

WINGATE BUILDING

4900 KOGER BOULEVARD
GREENSBORO, NC

OFFICE SPACE FOR LEASE

Suburban Office
Building in Prime
Location

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



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 $\pm 2,042$ RSF to full floor of $\pm 25,693$ RSF.
- Multiple suites available with adaptable floorplans.



NAI Piedmont Triad
Commercial Real Estate Services, World Wide

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348 N. Elm Street • Greensboro, NC 27401 • naipt.com



BUILDING AMENITIES

- Building signage for full floor tenant
- Full-service leases
- Digital tenant directory
- Tiled open main lobby
- Locally owned and managed.
- Abundant parking surrounds the building with 5.28/1000 SF ratio
- Two passenger elevators
- Freight elevator
- Keyless entry
- Competitive lease rates

FEATURED SUITES

- Suite 125 – ±2,042 RSF
Medical suite set up with 6 exam rooms
- Suite 201 – ±8,455 RSF
Suite offers lobby access with prominent exposure
- Suite 200 – ±6,655 RSF
Suite offers lobby access with prominent exposure

AVAILABLE SUITES

SUITE	UNIT SF
125	2,042
200	6,655
201	8,455
220	2,830
300	25,693

Floorplans Available for Review

CALL FOR PRICING & PRIVATE TOUR

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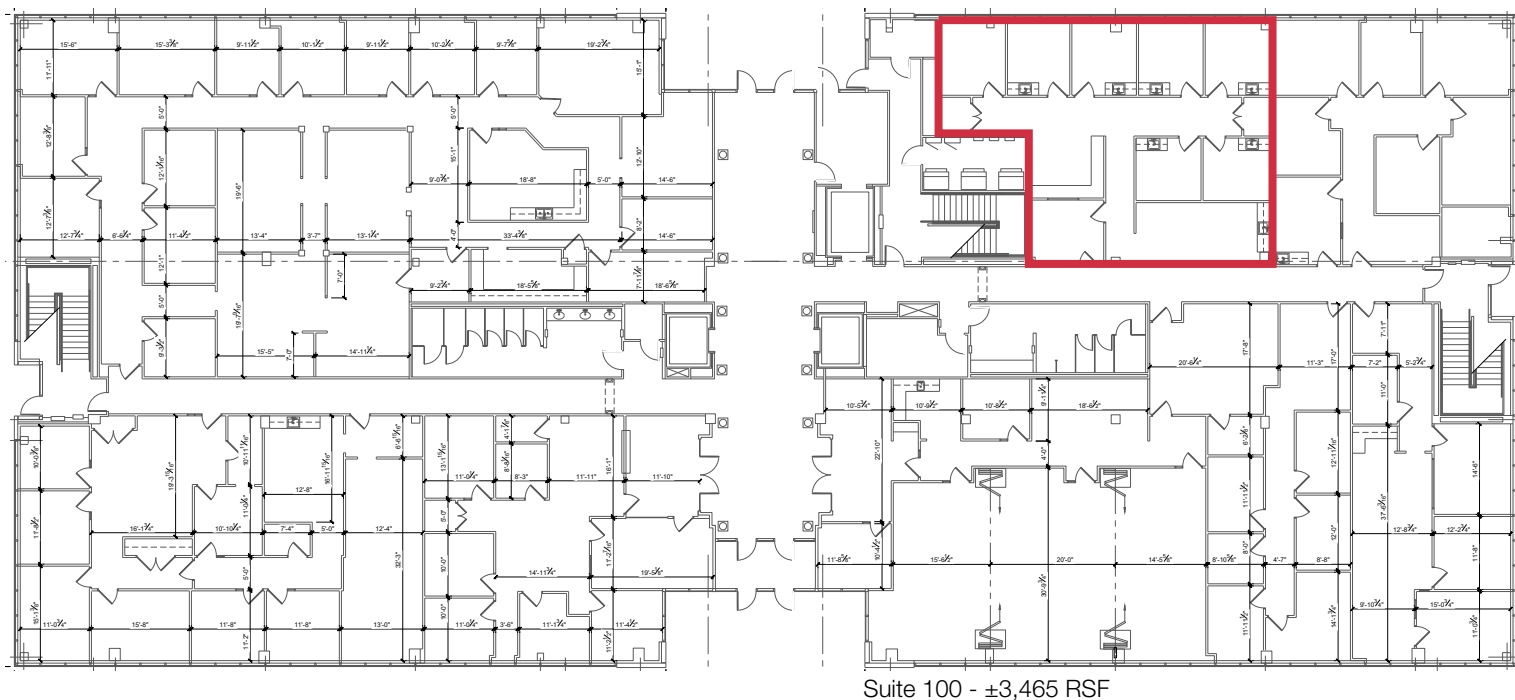
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WINGATE BUILDING | FOR LEASE

