



Office Space  
for  
Lease

101 W. Friendly Ave.  
Greensboro, NC 27401

**NAI** Piedmont Triad



ROBBIE PERKINS, CCIM SIOR  
Shareholder & Market President  
Phone: +1 336 358 3219  
Mobile: +1 336 337 0059  
rperkins@naipt.com

TAMMY DIXON, CCIM, SIOR, CMB®  
Shareholder & Broker  
Phone: +1 336 358 3239  
Mobile: +1 336 681 0861  
tdixon@naipt.com

STANHOPE JOHNSON  
Shareholder & Broker  
Phone: +1 336 358 3220  
Mobile: +1 336 580 2240  
sjohnson@naipt.com

CHRISTINE JOHNSON  
Broker  
Phone: +1 336 358 3240  
Mobile: #1 336 209 5900  
cjohnson@naipt.com

BRENDAN RICHARDSON  
Broker  
Phone: +1 336 373 0995 x7120  
Mobile: +1 508 244 8708  
brichardson@naipt.com



# Property Details & Highlights

Building Name	101 West Friendly Avenue
Property Type	Office
Number of Floors	6
Construction Status	Existing
Building Size	105,061 SF
Lot Size	0.51 Acres
Building Class	B
Year Built	1974

The 6-story office building is in the heart of Downtown Greensboro's Business and Entertainment District, located across Friendly Avenue from Center City Park and one block south of the Steven Tanger Center for the Performing Arts. 101 West Friendly is part of the Lincoln Financial office complex, and has covered access to the City Parking garage on Bellemeade Street. Numerous restaurants and the Greensboro/Guilford County Governmental Center are within easy walking distance. Ground floor space as well as individual floors with open office design are immediately available.



- Corporate Office facility was fully renovated in 2018
- Plug and Play space with furniture ready for immediate occupancy
- Parking is available in the Bellmeade Parking deck connected with a covered walkway to the building's third floor
- 24/7 Security
- Available Space - individual floors cannot be sub-divided:
  - Ground Floor: 8136 sq. ft.
  - Second Floor: 18,950 sq. ft.
  - Third Floor: 17,248 sq. ft.
  - Fourth Floor: 18,950 sq. ft.
  - Fifth Floor: 18,950 sq. ft.
  - Sixth Floor: 18,950 sq. ft.
- Attractive Rental Rates

**[Click here for available floor plans.](#)**

# Downtown Greensboro

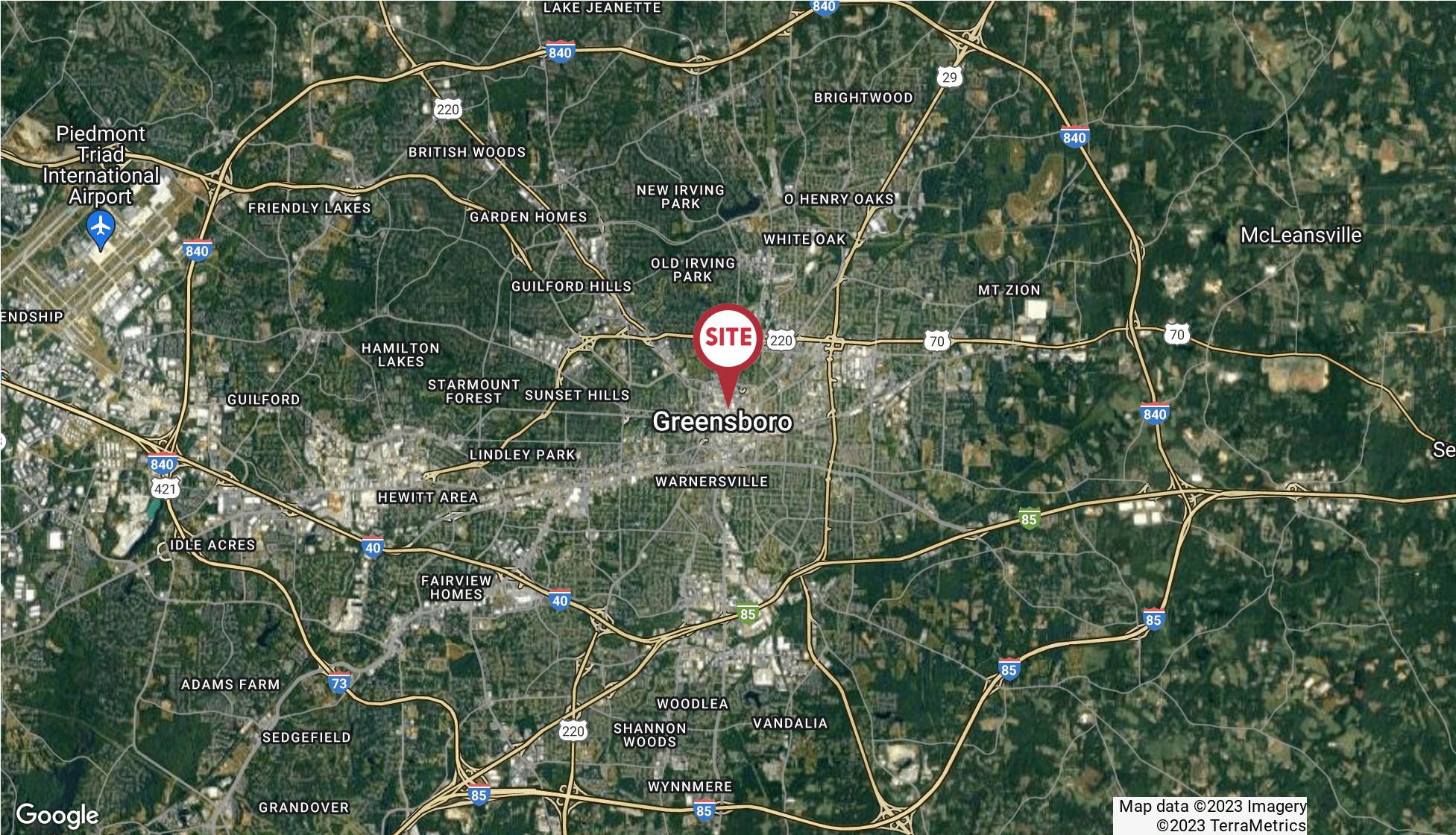
## Downtown Amenities:

- Steven Tanger Center for Performing Arts
- Four-mile Downtown Greenway
- Cultural Arts Center
- Center City Park
- LeBauer Park
- Greensboro Central Library
- Over 80 restaurants, breweries, bars, and local shops
- First National Bank Field
- International Civil Rights Center & Museum
- Carolina Theatre
- Greensboro History Museum
- Miriam P. Brenner Children's Museum



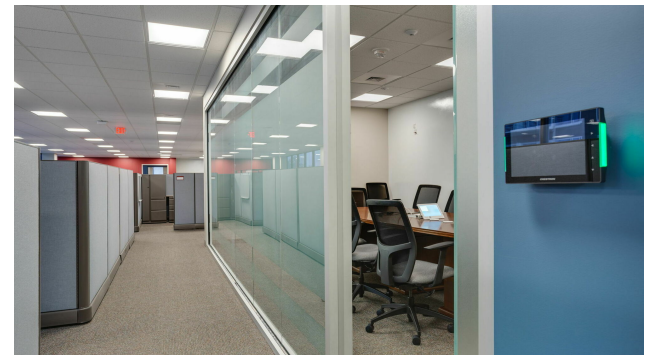
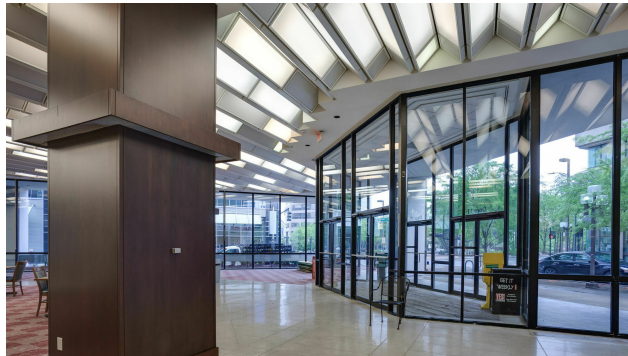


# Location Map





# Additional Photos





# Additional Photos





# **NAI** Piedmont Triad

**ROBBIE PERKINS, CCIM SIOR**  
Shareholder & Market President  
Phone: +1 336 358 3219  
Mobile: +1 336 337 0059  
rperkins@naipt.com

**TAMMY DIXON, CCIM, SIOR, CMB®**  
Shareholder & Broker  
Phone: +1 336 358 3239  
Mobile: +1 336 681 0861  
tdixon@naipt.com

**STANHOPE JOHNSON**  
Shareholder & Broker  
Phone: +1 336 358 3220  
Mobile: +1 336 580 2240  
sjohnson@naipt.com

**CHRISTINE JOHNSON**  
Broker  
Phone: +1 336 358 3240  
Mobile: #1 336 209 5900  
cjohnson@naipt.com

**BRENDAN RICHARDSON**  
Broker  
Phone: +1 336 373 0995 x7120  
Mobile: +1 508 244 8708  
brichardson@naipt.com