

Greensboro, NC 27409



Property Highlights

131,975 +/- SF Class A Office Building

- Potential for full building availability
- Built in 1996
- 18.23 Acres
- On-site security

Ryan Gioffre

Senior Director +1 336 821 3822 ryan.gioffre@cushwake.com

- Flexible / open floor plans
- Upgraded HVAC and controls
- Exterior is polished granite and glass curtain walls
- Three (3) passenger elevators and one
 (1) freight elevator
- 2,000 amp main panel with back-up

Ryan Conboy, SIOR

Managing Director +1 336 821 3832 ryan.conboy@cushwake.com generator for electrical

- Highly visible signage opportunities
- Currently 747 parking spaces (5.6 / 1,000), with the ability to add +/- 125 parking spaces
- One (1) loading dock with covered staging area

628 Green Valley Road, Ste. 202 Greensboro, NC 27408 Main +1 336 668 9999 Fax +1 336 668 0888

Fax +1 336 668 0888 cushmanwakefield.com

Typer Rd

Typer Rd

Testing to the production of the production of

©2024 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 further property performance.



Greensboro, NC 27409



Ryan Gioffre

Senior Director +1 336 821 3822 ryan.gioffre@cushwake.com

Ryan Conboy, SIOR

Managing Director +1 336 821 3832 ryan.conboy@cushwake.com 628 Green Valley Road, Ste. 202 Greensboro, NC 27408 Main +1 336 668 9999

Fax +1 336 668 0888 cushmanwakefield.com

©2024 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)



Greensboro, NC 27409

Property Photos









Ryan Gioffre

Senior Director +1 336 821 3822 ryan.gioffre@cushwake.com

Ryan Conboy, SIOR

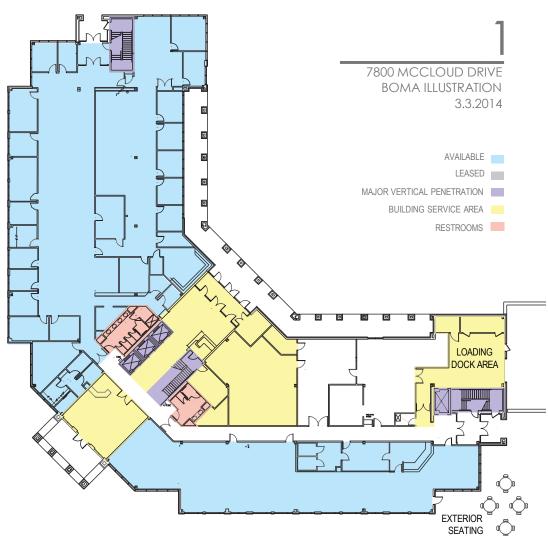
Managing Director +1 336 821 3832 ryan.conboy@cushwake.com 628 Green Valley Road, Ste. 202 Greensboro, NC 27408 Main +1 336 668 9999

Fax +1 336 668 0888 cushmanwakefield.com



Greensboro, NC 27409

1st Floor: +/-15,718 RSF



Ryan Gioffre

Senior Director +1 336 821 3822 ryan.gioffre@cushwake.com Ryan Conboy, SIOR

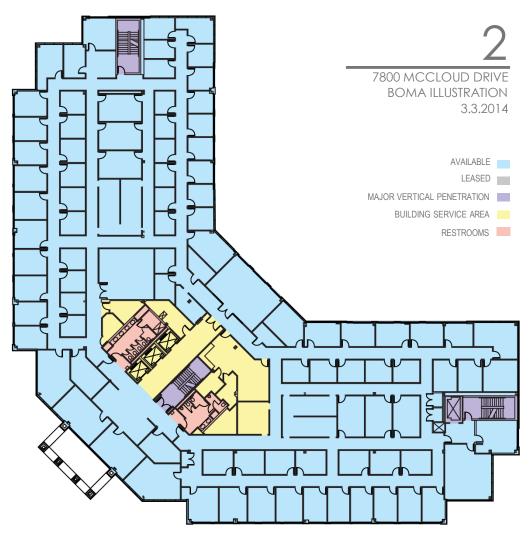
Managing Director +1 336 821 3832 ryan.conboy@cushwake.com 628 Green Valley Road, Ste. 202 Greensboro, NC 27408 Main +1 336 668 9999

