

4280

PIEDMONT PARKWAY

Greensboro, NC

From $\pm 3,140$ SF Office
to $\pm 11,319$ SF Flex

Suite 101: Office
Suite 110: Office/Storage
Suite 104: Warehouse

For
Lease



NAI Piedmont Triad
Commercial Real Estate Services, World Wide

JASON SMITH

BROKER

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348 N Elm Street, Greensboro, NC 27101 • naipt.com

PROPERTY INFORMATION

-
- Price: \$15 psf for office space
\$10 psf for flex space
TICAM is \$2.00 psf
-
- Address: 4280 Piedmont Parkway, High Point, NC
-
- Suites: Suite 101 - Main Level, Office $\pm 4,054$ SF

Suite 110 - Lower Level, Currently Office $\pm 3,140$ SF, but could be used as warehouse /storage if needed. A stairwell connects to 101 for a total of $\pm 7,194$ SF.

Suite 104- Main Level, Warehouse space, $\pm 4,125$ SF, there are no dock doors and no drive in doors, just double doors to take hand trucks through.

Suite 104 can be connected to Suite 101 for a total of $\pm 8,179$ SF of flex space. This could also then be combined with both other suites for a total of $\pm 11,319$ SF
-
- Property Description: Great flexibility in a park like setting near PTI (Greensboro Airport)
Quiet location, great windows for natural light
Plenty of parking
Suite 110 has a patio
Convenient to everything in the Triad
-



