

FOR LEASE

BAILEY POWER PLANT

486 Patterson Avenue, Winston-Salem



**RETAIL/
RESTAURANT
SPACE AVAILABLE
IN BAILEY POWER
PLANT AT THE
INNOVATION
QUARTER**

Contact Cindy for a tour,
details on rate & Tenant
Improvement Allowance

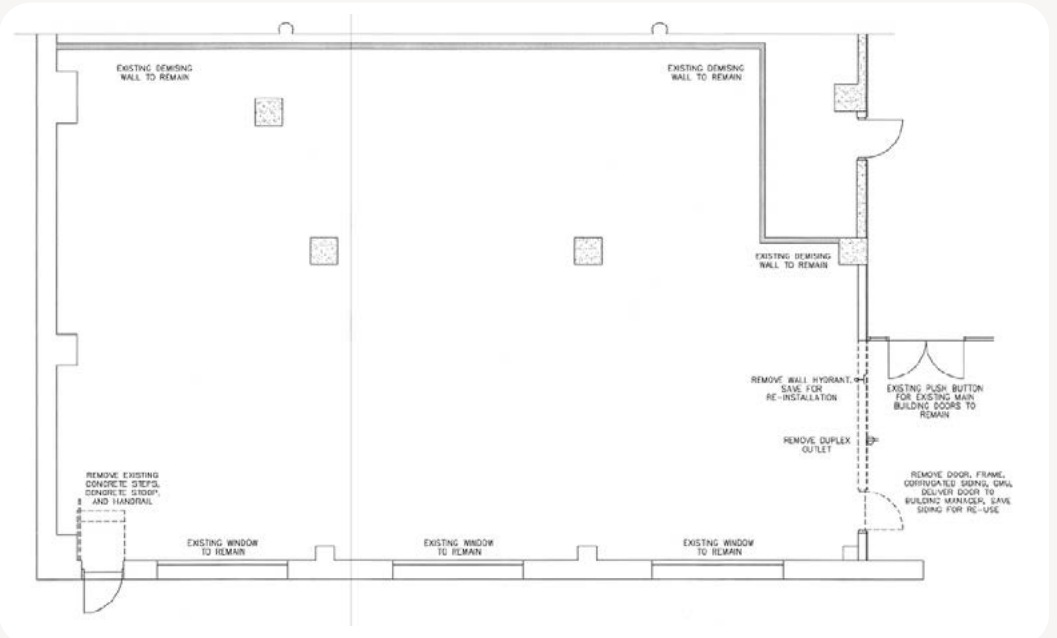
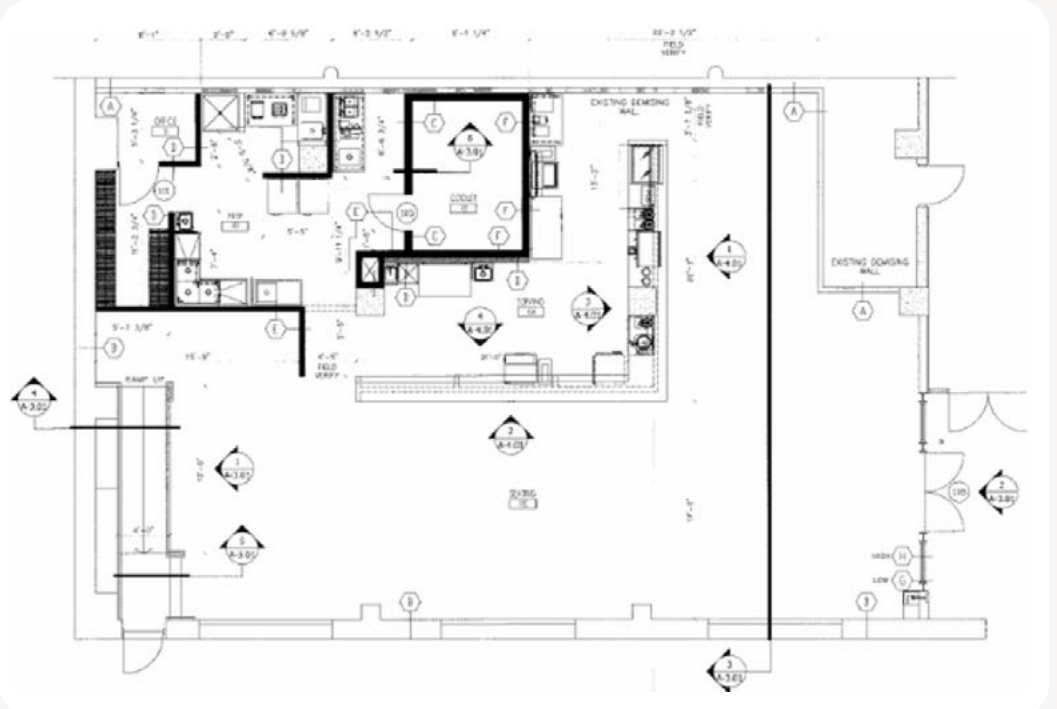
- ▶ ±3,306 SF of cool industrial space with high ceilings, open floorplan, large windows, and ample storage
- ▶ Great signage opportunities in front and on Coal Pit side
- ▶ Co-located with high-traffic restaurants and bars
- ▶ Fantastic location in the Innovation Quarter; close to Bailey Park, Link IQ Apartments, Plant 64 Apartments, Wake Forest School of Medicine & School of Health Sciences, and future Atrium Wake Forest Eye Institute