Fax +1 336 668 0888



Greensboro, NC 27409





Ryan Gioffre

Senior Director +1 336 821 3822 ryan.gioffre@cushwake.com

Ryan Conboy, SIOR

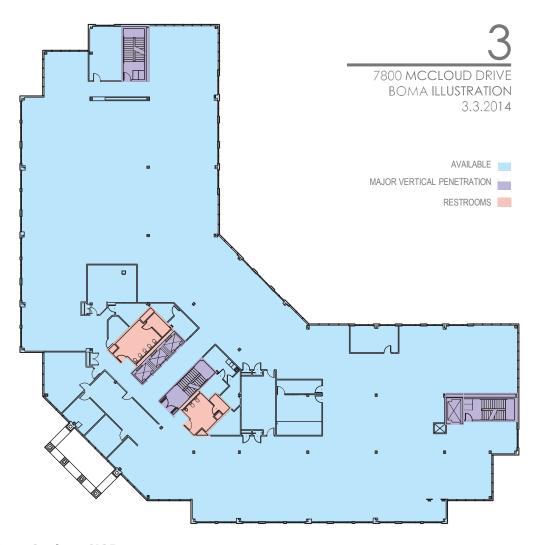
Managing Director +1 336 821 3832 ryan.conboy@cushwake.com 628 Green Valley Road, Ste. 202 Greensboro, NC 27408 Main +1 336 668 9999

Fax +1 336 668 0888



Greensboro, NC 27409

3rd Floor: 27,503 RSF



Ryan Gioffre

Senior Director +1 336 821 3822 ryan.gioffre@cushwake.com Ryan Conboy, SIOR

Managing Director +1 336 821 3832

ryan.conboy@cushwake.com

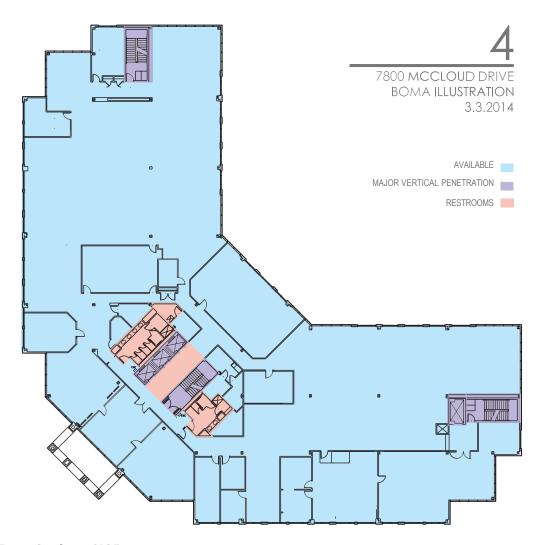
628 Green Valley Road, Ste. 202 Greensboro, NC 27408

Main +1 336 668 9999 Fax +1 336 668 0888



Greensboro, NC 27409

4th Floor: 27,503 RSF



Ryan Gioffre

Senior Director +1 336 821 3822 ryan.gioffre@cushwake.com **Ryan Conboy, SIOR**Managing Director

+1 336 821 3832 ryan.conboy@cushwake.com 628 Green Valley Road, Ste. 202 Greensboro, NC 27408 Main +1 336 668 9999

Fax +1 336 668 0888



Greensboro, NC 27409

5th Floor: 25,574 RSF



Ryan Gioffre

Senior Director +1 336 821 3822 ryan.gioffre@cushwake.com Ryan Conboy, SIOR

Managing Director +1 336 821 3832 ryan.conboy@cushwake.com 628 Green Valley Road, Ste. 202 Greensboro, NC 27408 Main +1 336 668 9999

Fax +1 336 668 0888