Suite 110

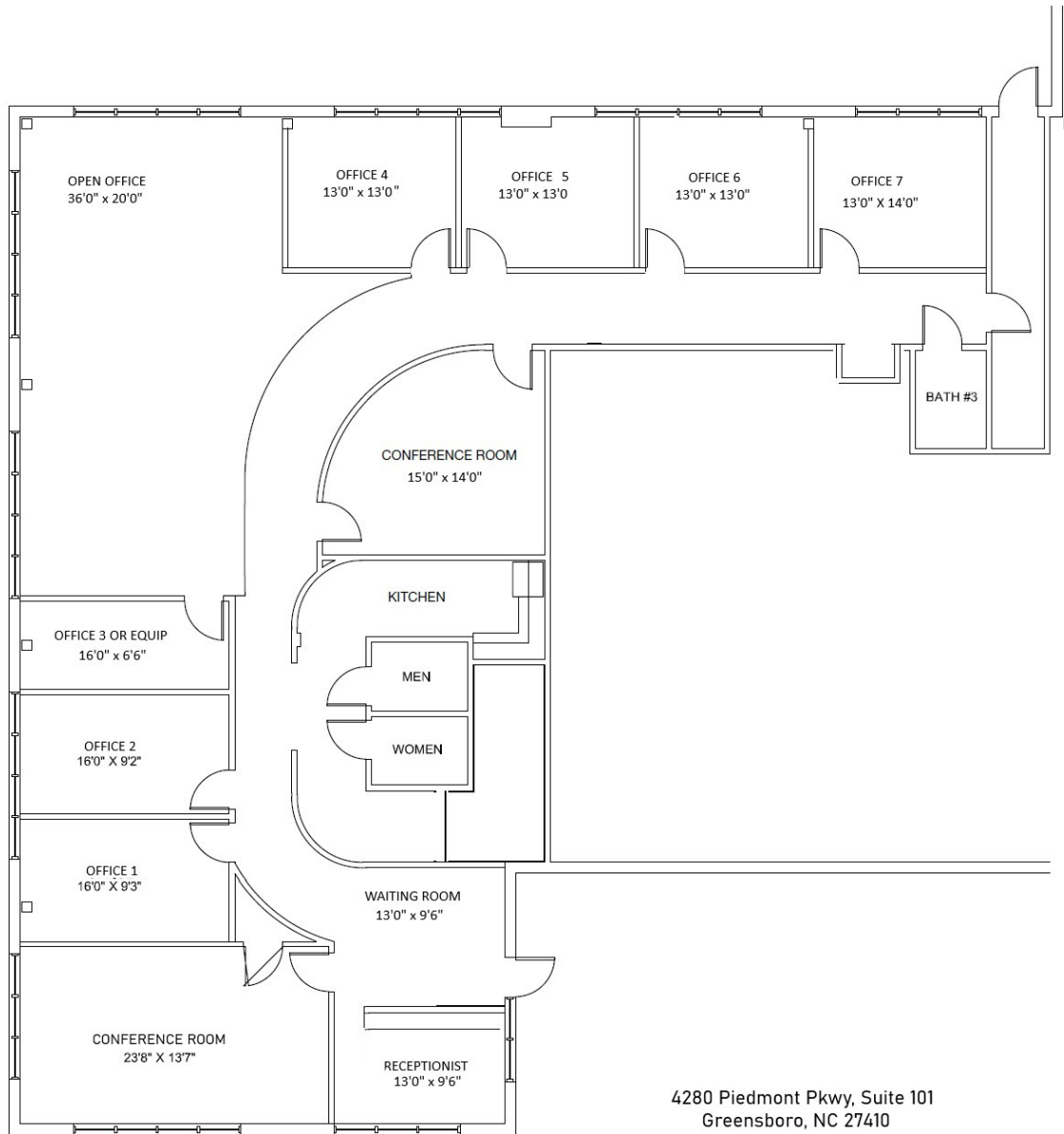


Suite 104



Suite 101

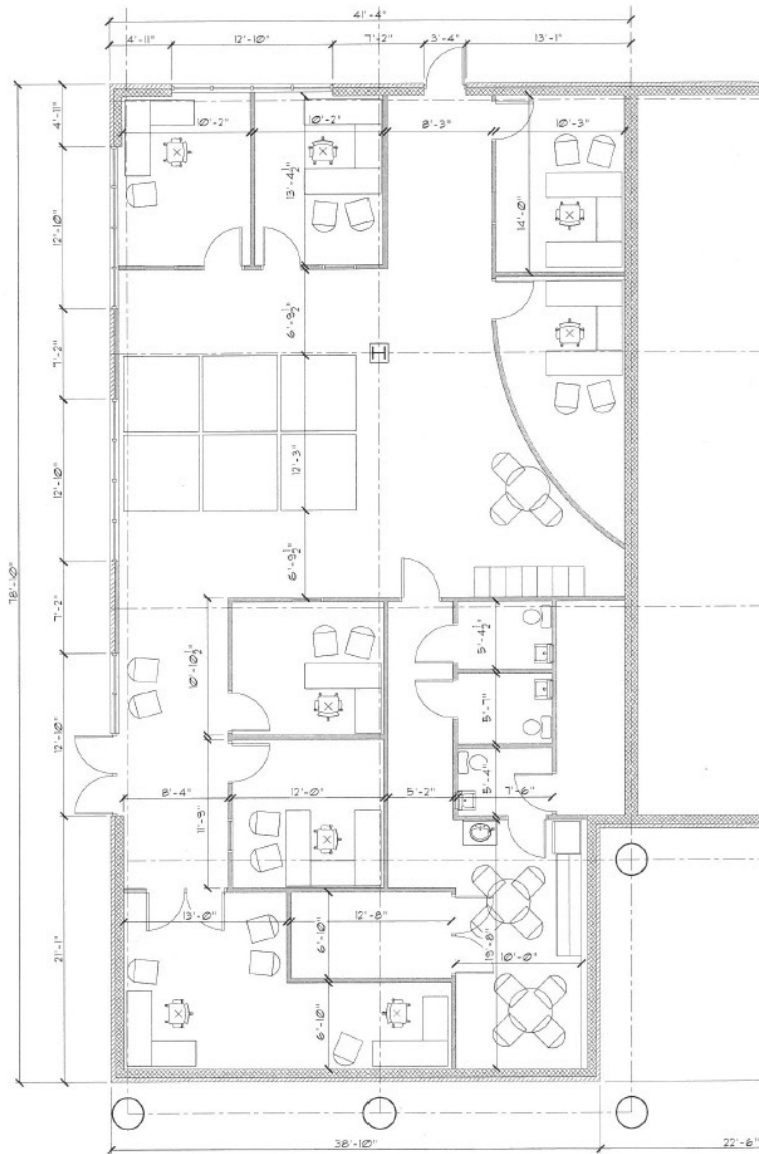
SUITE 101