FLOOR PLAN

486 Patterson Avenue
Winston-Salem, NC

INTERIOR SPACE FEATURES:

- ▶ prep area
- ▶ dishwashing station
- ▶ grease trap
- ▶ walk-in cooler
- ▶ ample storage
- ▶ multihead keg wall



±3,306 SF

Hip Industrial Space

HIGH CEILINGS
OPEN FLOORPLAN
LARGE WINDOWS



BAILEY POWER PLANT & THE INNOVATION QUARTER

A HUB OF HISTORY & INNOVATION IN WINSTON-SALEM

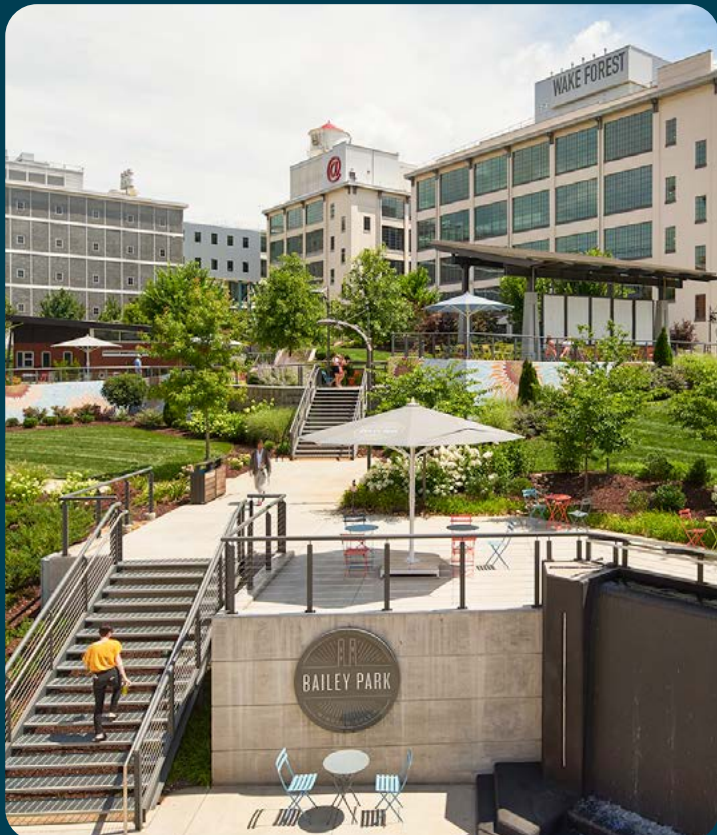
The Innovation Quarter is a dynamic, mixed-use innovation district in the heart of downtown Winston-Salem—designed to bring research, business, education, and community into close proximity. Where ideas connect and collaboration follows.

Anchored by Wake Forest University School of Medicine, the district is home to more than 4,500 workers, 115 companies, and nearly 2,000 students. From biomedical science and clinical services to technology, data, and advanced materials, the Innovation Quarter supports a diverse and growing community of thinkers, builders, and problem-solvers.

Spanning more than 2 million square feet of office, lab, and academic space, the district blends cutting-edge facilities with walkable streets, residential living, and curated amenities.

With direct access to greenway trails and a vibrant downtown, the Innovation Quarter offers more than just workspace—it offers a connected, energized environment where ideas move faster and possibilities expand.

► **LEARN MORE AT WWW.INNOVATIONQUARTER.COM**



LOCATION: MAP & AERIAL



FOR LEASING INFORMATION

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