

622 GUILFORD COLLEGE ROAD

FOR SALE | SUITE G, GREENSBORO, NC 27409

Linville | Team Partners

COMMERCIAL REAL ESTATE



WELL-LOCATED OFFICE CONDO

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office
AVAILABLE SF ±	1,159
SALE PRICE	\$130,000

DESCRIPTION

Opportunity to own a premium office condo investment, strategically located right off I-40 across from TopGolf Greensboro. The functional setup includes a welcoming reception/showroom area, a kitchenette/breakroom, one restroom, two private offices, and a conference room. This turnkey space currently has a tenant in place through 4/30/26 with one 5 year option to extend, but is ideal for small to mid-sized businesses, professional services, or satellite offices. The current configuration features drop ceiling to 9' for office buildout but height to decking reaches 18' for other user potential.



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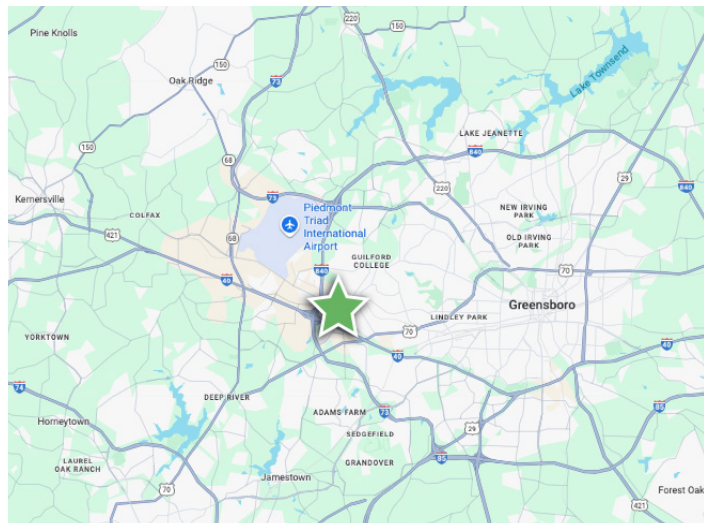
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KEY FEATURES

- Premium office condo investment
- Strategically located right off I-40 across from TopGolf Greensboro
- Tenant in place through 4/30/26 with one 5 year option to extend
- Ideal for small to mid-sized businesses, professional services, or satellite offices
- Drop ceiling to 9' for office buildout, but height to decking reaches 18'



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PROPERTY INFORMATION

PROPERTY TYPE	Office	ROLL-UP DOOR	1
AVAILABLE SF ±	1,159	RESTROOMS	1
ACRES	0.03	POWER	3 Phase
YEAR BUILT	1989		

PRICING & TERMS

SALE PRICE	\$130,000
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