



*In the **Center** of Everything*

GREEN VALLEY OFFICE PARK

Greensboro, NC 27408

DEEP RIVER
PARTNERS

 **CUSHMAN &
WAKEFIELD**



Green Valley Office Park is the Triad's premier office location.

Located just west of Downtown Greensboro, within minutes of the airport, and situated within blocks of ample restaurants, hotels, banks, retail services and residential communities, Green Valley Office Park truly *is in the center of everything*.

As a result of the convenient location, our tenants benefit from stand-out accessibility and Class A building amenities. Tenants of the park include corporate headquarters, banking institutions, professional services and physician offices.



Property Highlights

- 8 Class A office buildings, providing flexibility for companies of all sizes
- Corporate office park setting with lake view, green space and abundant parking
- Immediately adjacent to Friendly Center, a 1.2 million square foot open-air mall
- Easy access to Wendover Avenue, Friendly Avenue, Benjamin Parkway and Battleground Avenue
- Located within five minutes from the Central Business District and Piedmont Triad International Airport



**Green Valley
Office Park**



600 GREEN VALLEY ROAD

Total Size: 32,478 SF

Year Built: 1972

Elevators: One (1)

Parking: 4.0 per 1,000 SF



620 GREEN VALLEY ROAD

Total Size: 43,088 SF

Year Built: 1985; Renov. 2017

Elevators: One (1)

Parking: 4.3 per 1,000 SF



628 GREEN VALLEY ROAD

Total Size: 106,959 SF

Year Built: 1997; Renov. 2019

Elevators: Two (2)

Parking: 4.0 per 1,000 SF



629 GREEN VALLEY ROAD

Total Size: 49,327 SF

Year Built: 1988; Renov. 2017

Elevators: Two (2)

Parking: 4.0 per 1,000 SF



701 GREEN VALLEY ROAD

Total Size: 88,107 SF

Year Built: 1996; Renov. 2019

Elevators: Two (2)

Parking: 4.0 per 1,000 SF



802 GREEN VALLEY ROAD

Total Size: 52,000 SF

Year Built: 1990

Elevators: Two (2)

Parking: 4.2 per 1,000 SF



804 GREEN VALLEY ROAD

Total Size: 75,000 SF

Year Built: 2001; Renov. 2013

Elevators: Two (2)

Parking: 4.0 per 1,000 SF



806 GREEN VALLEY ROAD

Total Size: 52,493 SF

Year Built: 1990; Renov. 2015

Elevators: Two (2)

Parking: 4.3 per 1,000 SF



WITHIN A 10-MINUTE DRIVE TIME:



347

Dining / Bar / Pub



23

Hotels / Lodging



1,063

Retail / Trade

WITHIN A 1-MILE RADIUS:



19,579

Total Daytime Population



1,060

Establishments

Prime Location

Easy Access to Area Amenities



RESTAURANTS

- | | |
|----------------------------|---------------------------|
| a. Green Valley Grill | k. Mac's Speed Shop |
| b. Ruth's Chris Steakhouse | l. World of Beer |
| c. Print Works Bistro | m. CoreLife Eatery |
| d. Bravo Italian Kitchen | n. Moe's Southwest Grill |
| e. Fleming's Steakhouse | o. Chipotle Mexican Grill |
| f. PF Chang's | p. Chik-fil-A |
| g. CAVA | q. QDOBA Mexican Eats |
| h. Five Guys | r. Starbucks |
| i. The Cheesecake Factory | s. Caribou Coffee |
| j. Hops Burger Bar | |

