guests. The hotel is slated to open summer of 2019.

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### LOCATION

Address	640 West Fourth Street				
City	Winston-Salem	Zip	27101	County	Forsyth

### PROPERTY DETAILS

Property Type	Hotel	Dimensions ±		Acres ±	0.00
Avail SF ±		Restrooms ±		Ceiling Height ±	
SF per Floor ±		Floors		Parking ±	
Building SF ±		Elevator ±		Bay Size ±	
Office SF ±		Flooring		Docks ±	
Retail SF ±		Roof		Drive-ins ±	
Year Built ±	2019	Bldg Exterior		Sprinklered	

### UTILITIES

Electrical		Sewer		Heat	
Water		Air		Gas	

### TAX INFORMATION

Zoning		Tax Block		Tax PIN	
Tax Map		Tax Lots			

### PRICING & TERMS

Price		Tax Value		Rent/mth ±	
Price/SF		Lease Rt/SF ±		Lease Type	

Comments	
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