

3200 NORTHLINE AVENUE | GREENSBORO, NC 27408



P1 COVERED PARKING 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

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

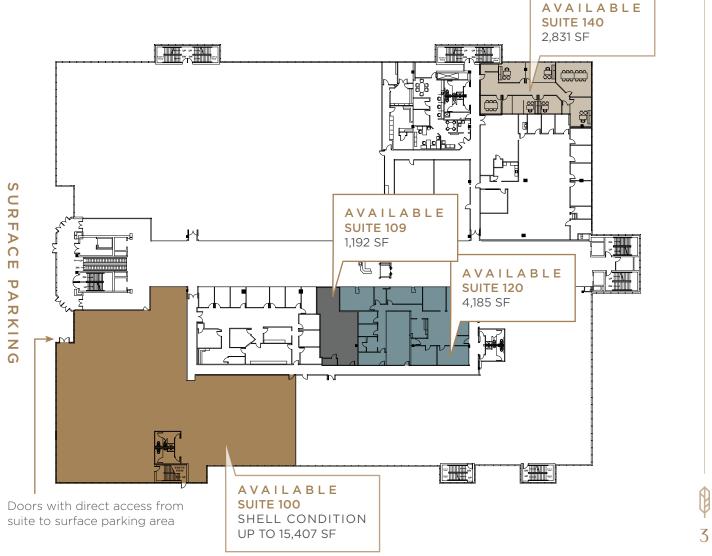


SURFACE PARKING

P3 COVERED PARKING

P2 COVERED PARKING





2

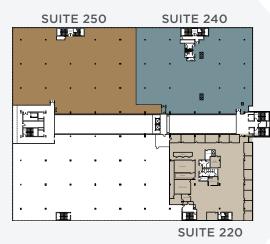




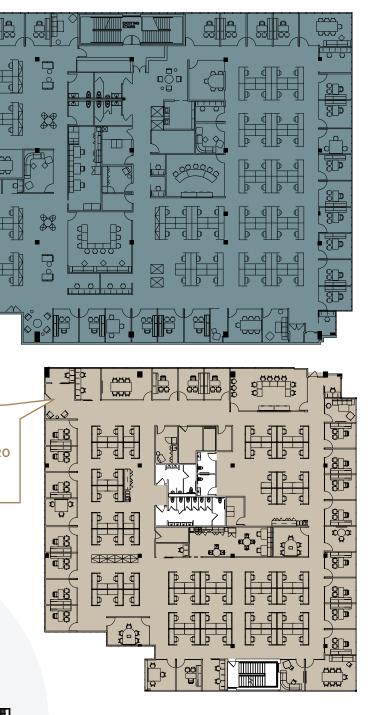
CONCEPTUAL LAYOUT AVAILABLE **TEST FIT SAMPLE - SUITE 240** 23.399 SF > CLICK HERE TO VIEW PDF

ß ۹ ß ans Ē ۹ß Ē <u> (8</u> ممم 600

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



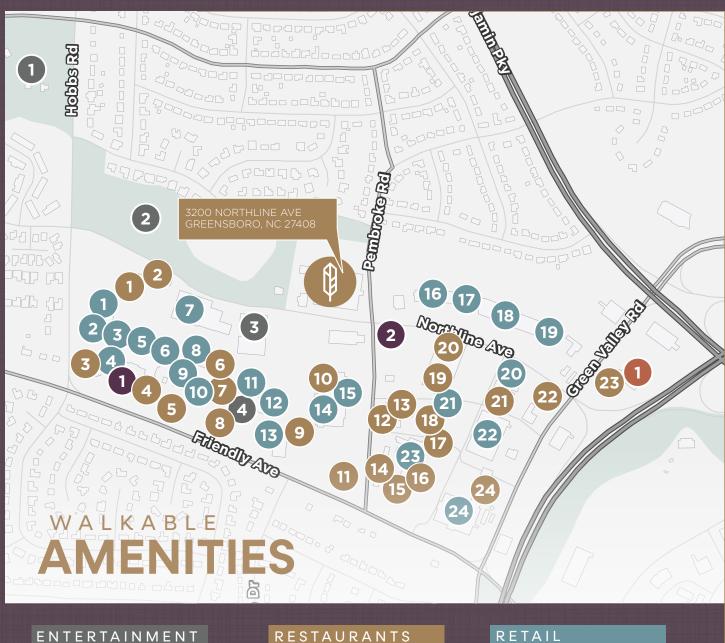
TTT



5







ENTERTAINMENT

BICENTENNIAL GARDENS
BOTANICAL GARDENS
REGAL CINEMAS
WINESTYLES

FITNESS

1 PURE BARRE 2 STRETCHLAB 3 O2 FITNESS

HOTELS

1 O'HENRY HOTEL

15 HARPER'S 16 PITA DELI 17 US SUSHI 18 MOE'S SO

2 MARIO'S I 3 FLEMING' 5 BRAVO IT

6 JASON'S 7 CHOPT SA 8 MIMI'S CA

10 GENJI SU

11 CHICK-FIL

12 FIVE GUY

13 JUICESHC

- 1 COLD STC 20 CARIBOU
- 21 POBLANC
- 22 MCDONAL 23 GREEN VA

6

URANTS	RETAIL
	1 ULTA BEAUTY
PIZZA	2 DSW
S STEAKHOUSE	3 REI
G'S	4 CARHARTT
ALIANO	5 LULULEMON
DELI	6 BROOKS BROTHERS
ALAD CO	7 HARRIS TEETER
FE	8 CHICO'S
ſ	9 WARBY PARKER
SHI	10 TALBOT'S
A	11 WILLIAMS SONOMA
S	12 APPLE STORE
)P	13 POTTERY BARN
SECAKE FACTORY	14 WHOLE FOODS MARKET
5	15 FRIENDLY CENTER
TE	16 BIRKENSTOCK
	17 BARNES & NOBLE
UTHWEST GRILL	18 OLD NAVY
ONE CREAMERY	19 WALGREENS
COFFEE	20 AT&T STORE
D'S	21 ATHLETA
LD'S	22 MACY'S
ALLEY GRILL	23 ORVIS
	24 BELK



FOR MORE INFORMATION, PLEASE CONTACT:

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

RYAN CONBOY, SIOR Senior Director +1 336 821 3832 ryan.conboy@cushwake.com AT FRIENDLY CENTER SIGNATURE PLACE



©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 SUBMITED SUBJECT TO ERRORS, OMISSIONS CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTIONS INTOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.