

# Triad Center

4161 Piedmont Parkway | Greensboro, NC 27409

[www.cbre.com/triad](http://www.cbre.com/triad)

Class A Office Building with High Parking Ratios | 380,000 SF



## Building Overview

Three-story Class A office building located in the heart of the Greensboro Airport submarket.

- + **Available Space:** 15,000 to 29,652± RSF
- + **Parking Ratio:** 5.5 spaces per 1,000 SF
- + State-of-the-art technology infrastructure
- + Located near intersection of I-40 & Highway 68
- + Easy access to PTI Airport
- + Opportunity to join Bank of America, Central Square, and Ennis Flint
- + Amenities include: on-site food service, fitness center, and common meeting space





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### Building Overview

- + Functional floorplates of 31,000± RSF with raised floor to facilitate systems furniture flexibility
- + Robust infrastructure with cooling and electrical capacity
- + Building is served by backup generator that runs the entire building for mission critical redundancy
- + Above standard parking ratios
- + Developed for and currently occupied by Bank of America
- + Space is in shell condition

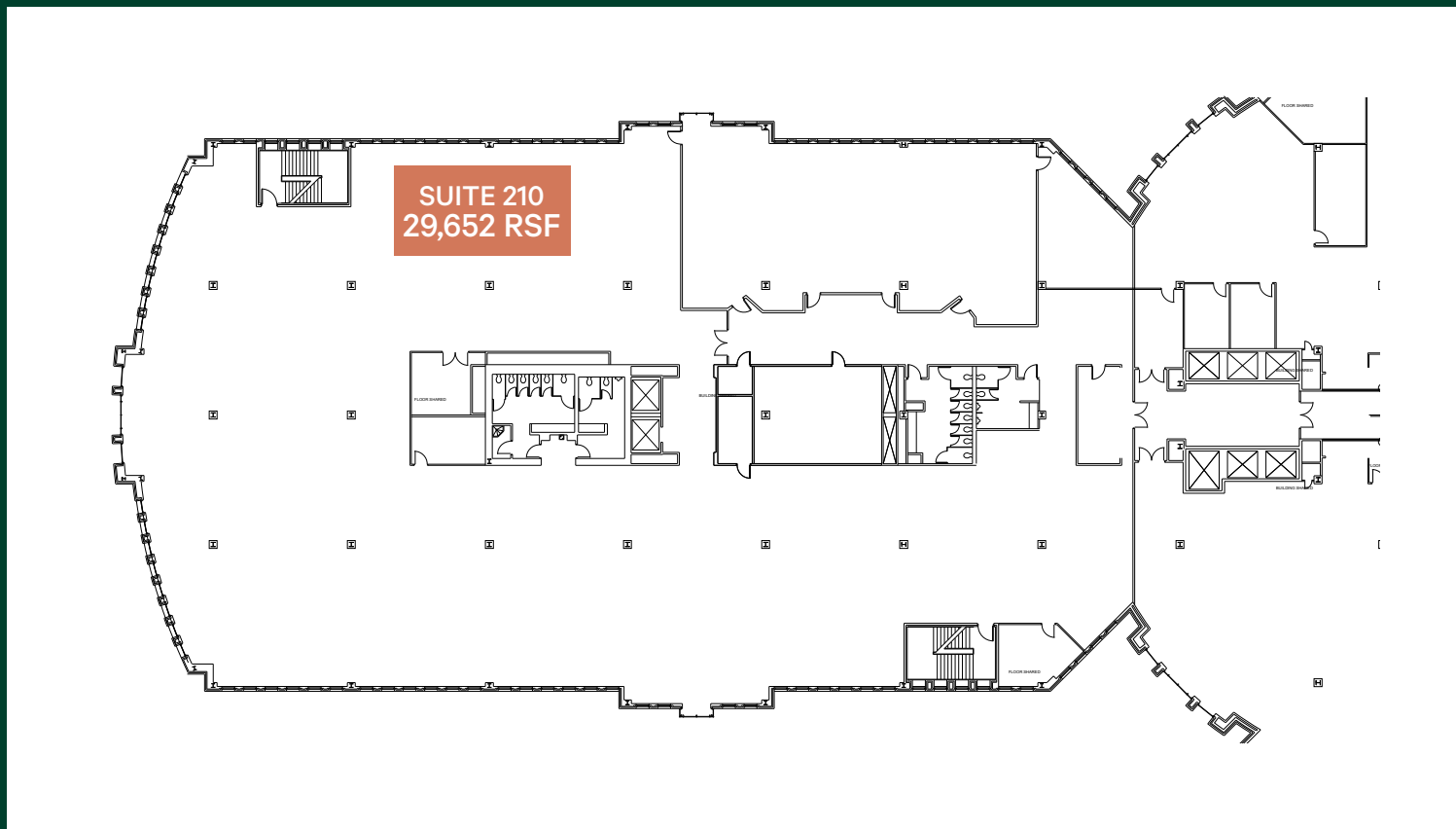


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## Floor Plan | Second Floor

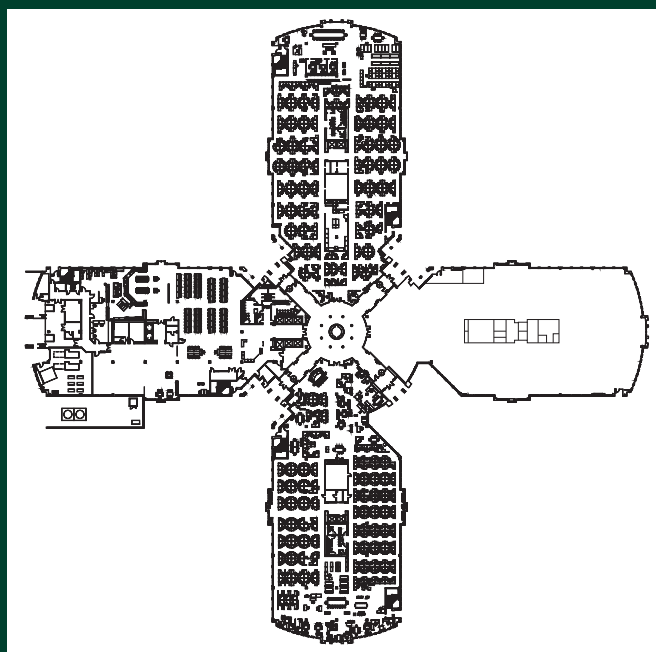


## Building Overview

- + **Total Building SF:** 380,000± SF
- + **Available SF:** 59,994± RSF
  - **Suite 210:** 29,652± RSF
- + **Floor Plates:** 31,000± RSF per Floor



