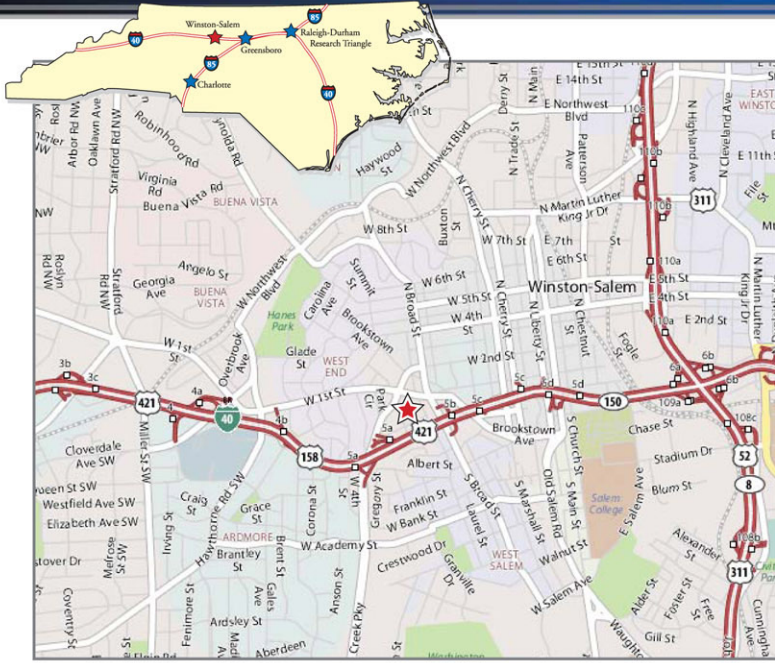


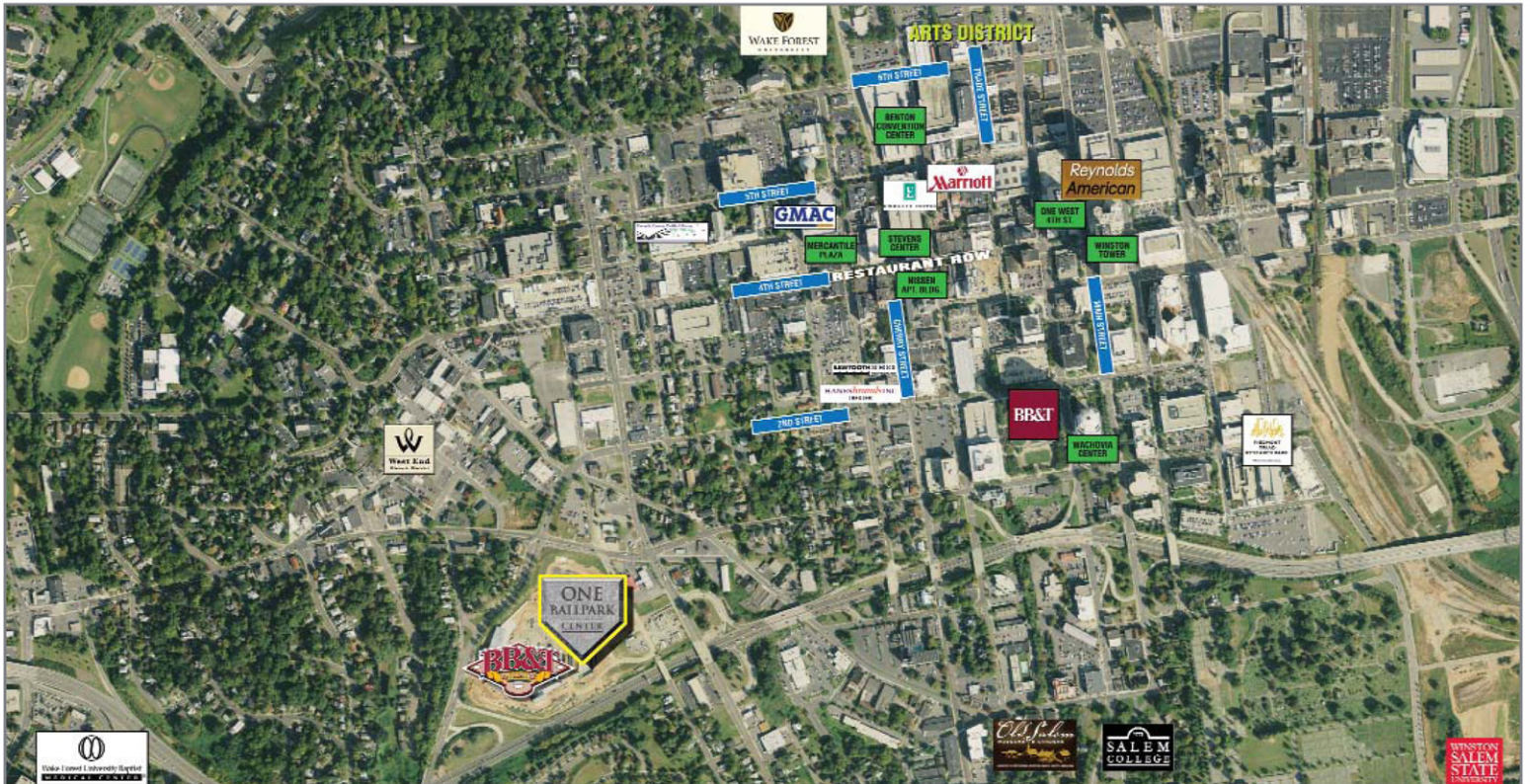
AVAILABLE FOR SALE OR LEASE

ONE BALLPARK CENTER



ONE BALLPARK CENTER
WINSTON-SALEM, NC 27101

- PREMIER LOCATION ADJACENT TO BB&T BALLPARK
- UNPARALLELED VISIBILITY WITH DAILY TRAFFIC COUNTS OF 75,000 CARS PER DAY ON I-40 BUSINESS AND 25,000 CARS PER DAY ON PETERS CREEK PARKWAY
- BASEBALL VIEWERSHIP POTENTIAL OF 385,000 PEOPLE PER SEASON
- PRIVATE BALCONIES AVAILABLE
- FROM 5,500 SF UP TO 82,000 SF AVAILABLE
- TOTAL BUILDING SIZE OF 112,000 SF
- LOCATED IN THE HEART OF THE BROOKSTOWN DISTRICT; FUTURE HOME OF 1,100,000 SF MIXED USE DEVELOPMENT
- PROJECTED COMPLETION IS FALL OF 2011



FOR MARKETING INFORMATION, CONTACT:

BOBBY FINCH, EXT. 103 | EMAIL BOBBY@TRIADCOMMERCIAL.COM

WILLIAM WOLTZ, EXT. 132 | EMAIL WWOLTZ@TRIADCOMMERCIAL.COM

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