Suite 151 - ±6,121 RSF

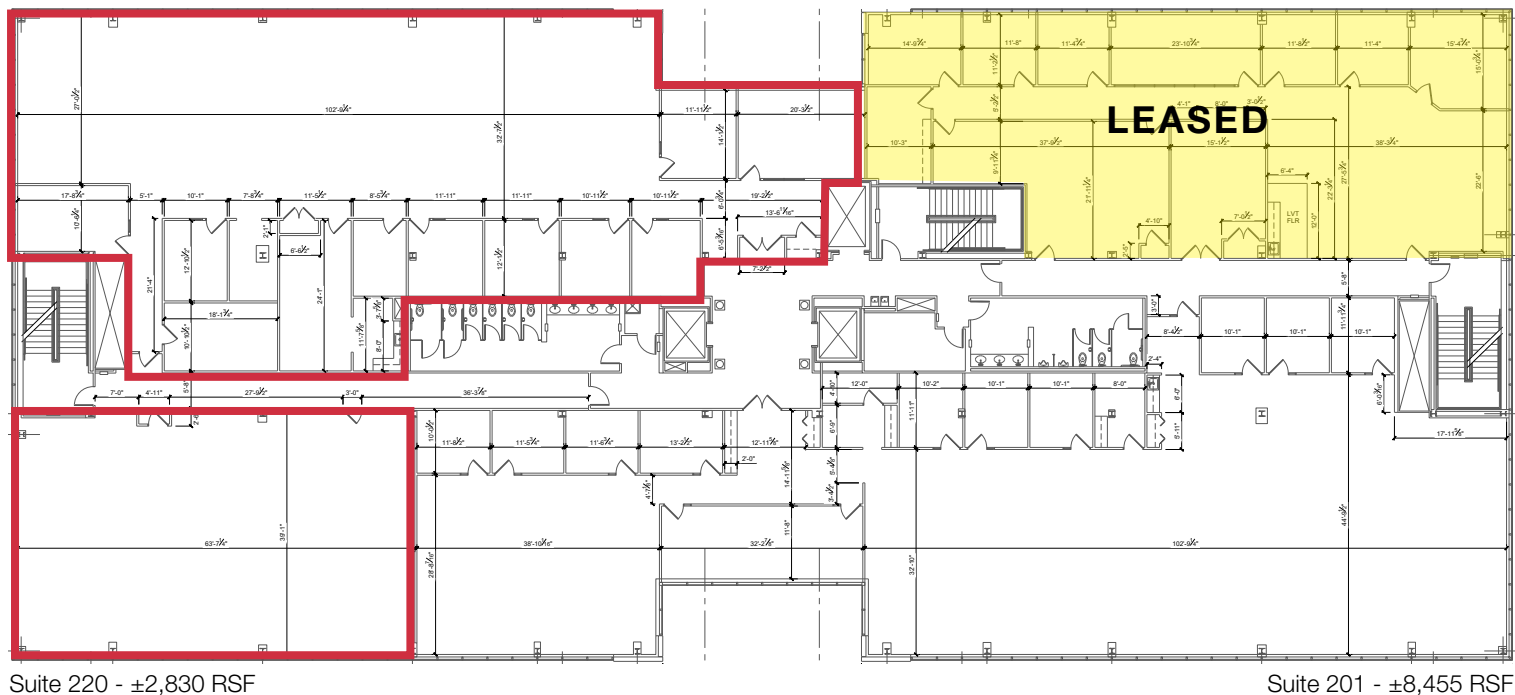
Suite 149 - ±1,776 RSF



FIRST FLOOR AVAILABILITY

Suite 200 - ±6,655 RSF

Suite 265 - ±3,465 RSF



Suite 220 - ±2,830 RSF

Suite 201 - ±8,455 RSF

SECOND FLOOR AVAILABILITY

