

# 5509 W. FRIENDLY AVENUE

FOR LEASE | BUILDING B, GREENSBORO, NC 27410

Linville | Team Partners

COMMERCIAL REAL ESTATE



FOUR SPACES AVAILABLE

## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office
SPACES AVAILABLE	4
AVAILABLE SF ±	546 - 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.



KATIE MEALKA

E Katie@LTPcommercial.com

M 336.473.0206

P 336.724.1715

NICK GONZALEZ

E Nick@LTPcommercial.com

M 305.979.3440

P 336.724.1715

# 5509 W. FRIENDLY AVENUE

FOR LEASE | BUILDING B, GREENSBORO, NC 27410

Linville | Team Partners

COMMERCIAL REAL ESTATE



## KEY FEATURES

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



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715

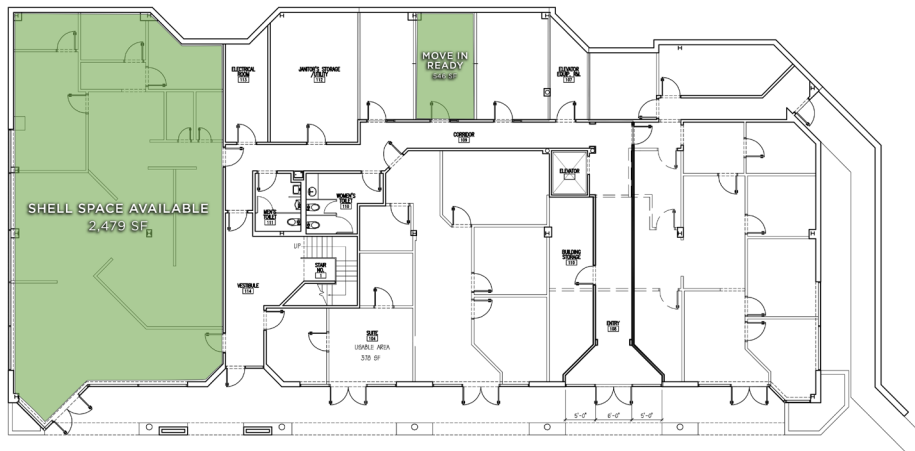
# 5509 W. FRIENDLY AVENUE

FOR LEASE | BUILDING B, GREENSBORO, NC 27410

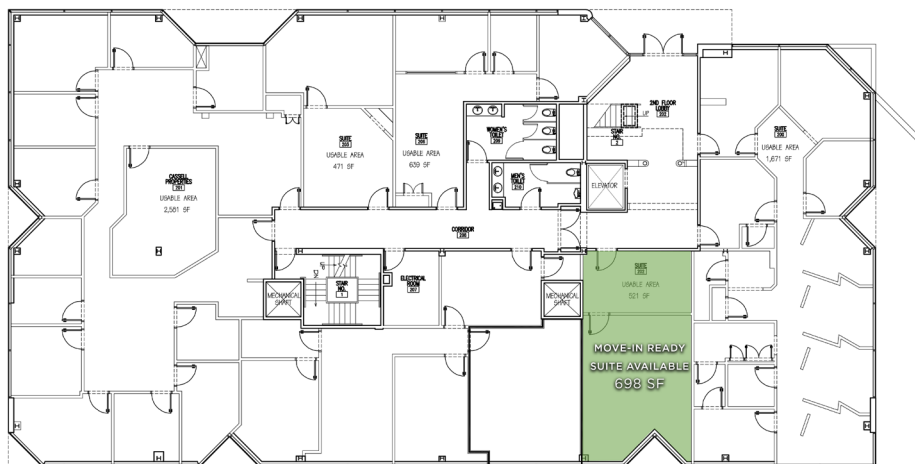
Linville | Team Partners

COMMERCIAL REAL ESTATE

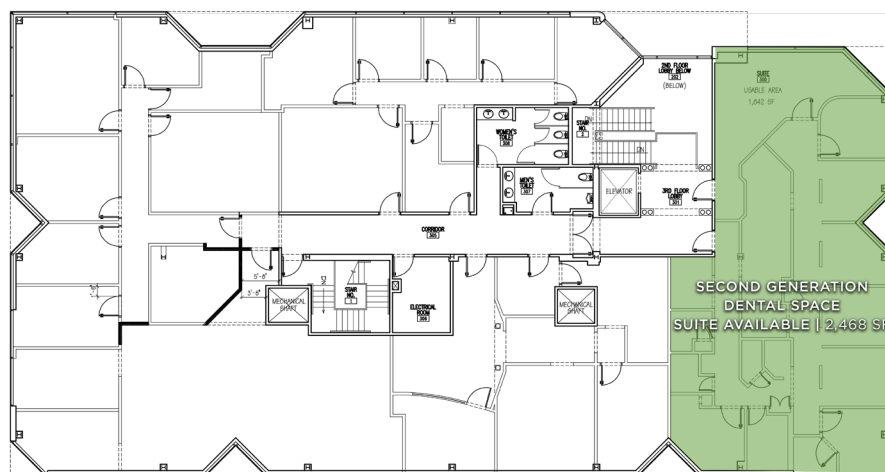
## FIRST FLOOR



## SECOND FLOOR



## THIRD FLOOR



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715

# 5509 W. FRIENDLY AVENUE

FOR LEASE | BUILDING B, GREENSBORO, NC 27410

Linville | Team Partners

COMMERCIAL REAL ESTATE



## PROPERTY INFORMATION

PROPERTY TYPE	Office/Medical	ACRES	1.58
AVAILABLE SF ±	546 - 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)
------------	---------	------------	------------------------------------

## 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.

*The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.*



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715