

THE ASHEVILLE BUILDING

FOR LEASE | 1500 PINECROFT ROAD, GREENSBORO, NC 27407

Linville | Team Partners

COMMERCIAL REAL ESTATE



OFFICE SPACE AVAILABLE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office
AVAILABLE SF ±	1,691 - 10,554
LEASE RATE	\$11.95, Full Service

DESCRIPTION

±1,691-10,554 SF available office space located in the Asheville Building within the burgeoning West Greensboro office submarket. This site offers direct access to I-40, West Gate City Blvd., and South Holden Road. In close proximity to retail and restaurant options. This location also includes ample parking (600+ spaces), full-service lease options, functional floor plans that make for a great leasing opportunity, and several planned capital improvement projects. Variety of move-in ready spaces as well as shell spaces available for completely custom upfit.



WILL BLACKWELL

E Will@LTPcommercial.com

M 336.345.1500

P 336.724.1715

NICK GONZALEZ

E Nick@LTPcommercial.com

M 305.979.3440

P 336.724.1715

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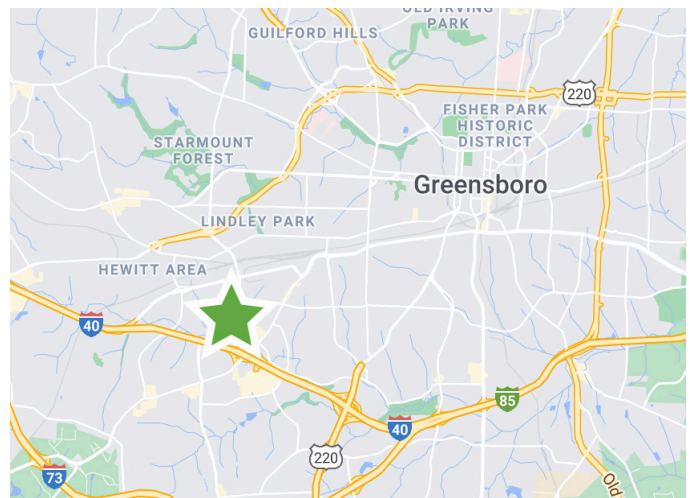
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KEY FEATURES

- ±1,691 - 10,554 SF available office space
- Located in the burgeoning West Greensboro office submarket, in close proximity to retail and restaurant options
- Includes ample parking spaces (600+ spaces), full service lease options and functional floor plans
- Variety of move-in ready spaces as well as shell spaces available for a completely custom upfit
- **Rent: \$11.95, Full Service**



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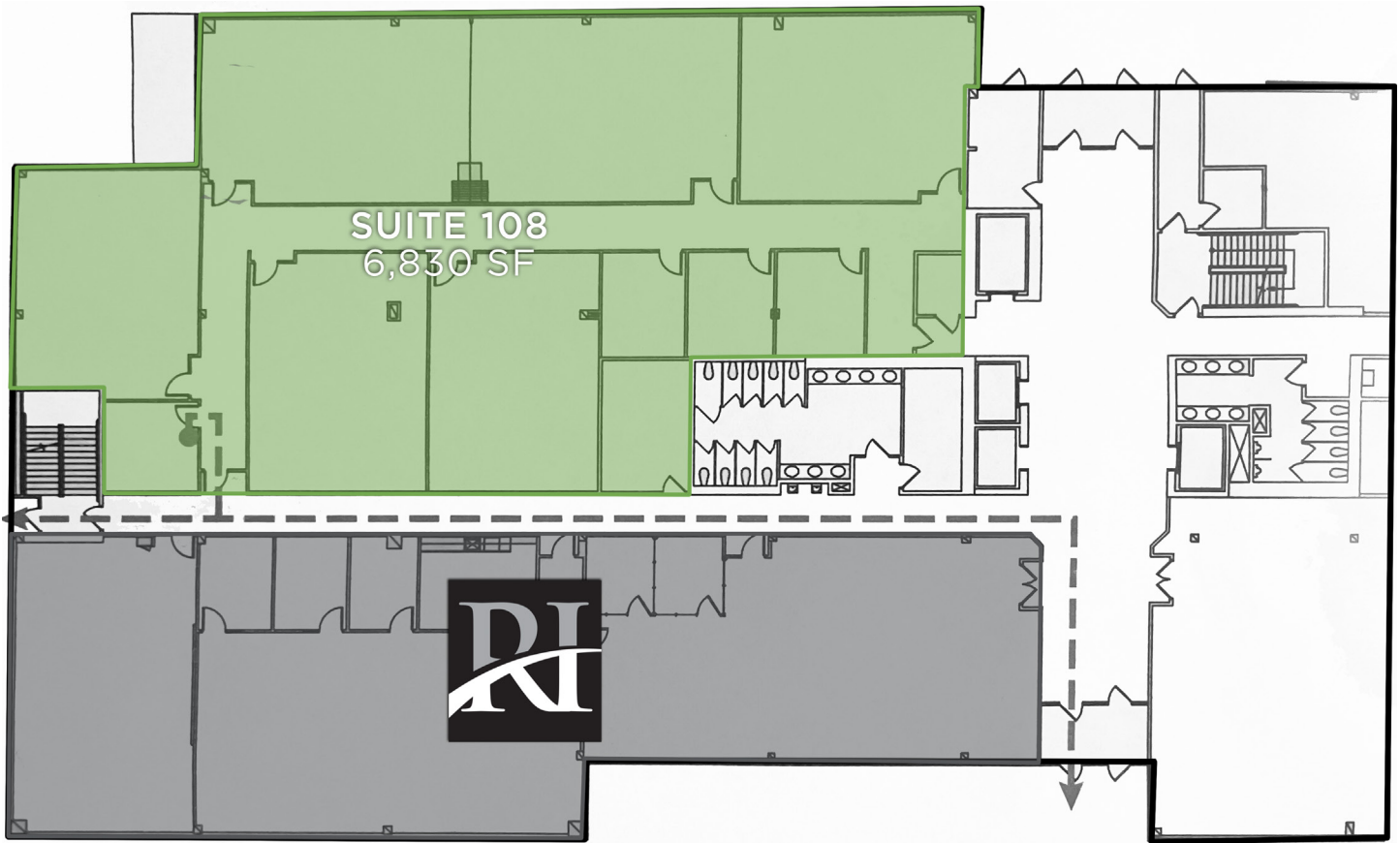
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2021 PROPERTY IMPROVEMENTS PLANNED:

- Common area furniture upgrade
- Landscaping upgrade and overhaul
- Seal coating / restriping parking lots
- Updated signage
- Exterior building lighting upgrades
- Interior paint, light fixture, and restroom upgrades
- Move-in ready or custom build out available

AVAILABLE SPACE

SUITE 108 6,830 SF

SUITE 200 2,054 SF

SUITE 213 1,691 SF

SUITE 400 10,554 SF

SUITE 401 7,503 SF

WELCOME NEW TENANTS:
Rush Innovation & Brix Marketing



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PROPERTY INFORMATION

PROPERTY TYPE	Office	YEAR BUILT	1988
AVAILABLE SF ±	1,691 - 10,554	YEAR RENOVATED	1997/2018
BUILDING SF ±	134,464	PARKING	Surface
ACRES	8.01		

PRICING & TERMS

LEASE RATE	\$11.95	LEASE TYPE	Full Service
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