## Building Footprint





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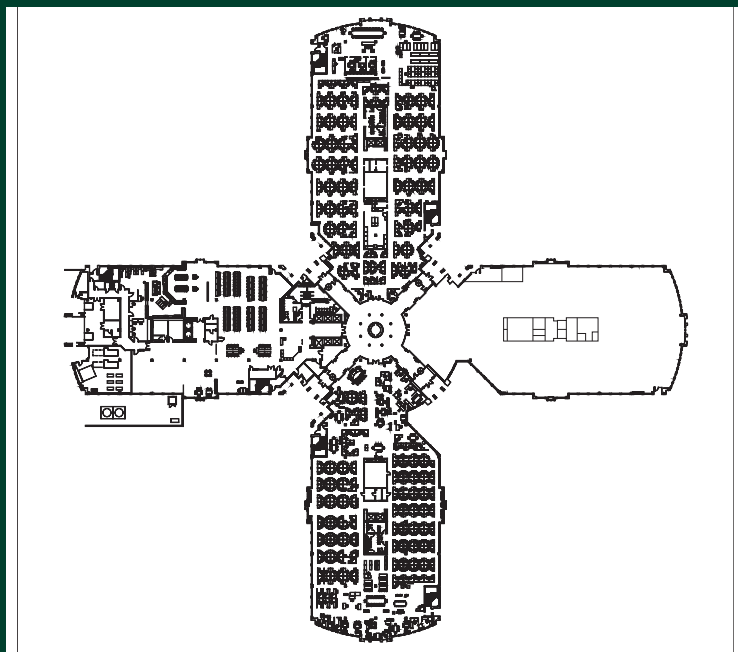
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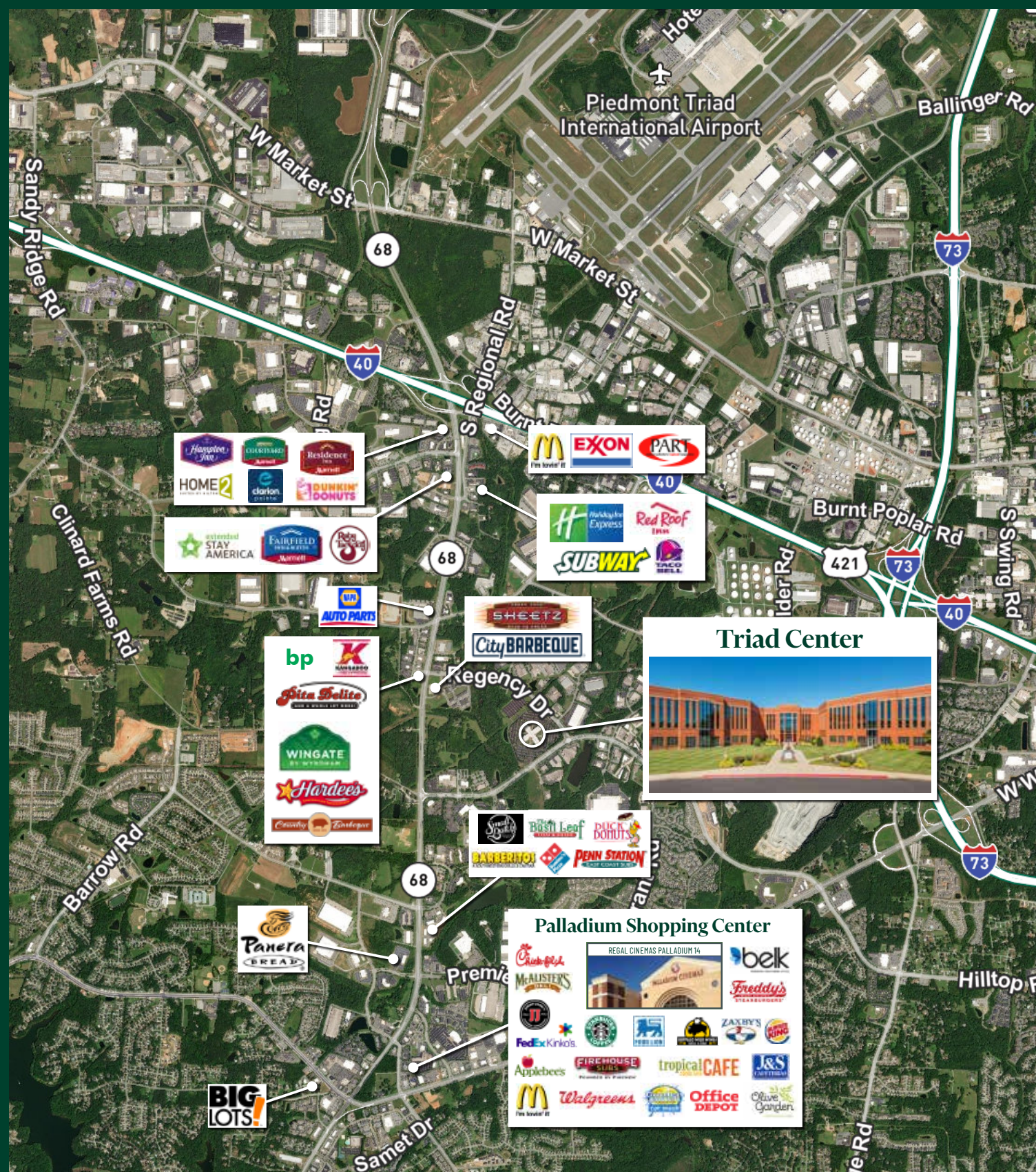
### Lobby Renovation Photos





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## Location Overview





## Triad Center

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## Contact Us

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