

AT FRIENDLY CENTER

SIGNATURE PLACE

3200 NORTHLINE AVENUE | GREENSBORO, NC 27408

CUSHMAN & WAKEFIELD



PROPERTY HIGHLIGHTS

Return to the office with a freshly designed space in the heart of Greensboro's most popular submarket

Three-Story Class A Office Space with flexible layout suitable for retail, service, or showroom users

Immediate proximity to Friendly Shopping center located in Green Valley office submarket

Flexible office sizes with large floorplates to accommodate various office layouts

Free, ample covered parking

Recent building upgrades include:
- Improved access from parking areas (automatic doors)
- Interior renovations/upgrades

Escalator access from P3 to 1st Floor

Elevator access from all parking levels

Numerous dining, retail and service amenities within walking distance

Prominent signage and visibility opportunities

P3 LEVEL

KW: 20,694 SF

1ST LEVEL

Suite 100: 15,407 SF (Dedicated Entrance into Space from Parking Lot)
Suite: 109: 1,192 SF
Suite 110: 4,423 SF (Medical Office/ Infusion Services)
Suite:120: 4,185 SF
Suite 137: 1,575 SF

2ND LEVEL

Suite 220: 16,029 SF
Suite 225: 6,481 SF
Suite 240: 23,399 SF

3RD LEVEL

Suite 330: 9,985 SF

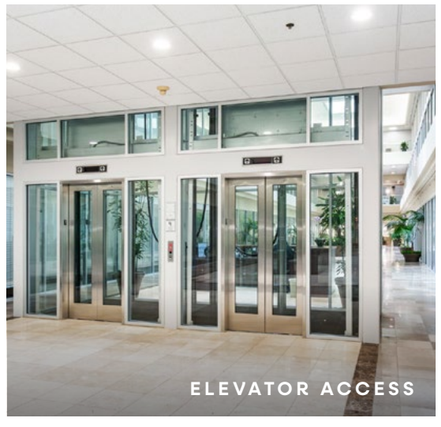


P3 RETAIL/OFFICE OPPORTUNITY


FIRST LEVEL



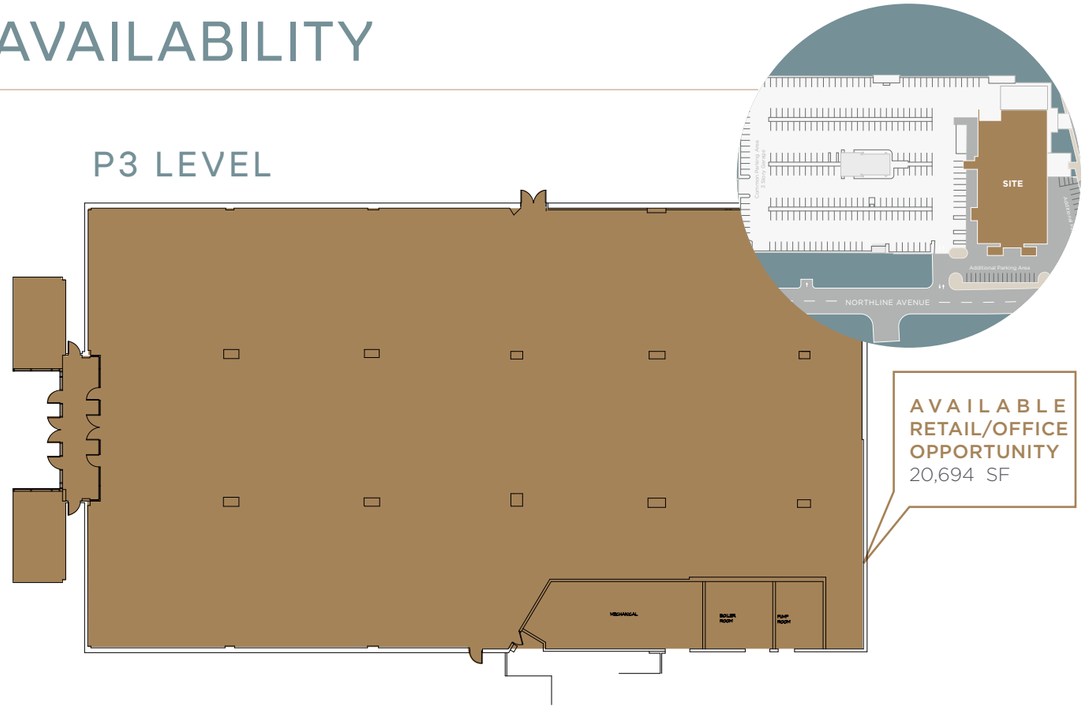

SECOND LEVEL


ELEVATOR ACCESS


THIRD LEVEL

AVAILABILITY

P3 LEVEL



AVAILABLE
RETAIL/OFFICE OPPORTUNITY
20,694 SF

FIRST LEVEL

AVAILABLE
SUITE 137
1,575 SF

AVAILABLE
SUITE 110
Currently built out for Infusion Services
4,423 SF

AVAILABLE
SUITE 109
1,192 SF

AVAILABLE
SUITE 120
4,185 SF

AVAILABLE
SUITE 100
Shell condition
UP TO 15,407 SF

SURFACE PARKING

Doors with direct access from suite to surface parking area

SECOND LEVEL

CLICK HERE TO VIEW THE 3D WALK THROUGH



AS-BUILT
AVAILABLE
SUITE 225
6,481 SF
> CLICK HERE TO VIEW PDF

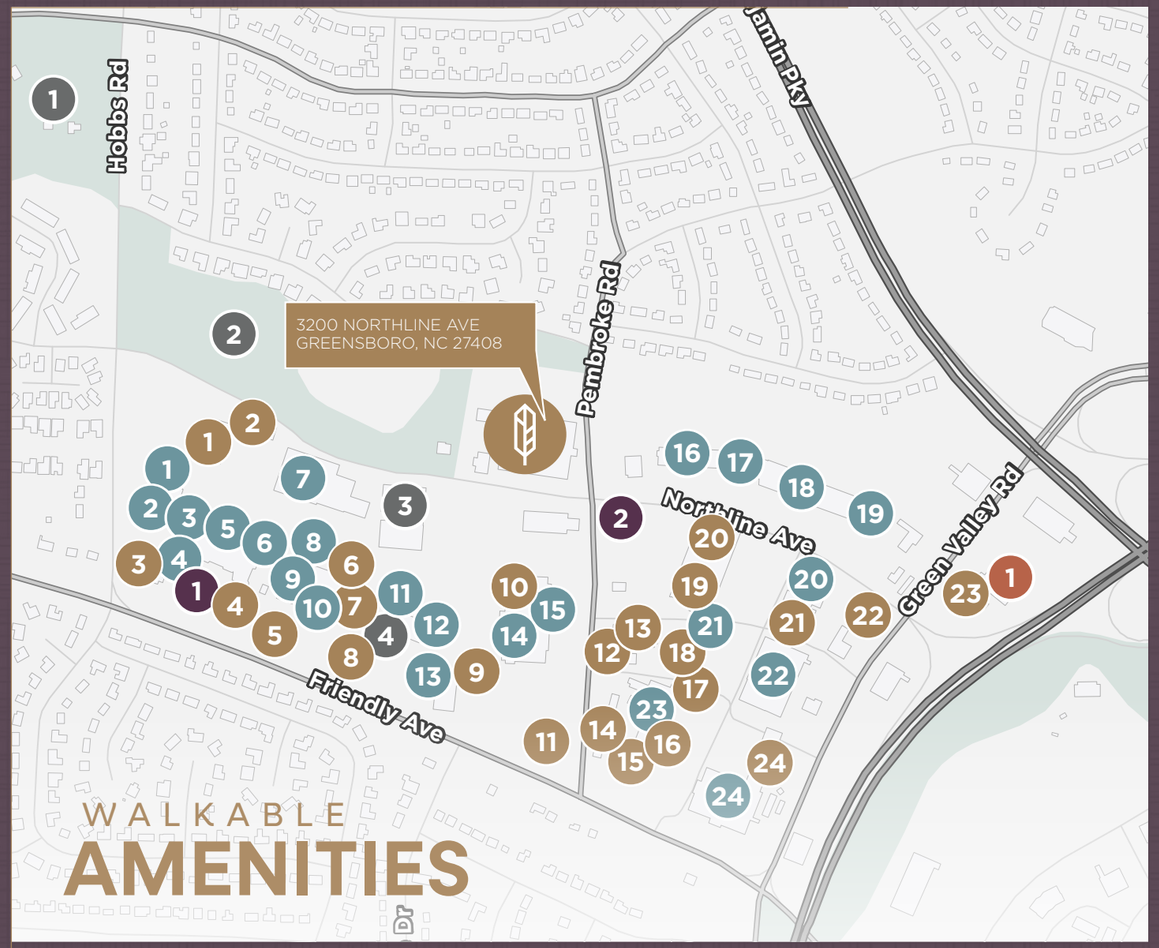
CONCEPTUAL LAYOUT
AVAILABLE
TEST FIT SAMPLE - SUITE 240
23,399 SF
> CLICK HERE TO VIEW PDF

