

5509 W. FRIENDLY AVENUE

FOR LEASE | BUILDING B, GREENSBORO, NC 27410

Linville | Team Partners

COMMERCIAL REAL ESTATE



OFFICE SPACES AVAILABLE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office
AVAILABLE SF ±	170 - 2,479
LEASE RATE	\$22.00, Full Service

DESCRIPTION

Central location in Northwest Guilford County convenient to Guilford College and Quaker Village shopping area. This tranquil park-like office setting offers significant capital improvements such as new flooring, a new HVAC system, air filtration system, fob security cameras and access, ample parking, and close proximity to restaurants and shopping. Space can be built out to accommodate specific needs of Tenant.



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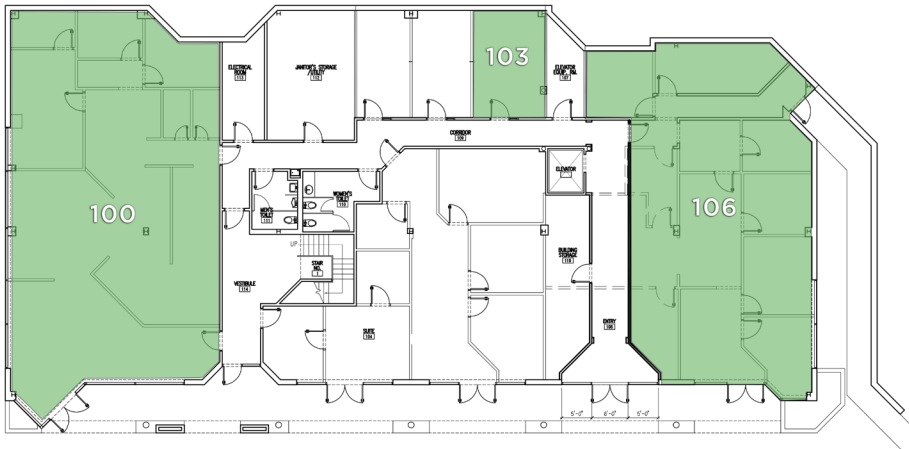
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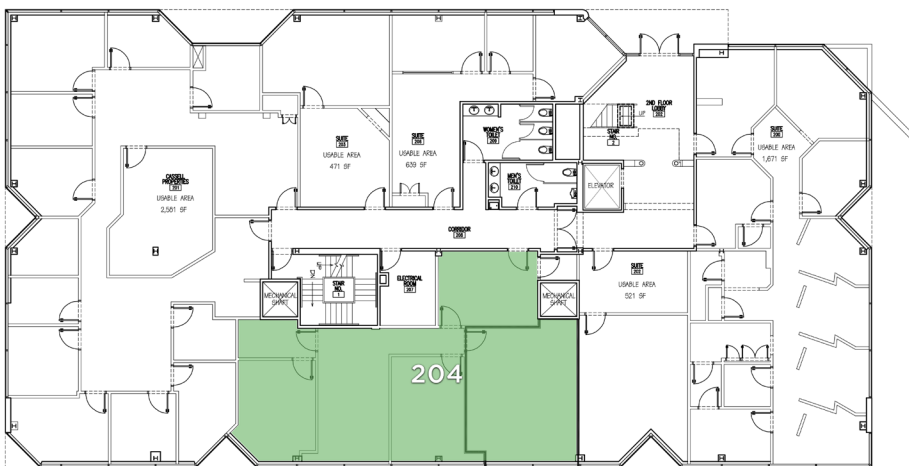
FIRST FLOOR



SUITE INFORMATION

SUITE 100	±2,479 SF (shell space)
SUITE 103	±170 SF
SUITE 106	±1,714 SF (available mid July 2024)

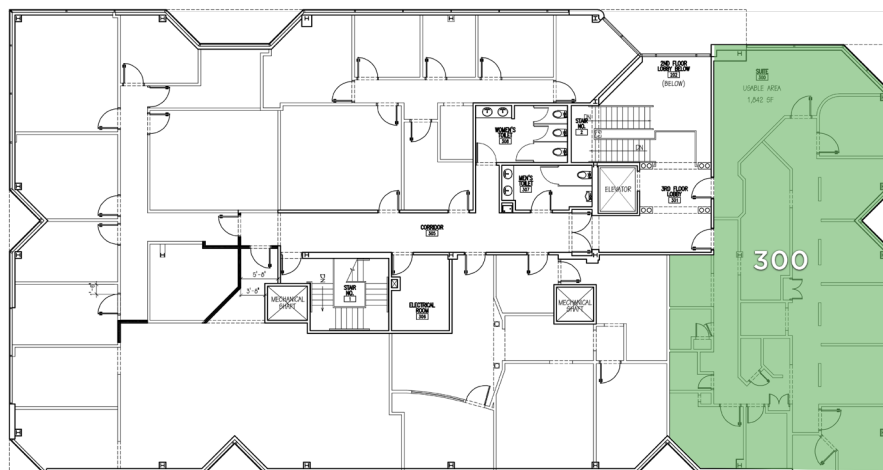
SECOND FLOOR



SUITE INFORMATION

SUITE 204	±1,517 SF
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THIRD FLOOR



SUITE INFORMATION

SUITE 300	±2,468 SF (second gen dental space)
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KEY FEATURES

- Tranquil park-like office setting
- New flooring, a new HVAC system, air filtration system, fob security cameras and access
- Ample parking
- Lease Rate: \$22.00, Full Service (Excludes Janitorial)



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PROPERTY INFORMATION

PROPERTY TYPE	Office/Medical	ACRES	1.58
AVAILABLE SF ±	170 - 2,479	RESTROOMS	6
BUILDING SF ±	26,899	PARKING	105+ Spaces
FLOORS	3	ELEVATOR	Yes

PRICING & TERMS

LEASE RATE	\$22.00	LEASE TYPE	Full Service (Excludes Janitorial)
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