

## The Asheville Building

1500 PINECROFT ROAD, GREENSBORO, NC 27407

OFFICE SPACE AVAILABLE

FOR LEASE



±1,234-10,554 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.

LEARN MORE ABOUT THIS PROPERTY



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## The Asheville Building

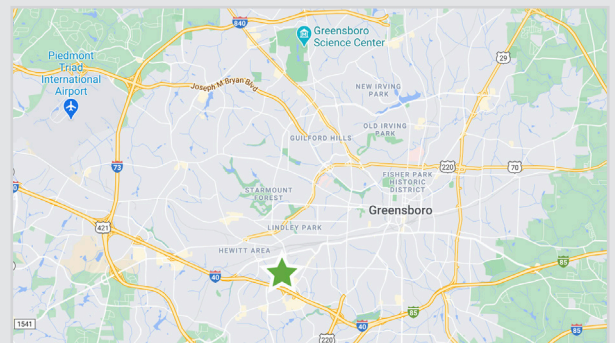
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- Located in the burgeoning West Greensboro office submarket, in close proximity to retail and restaurant options
- Includes ample parking spaces (600+ spaces), full-service lease options and functional floor plans
- Variety of move-in ready spaces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



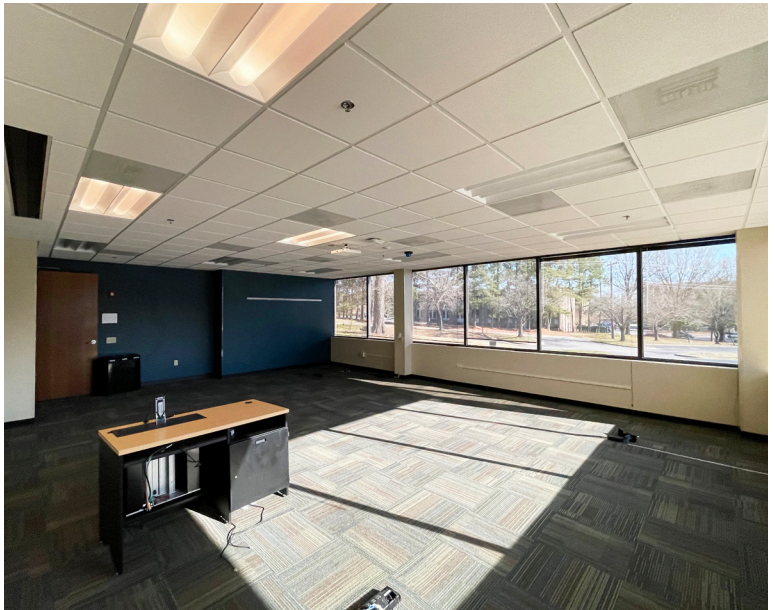


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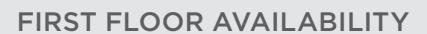
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### 2021 PROPERTY IMPROVEMENTS PLANNED:

- COMMON AREA FURNITURE UPGRADE
- LANDSCAPING UPGRADE & OVERHAUL
- SEAL COATING/RESTRIPING PARKING LOTS
- UPDATED SIGNAGE
- EXTERIOR BUILDING LIGHTING UPGRADES
- INTERIOR PAINT, LIGHT FIXTURE & RESTROOM UPGRADES
- MOVE-IN READY OR CUSTOM BUILD OUT AVAILABLE!

### LOCATION

**Address** 1500 Pinecroft Road, Greensboro, NC 27407

### PROPERTY DETAILS

<b>Property Type</b>	Office	<b>Office SF ±</b>	1,234 - 10,554	<b>Year Built</b>	1988	<b>Parking</b>	Surface
<b>Acres</b>	8.01	<b>Building SF ±</b>	134,464	<b>Year Renovated</b>	1997/2018	<b>Property Class</b>	

### PRICING & TERMS

<b>Lease Rate</b>	\$11.95	<b>Lease Type</b>	Full Service	<b>Terms</b>	
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