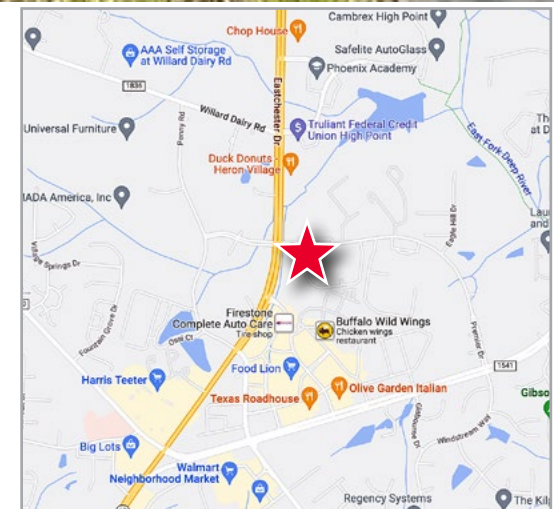




**AVAILABLE FOR SALE**

### Property Highlights

- **BUILDING TOTALS +/- 50,736 SF**
- **Asking Price \$3,500,000**
- Below Replacement Cost
- Located in the airport submarket, ideal for office, biotechnology or medical users
- Unique flex/office space that is conditioned with dock high access for multiple uses
- Excellent location along Highway 68 with close proximity to I-40, I-73, Wendover Ave & PTI Airport.
- Built in 1997 (Renovated in 2018 & 2022)
- Updated common areas and restrooms with new finishes, furniture and fixtures
- Highly visible signage available fronting Hwy 68
- Zoned CP - Corporate Park
- Hotels, restaurants, banks and retail amenities nearby
- Parking Ratio: +/- 4.5/1,000 (expandable)



**Kevin Kemp, SIOR**  
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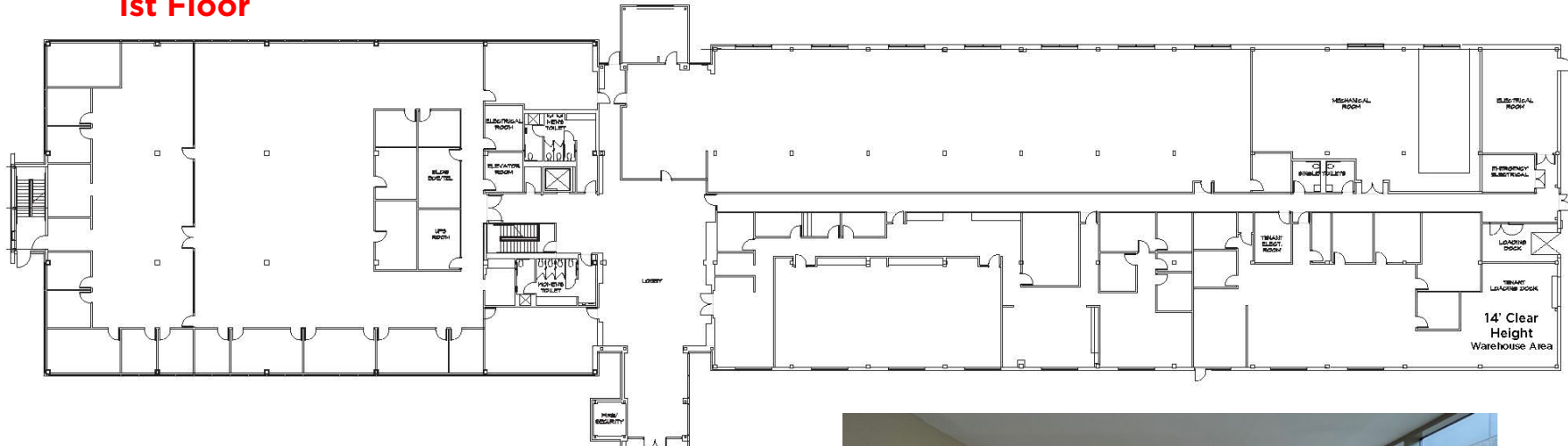
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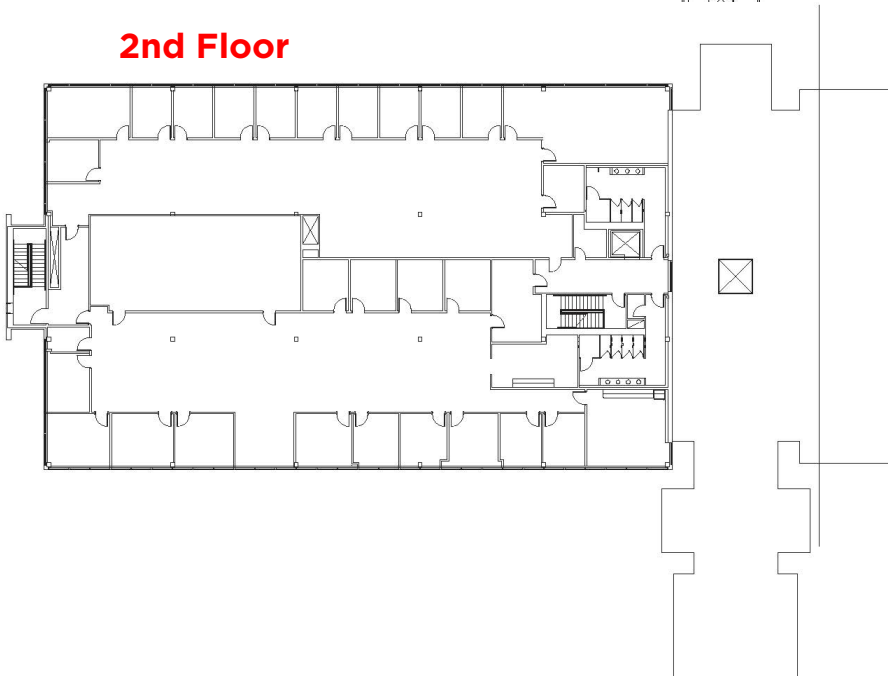


