



Property Highlights

Situated between the newly completed Steven Tanger Center for the Performing Arts and the Greensboro Grasshoppers' Stadium in Downtown Greensboro.

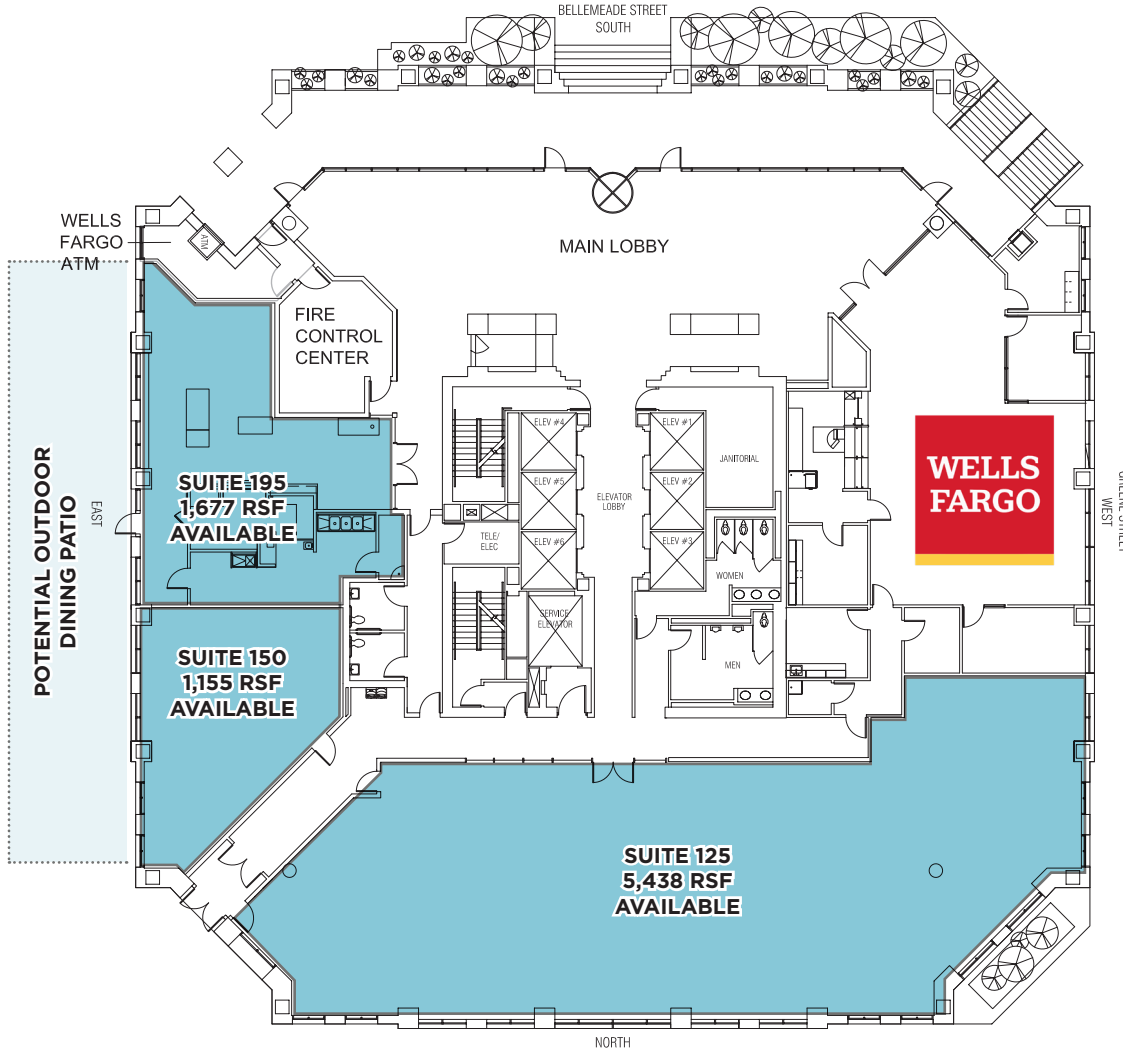
- **UP TO 8,270 RSF OF RETAIL & RESTAURANT SPACE AVAILABLE**
 - Suite 125: 5,438 RSF
 - Suite 195: 1,677 RSF
 - Suite 150: 1,155 RSF
- +/- 340,294 Total RSF Class A Office Building (21 Stories)

- Parking available at adjacent Bellemeade (municipal), Eugene (municipal) and Marriott (private) Parking Decks
- On-site Amenities:
Retail bank and ATM, On-Site Management, 24/7 Security
- Immediate proximity to parks, restaurants, hotels, apartments, shopping & entertainment venues.
- Tanger Center attracts +/- 415,421 visitors per year to Downtown Greensboro

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