RETAIL

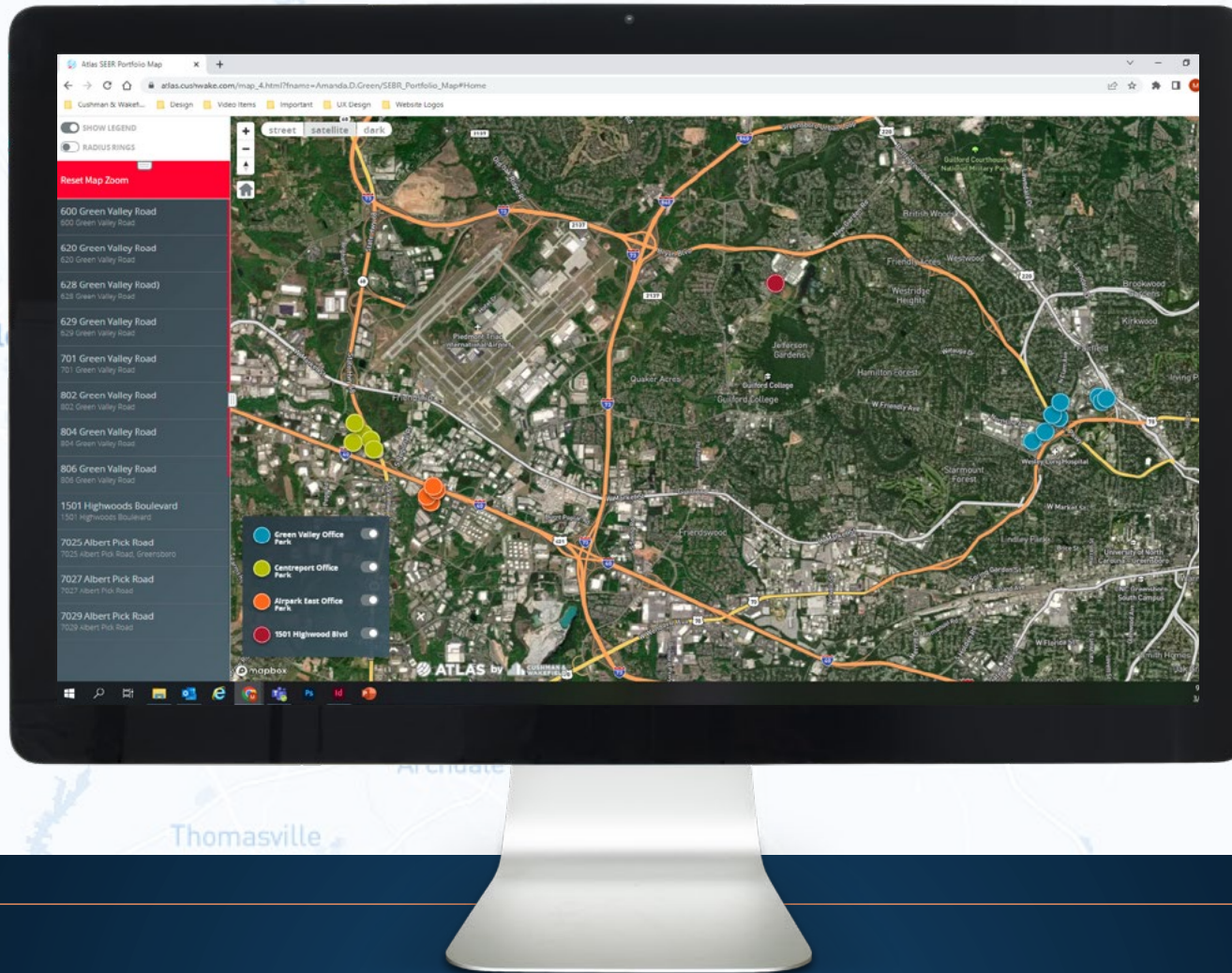
- | | |
|-------------------|-----------------------------|
| a. Macy's | j. Brooks Brothers |
| b. Belk | k. White House Black Market |
| c. REI | l. Madewell |
| d. Barnes & Noble | m. Express |
| e. DSW | n. Anthropologie |
| f. Ulta Beauty | o. Aerie |
| g. Athleta | p. Apple |
| h. Old Navy | q. Altar'd State |
| i. Lululemon | |

HOTELS

- O. Henry Hotel
- Proximity Hotel
- Hotel Denim
- Marriott Greensboro Downtown
- Hyatt Place Greensboro/Downtown



CLICK BELOW FOR THE INTERACTIVE ATLAS MAP



For more information, please contact:

KEVIN KEMP, SIOR

Senior Director

+1 336 812 3307

kevin.kemp@cushwake.com

RAFFI SIMEL, SIOR

Senior Associate

+1 336 289 2541

raffi.simel@cushwake.com

