

5509 W. FRIENDLY AVENUE

FOR LEASE | GREENSBORO, NC 27410

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office
AVAILABLE SF ±	2,479 SF
LEASE RATE	\$15.00, Full Service

DESCRIPTION

±2,479 SF of ground level, private entry retail-like space in popular Northwest Guilford County in the Guilford College and Quaker Village shopping area. This park-like office setting offers some recent updates such as new flooring, a new HVAC system, ample parking, and close proximity to restaurants and shopping. Space currently in shell condition and can be built out to accommodate specific needs of Tenant.



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KEY FEATURES

- ±2,479 SF available
- Park-like office setting
- New flooring, new HVAC system, ample parking
- Ground level private entry retail-like space available as well as keyman office suite
- **Rent: \$15.00, Full Service (Excludes Janitorial)**



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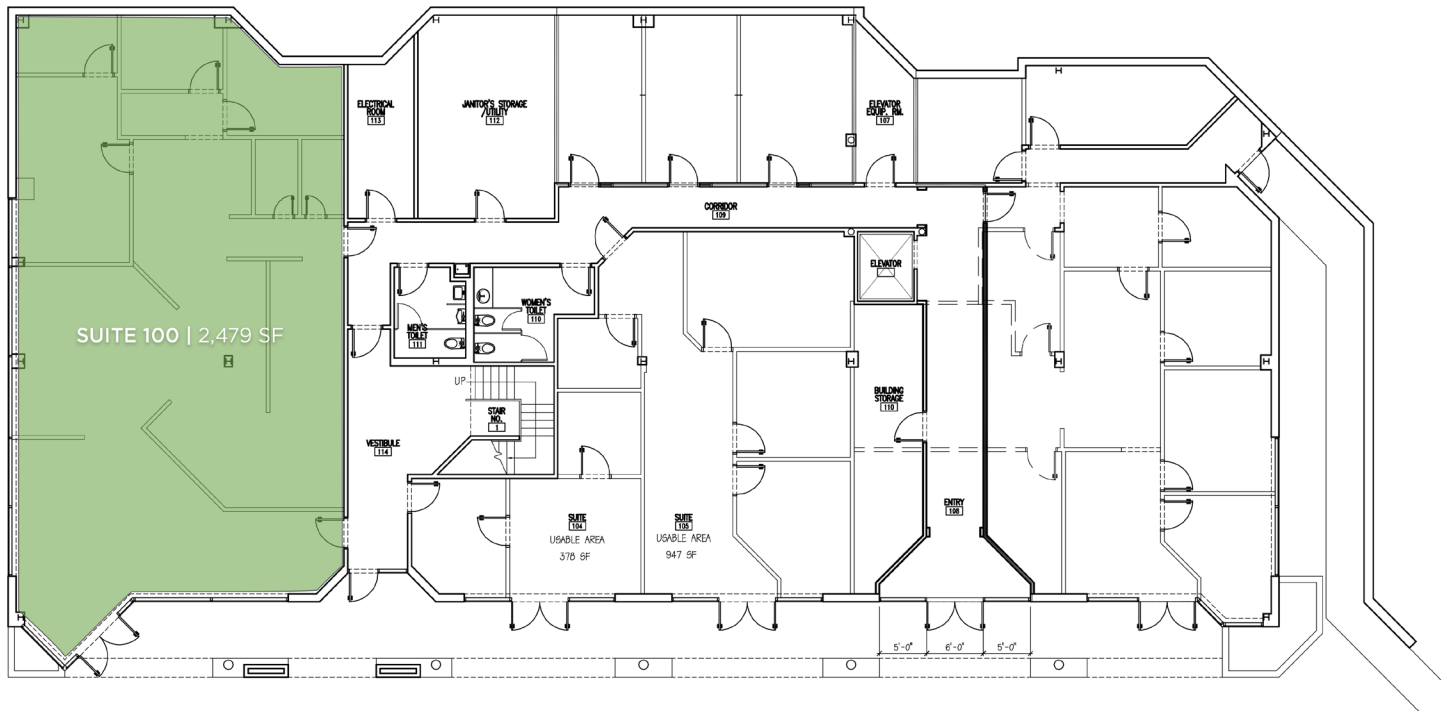
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PROPERTY INFORMATION

PROPERTY TYPE	Office	YEAR BUILT	1987
AVAILABLE SF ±	2,479	ACRES	1.58
BUILDING SF ±	26,899	RESTROOMS	6
FLOORS	3	PARKING	105+ Spaces
ELEVATOR	Yes		

PRICING & TERMS

LEASE RATE	\$15.00	LEASE TYPE	Full Service (Excludes Janitorial)
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