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SUITE 110



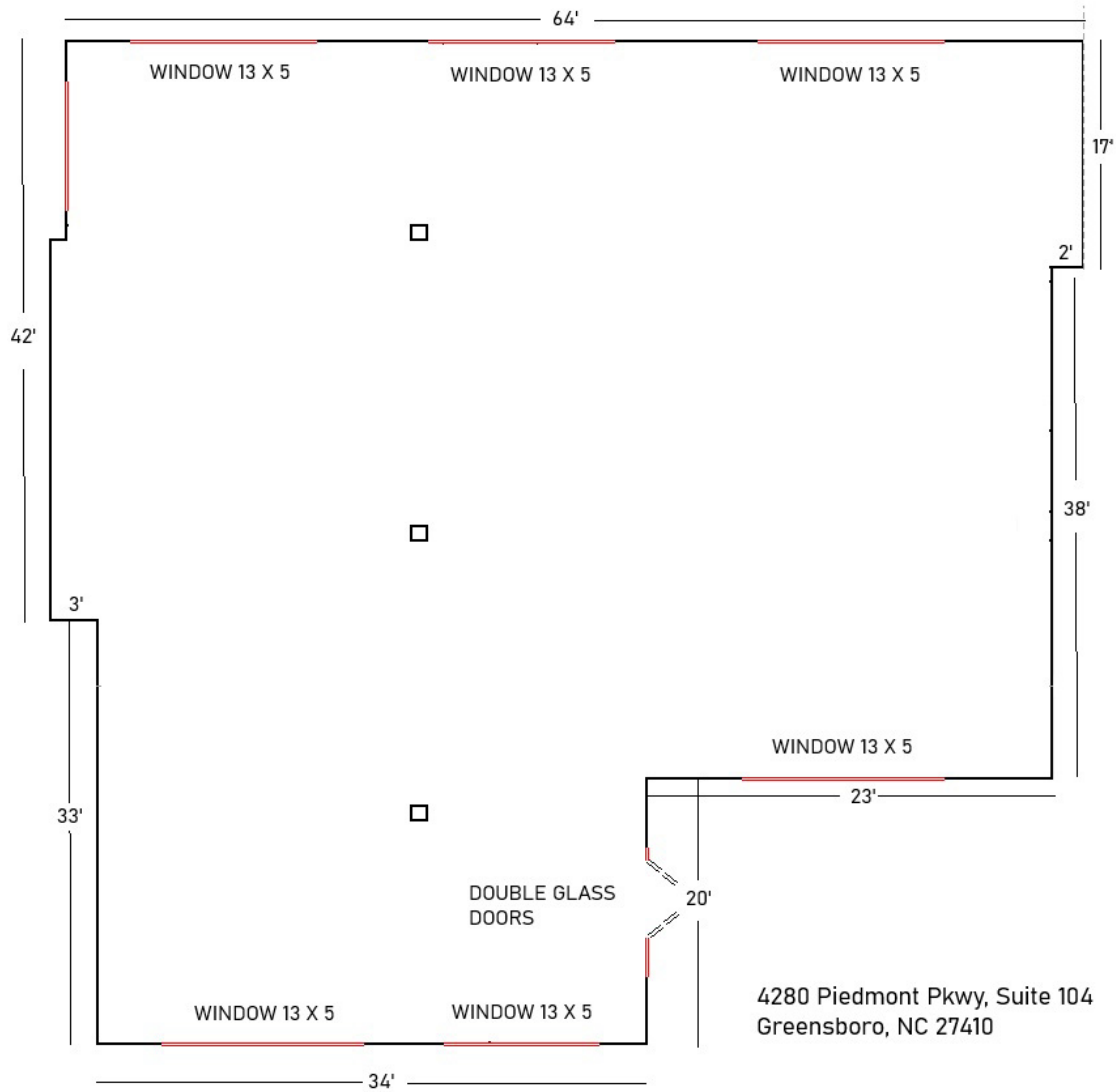
4280 Piedmont Pkwy, Suite 110, Greensboro, NC 27410