**4050 PREMIER DRIVE**

**1st Floor**



**2nd Floor**



**RENOVATED  
LOBBY**

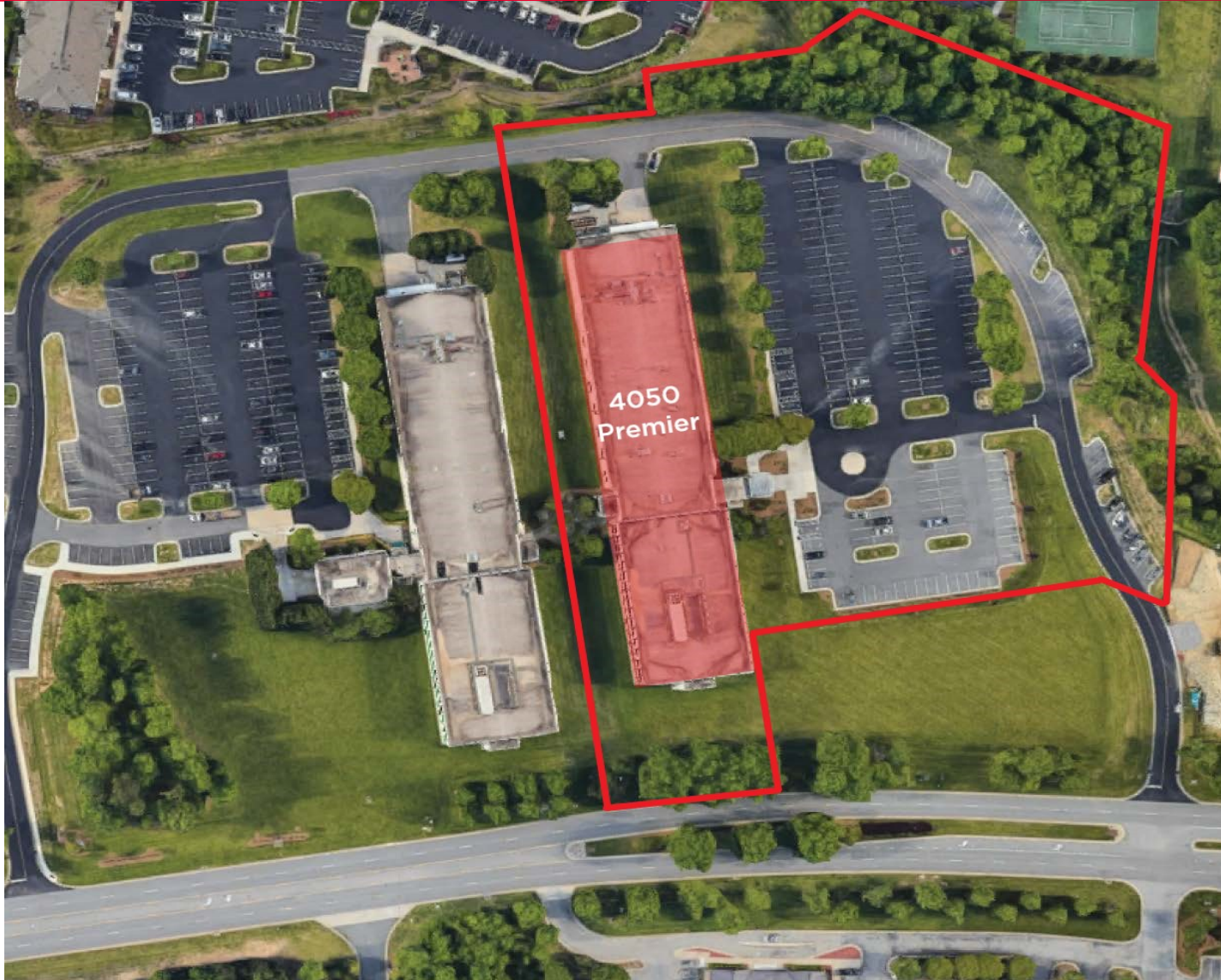




**CUSHMAN &  
WAKEFIELD**

**4050 Premier Drive**  
High Point, NC 27265

**PREMIER**  
OFFICE & TECHNOLOGY PARK



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