



575 N. Patterson Ave., Suite 550
Winston-Salem, NC 27101

Leading Innovation
in the Heart of
Winston-Salem

Office Space for Lease

525@VINE | 577@VINE





Purpose-Built Ecosystem for Collaboration, Growth and Community

Recognized as one of the country's fastest-growing urban innovation districts, the Innovation Quarter has become a national model for the modern knowledge community. Anchored by the Wake Forest University School of Medicine and Advocate Health, the district brings talent, institutions, companies and creators together in a connected downtown environment designed to spark collaboration, accelerate growth and shape the future of innovation.



The Innovation Quarter is more than a district. It is a living, breathing ecosystem that moves ideas from possibility to impact.



DISTRICT HIGHLIGHTS

- 2.3+ SF OF MIXED-USE SPACE
- 150+ COMPANIES
- 4,000 WORKERS
- 3,000 RESIDENTIAL UNITS



Designed to Bring People Together

Spanning more than 2 million square feet, the Innovation Quarter is a mixed-use district where cutting-edge facilities are surrounded with walkable streets, curated amenities and activated green spaces with year-round programming to create a workplace experience defined by energy and a true sense of belonging.

WITHIN A MILE

- 50+ FREE EVENTS
- 75 RESTAURANTS AND CAFES
- 13 HOTELS
- 10 BANKS
- 61 RETAIL
- BAILEY PARK – 1.6 acres of green space for events and community gatherings
- PHASE 2 – 2.7 million SF of clinical, lab, office, residential and hospitality space

TRANSFORMATIVE EXPANSION | PHASE II INVESTMENT

Designed to expand the district's impact, this next phase will further position the Innovation Quarter as a national beacon for discovery, collaboration and community-driven growth.

- 28 acres
- 2.7 million SF mixed-use development
- \$25 million infrastructure investment
- 12+ acres of green space

“This catalytic step marks a major milestone in the continued evolution of Innovation Quarter, setting the stage for accelerated industry growth in the development and manufacturing of patient therapies. These infrastructure enhancements will serve as the foundation for a dynamic new chapter in the Winston-Salem region's innovation ecosystem.”

-Jason Kaplan, Associate Vice President of Innovation Quarter Operations





Creating a National Platform of Research, Talent, Corporate Innovation and Collaboration

Wexford Science & Technology is a real estate company that partners with leading universities, healthcare systems, research institutions, and innovative companies to create vibrant, mixed-use Knowledge Communities that are built on a foundation of discovery, innovation, entrepreneurial activity, corporate engagement and community inclusion.