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SUITE 104



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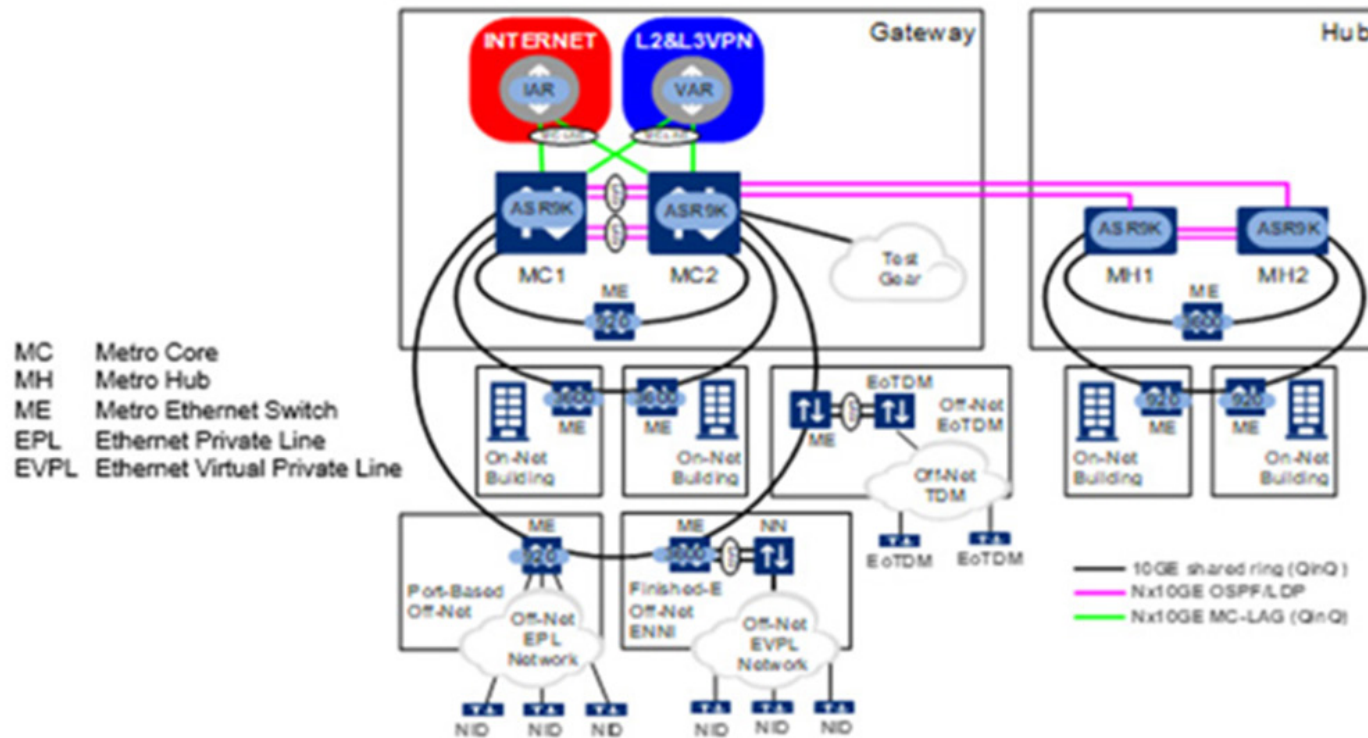
PROPERTY LOCATION