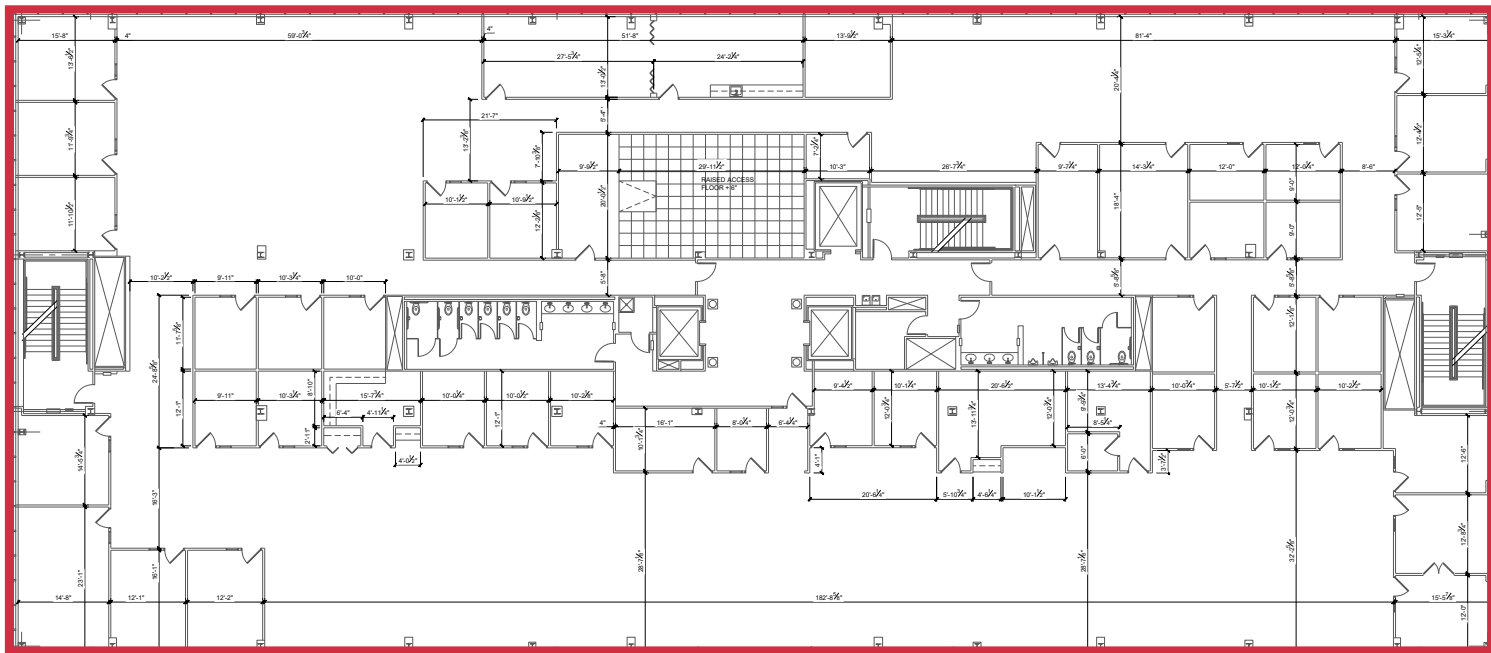
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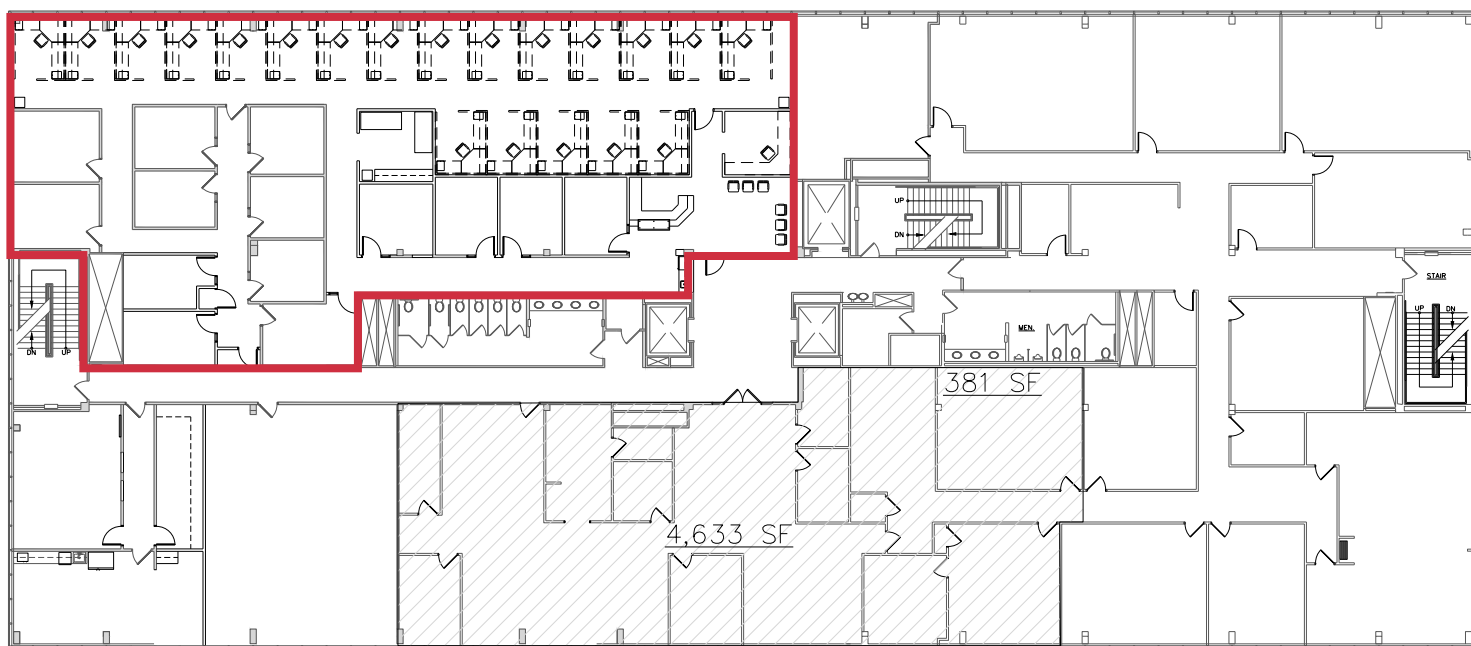
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THIRD FLOOR



FOURTH FLOOR

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