

# CLASS A OFFICE | FOR LEASE

# WINGATE BUILDING

4900 Koger Boulevard | Greensboro, NC 27407



Suburban Office Building in Prime Location

Easy access to I-73, I-40, I-85, I-840 (Greensboro Urban Loop), PTI Airport

**NAI** Piedmont Triad

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## BUILDING HIGHLIGHTS

- Enjoy the convenience of the Wingate Building.
- Located near the intersection of Wendover Avenue and I-40, this 4-story building is surrounded by a variety of restaurants, premier retailers, hotels, and services.
- Only five minutes from Greensboro Urban Loop, Wingate offers easy access to all areas of Greensboro with quick connections to Raleigh, Charlotte and Winston-Salem.
- A variety of Suites are available from  $\pm 1,733$  RSF to full floor of  $\pm 25,693$  RSF.
- Multiple suites are move-in ready with fresh finishes and adaptable plans.

## BUILDING AMENITIES

- Building signage for full floor tenant
- Full-service leases
- Digital tenant directory
- Tiled open main lobby
- On-site ownership, management and maintenance
- Abundant parking surrounds the building with 5.28/1000 SF ratio
- Two passenger elevators with modern closures and paneled interiors
- Freight elevator with back building access
- Keyless entry
- Competitive lease rates

## FEATURED SUITES

- **Suite 149** –  $\pm 1,776$  RSF  
Adaptable floor plan offers mix of private offices and meeting area
- **Suite 201** –  $\pm 8,455$  RSF  
Suite offers lobby access with prominent exposure
- **Suite 265** –  $\pm 4,221$  RSF  
Suite offers lobby access with prominent exposure

## AVAILABLE SUITES

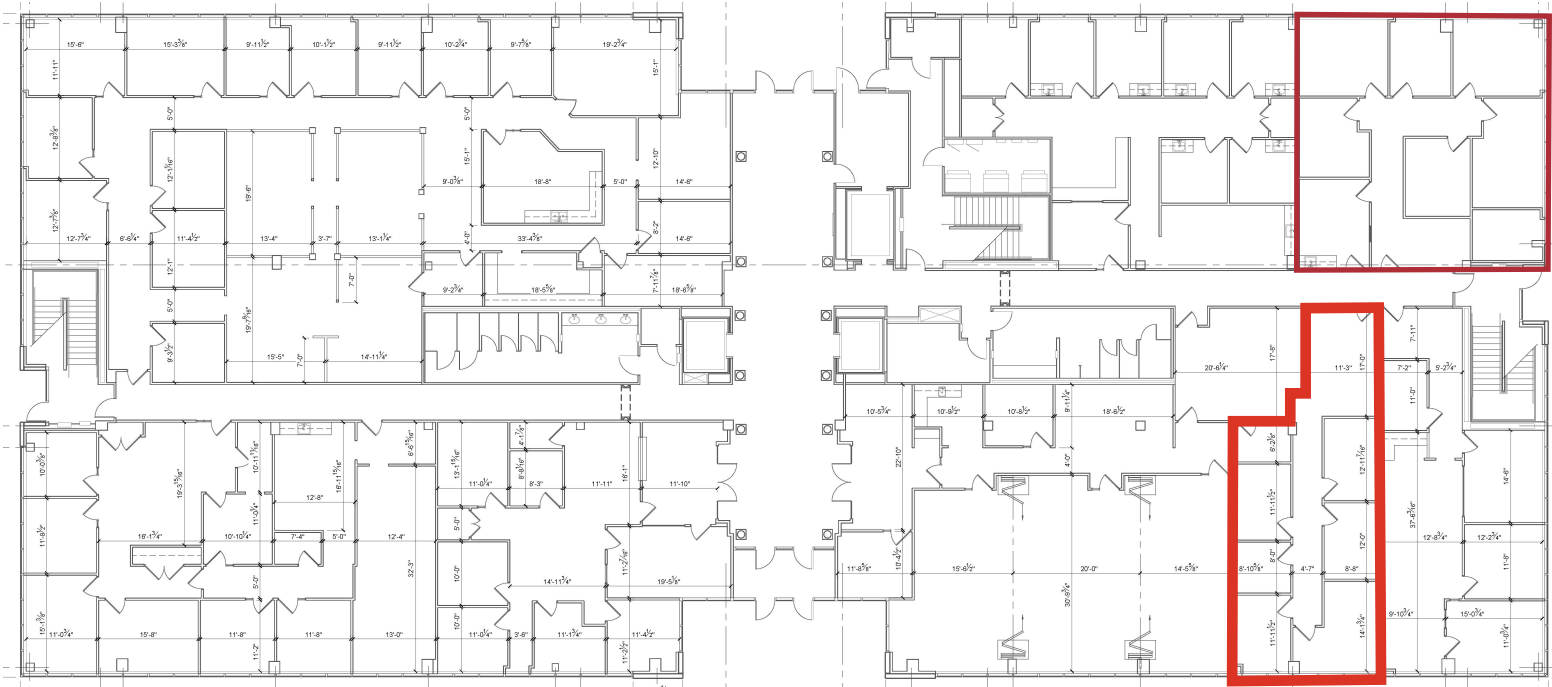
SUITE	UNIT SF
149	1,776
130	1,200
201	8,455
220	2,830
265	4,221
300	25,693
425	8,142