PREMIER INTERNET SERVICES

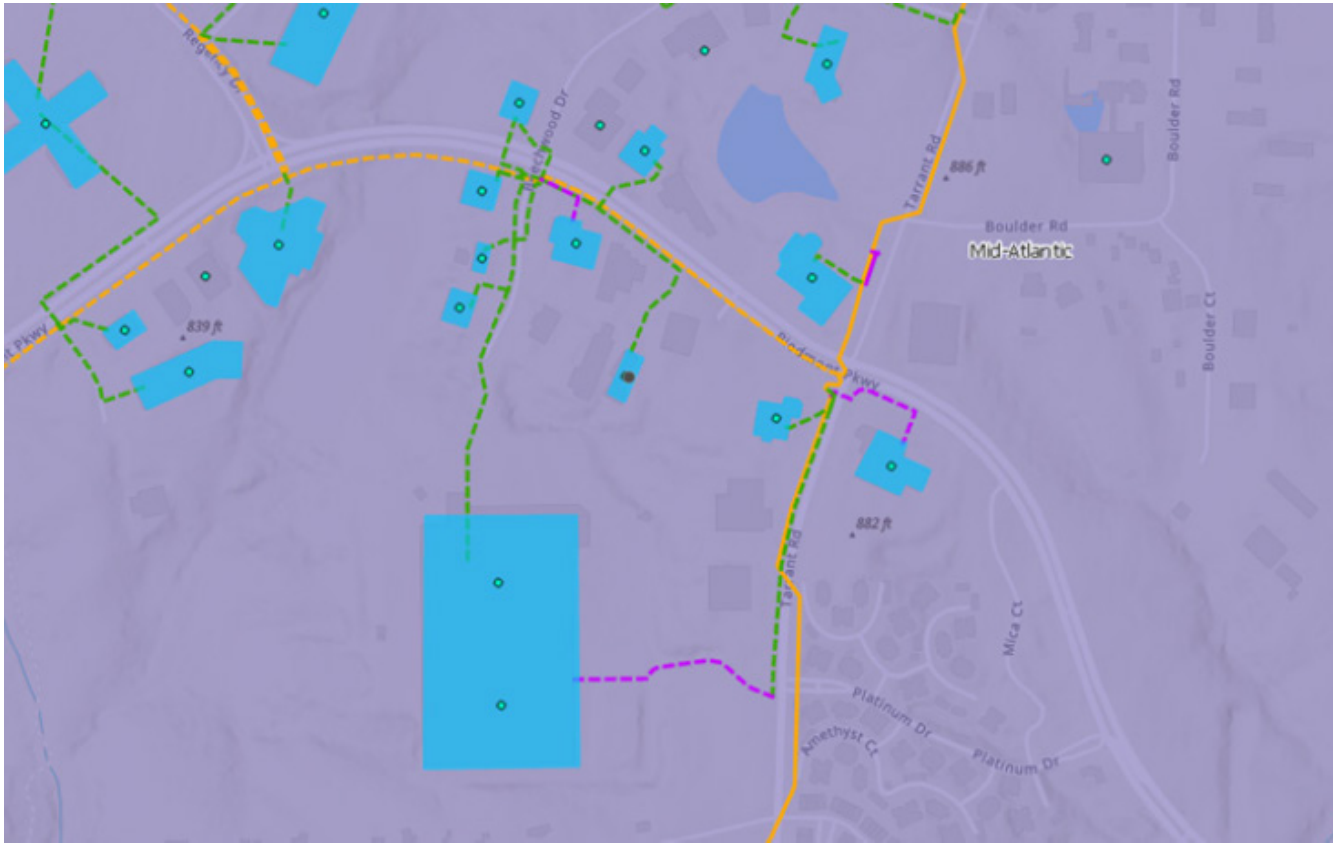
LUMEN has confirmed that our building at 4280 Piedmont Parkway is currently on-net with their Metro 2.0 architecture show below with a Cisco ME3600 on premise, providing the Metro Ring Connectivity with the interface capabilities shown.

Metro 2.0 Architecture



Our building is shown in the satellite image below, with the same fiber feed running to the million square foot Ralph Lauren/ Fastenal facility, as well as the other premier companies. The building had dedundancy through the fiber and other services by Spectrum, AT&T, and other service providers in place. This satellite image shows that the building has available Dual Lateral entrances, with a collapsed ring within our property, but future services could provide another new pathfor additional diversity. The image illustrates the temendous amount of LUMEN fiber in the area to accomodate additional buildouts. (continued)

PREMIER INTERNET SERVICES (continued)



We have confirmed that we are able to provide premier capability, capacity, reliability and redundancy, along with a location which will continue to drive the best of these services in the days ahead.

**BROKERAGE
DEVELOPMENT
INVESTMENTS**

NAI Piedmont Triad

FOR MORE INFORMATION, CONTACT:



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