

### **Property Highlights**

131,975 +/- SF Class A Office Building

- Sale Price: \$7,500,000
- Lease Rate: \$18.50/SF Full Service
- 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

Senior 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 cushmanwakefield.com







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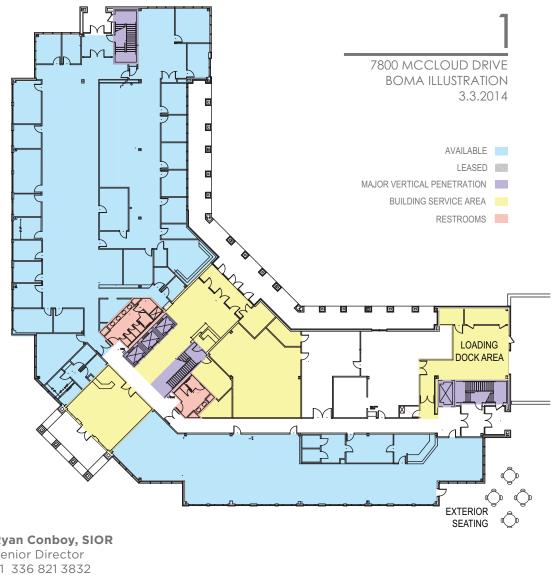
**Property Photos** 



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1st Floor: +/-15,718 RSF



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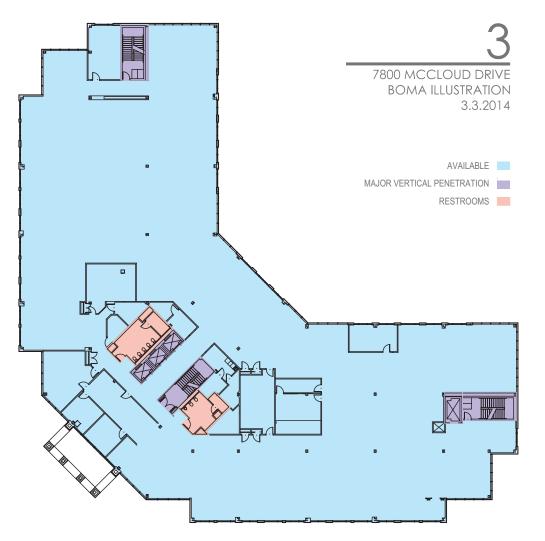
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referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and on ot signify current or future property performance.



3rd Floor: 27,503 RSF

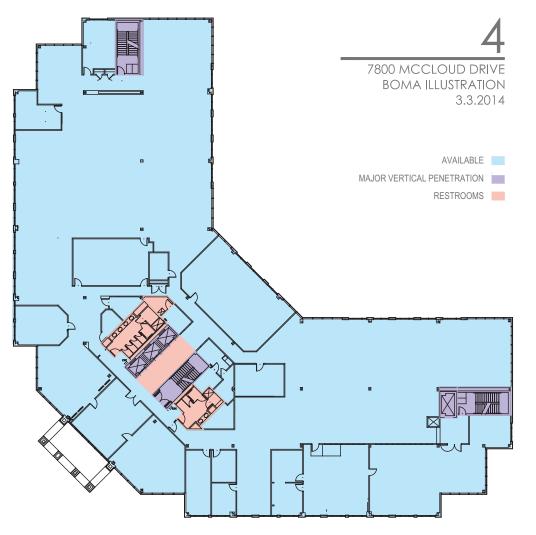


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4th Floor: 27,503 RSF



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5th Floor: 25,574 RSF



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