*Floorplans Available for Review*

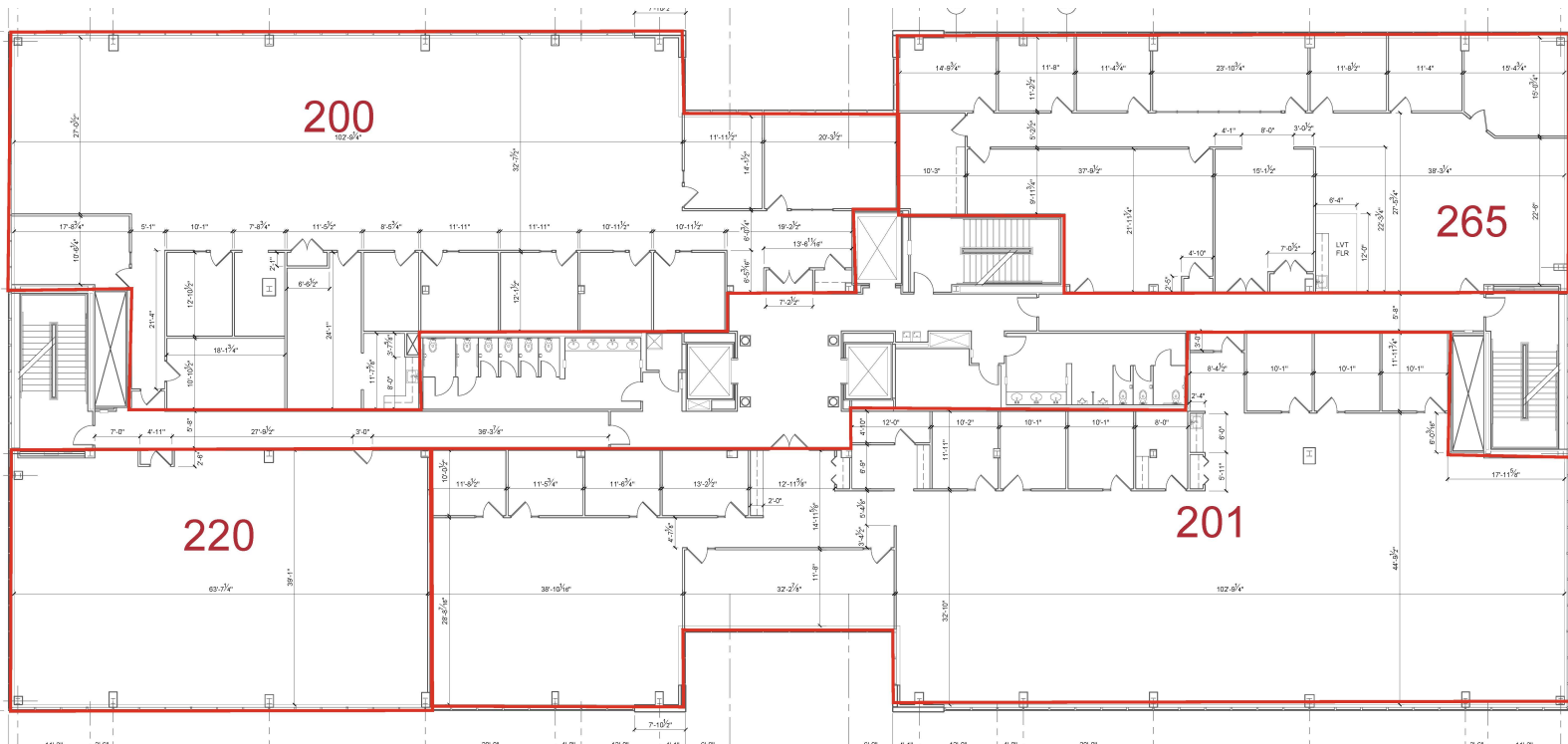
**CALL FOR PRICING & PRIVATE TOUR**



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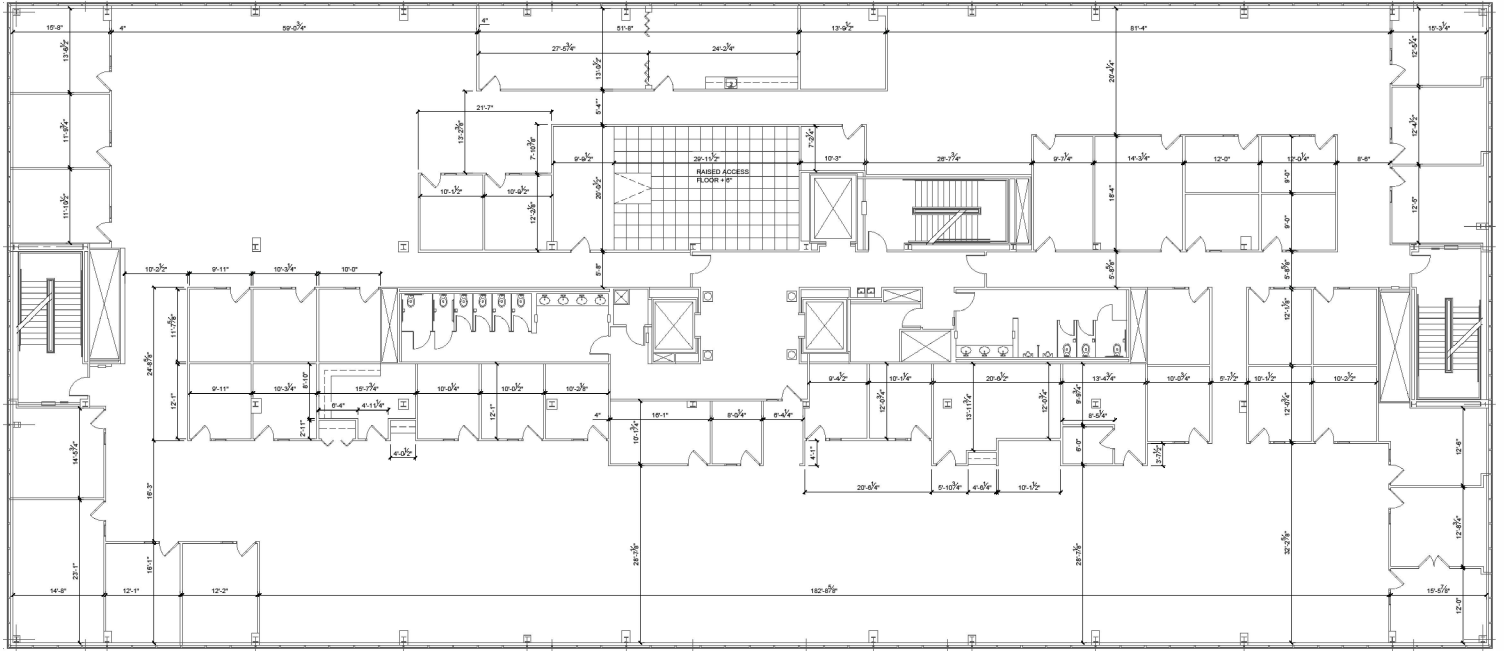


**FIRST FLOOR AVAILABILITY**



**SECOND FLOOR AVAILABILITY**

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## THIRD FLOOR

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