CONCEPTUAL LAYOUT
AVAILABLE
TEST FIT SAMPLE - SUITE 220
16,029 SF
> CLICK HERE TO VIEW PDF

THIRD LEVEL



SUITE 330
9,895 SF



WALKABLE AMENITIES

ENTERTAINMENT

1 BICENTENNIAL GARDENS
2 BOTANICAL GARDENS
3 REGAL CINEMAS
4 WINESTYLES

FITNESS

1 PURE BARRE
2 STRETCHLAB
3 O2 FITNESS

HOTELS

1 O'HENRY HOTEL

RESTAURANTS

1 CAVA
2 MARIO'S PIZZA
3 FLEMING'S STEAKHOUSE
4 PF CHANG'S
5 BRAVO ITALIANO
6 JASON'S DELI
7 CHOPT SALAD CO
8 MIMI'S CAFE
9 PIEOLOGY
10 GENJI SUSHI
11 CHICK-FIL-A
12 FIVE GUYS
13 JUICESHOP
14 THE CHEESECAKE FACTORY
15 HARPER'S
16 PITA DELITE
17 US SUSHI
18 MOE'S SOUTHWEST GRILL
1 COLD STONE CREAMERY
20 CARIBOU COFFEE
21 POBLANO'S
22 MCDONALD'S
23 GREEN VALLEY GRILL

RETAIL

1 ULTA BEAUTY
2 DSW
3 REI
4 CARHARTT
5 LULULEMON
6 BROOKS BROTHERS
7 HARRIS TEETER
8 CHICO'S
9 WARBY PARKER
10 TALBOT'S
11 WILLIAMS SONOMA
12 APPLE STORE
13 POTTERY BARN
14 WHOLE FOODS MARKET
15 FRIENDLY CENTER
16 BIRKENSTOCK
17 BARNES & NOBLE
18 OLD NAVY
19 WALGREENS
20 AT&T STORE
21 ATHLETA
22 MACY'S
23 ORVIS
24 BELK





FOR MORE INFORMATION, PLEASE CONTACT:

RYAN GIOFFRE
Managing Director
+1 336 821 3822
ryan.gioffre@cushwake.com

RYAN CONBOY, SIOR
Executive Director
+1 336 821 3832
ryan.conboy@cushwake.com

HENRY CARRISON
+1 336 451 5949
henry@bellcommercial.net

TRE VAUGHN
+1 336 429 0089
tre@bellcommercial.net

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