10M

square feet developed, under development and managed

315+

research and innovation tenants

30+

institutional partners



WEXFORD
SCIENCE+TECHNOLOGY

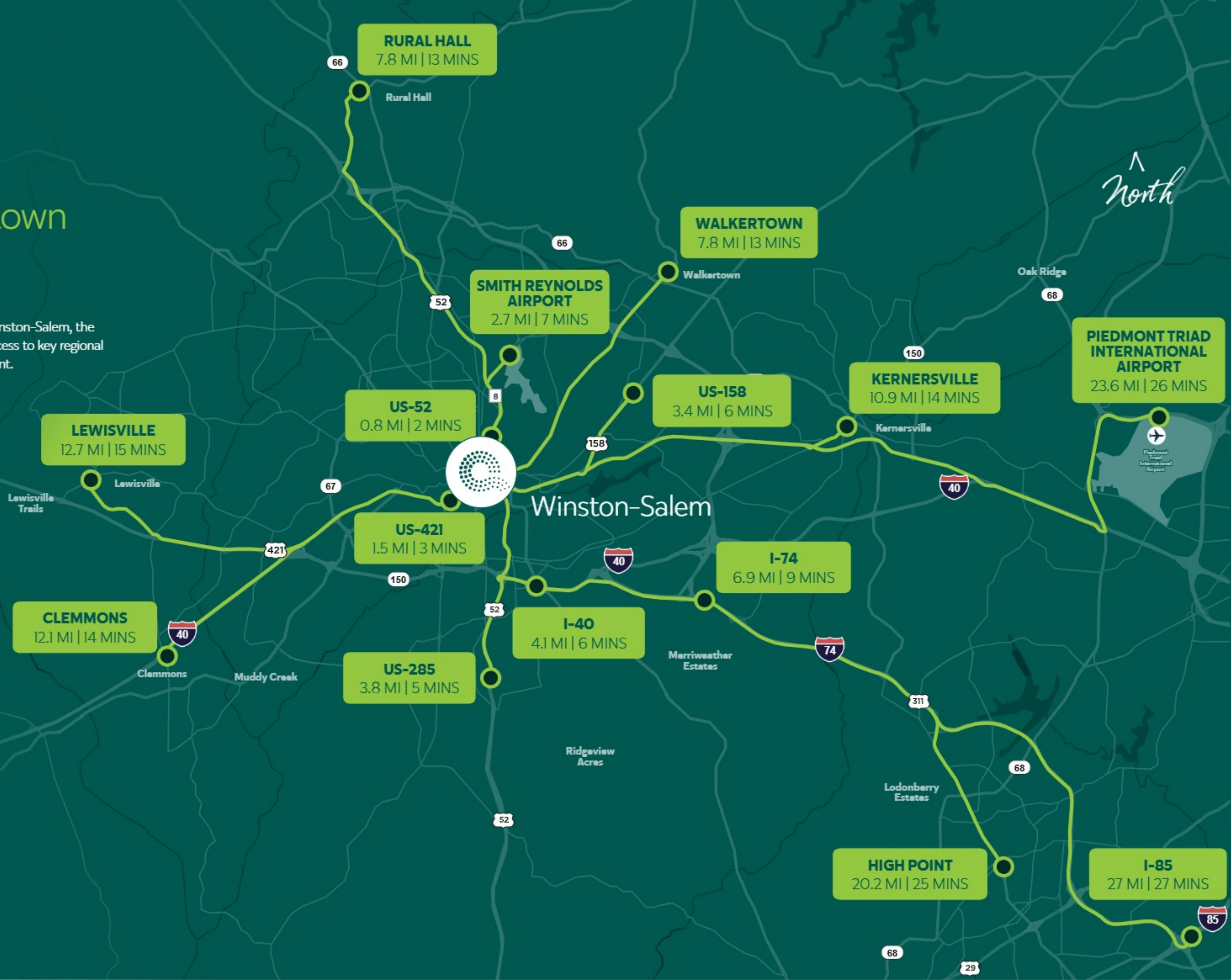
WEXFORD'S ANCHOR INSTITUTIONAL + TENANT RELATIONSHIPS

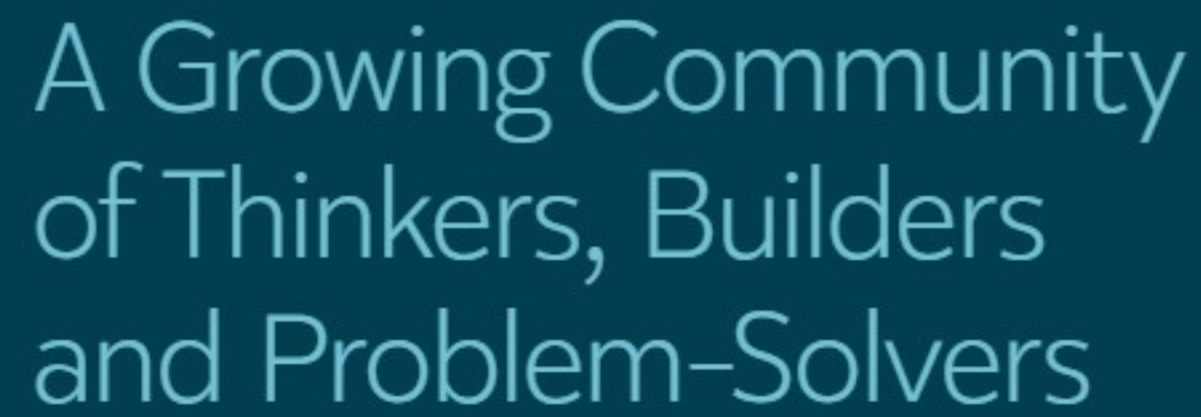




Prime Downtown Location

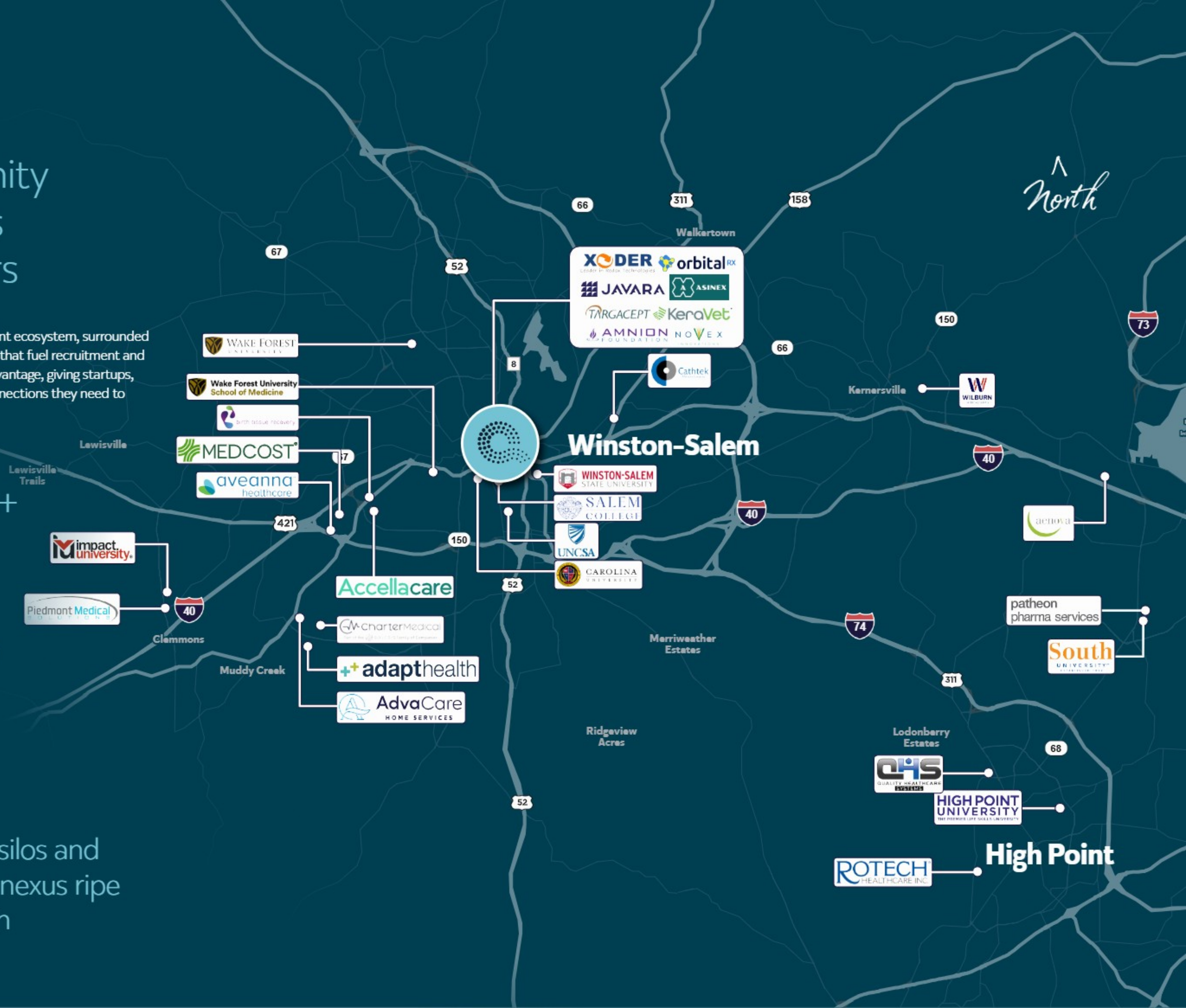
Located in the heart of downtown Winston-Salem, the Innovation Quarter delivers prime access to key regional corridors and a strong pipeline of talent.



5
Colleges &
Universities

2,000
Degree-seeking
Students

Innovation can't happen in silos and the Innovation Quarter is a nexus ripe for collaboration and growth





525@Vine

233K SF
Class A+ Office

5
Stories

44,082 SF
Available



VIEW FLOOR PLANS



HIGHLIGHTS

- STUNNING VIEWS OF DOWNTOWN
- RECEPTION
- SECURITY SERVICES



577@Vine

96K SF
Class A+ Office

5
Stories

83,436 SF
Available



VIEW FLOOR PLANS



HIGHLIGHTS

- LARGE, FLEXIBLE FLOOR PLATES
- RECEPTION
- SECURITY SERVICES



Join the Momentum

Whether you're an established company or growing start-up, the Innovation Quarter offers a vibrant ecosystem designed to move people and ideas forward.

FOR MORE INFORMATION, PLEASE CONTACT:

BOBBY FINCH

Executive Managing Director
(336) 812-3303
bobby.finch@cushwake.com

WILLIAM WOLTZ

Vice Chairman
(336) 821-3824
william.woltz@cushwake.com

SETH CONSTABLE

Senior Associate
(336) 885-7815
seth.constable@cushwake.com



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.