

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



NAIPiedmont Triad
Commercial Real Estate Services, World Wide

JASON SMITH

BROKER

336.709.6745

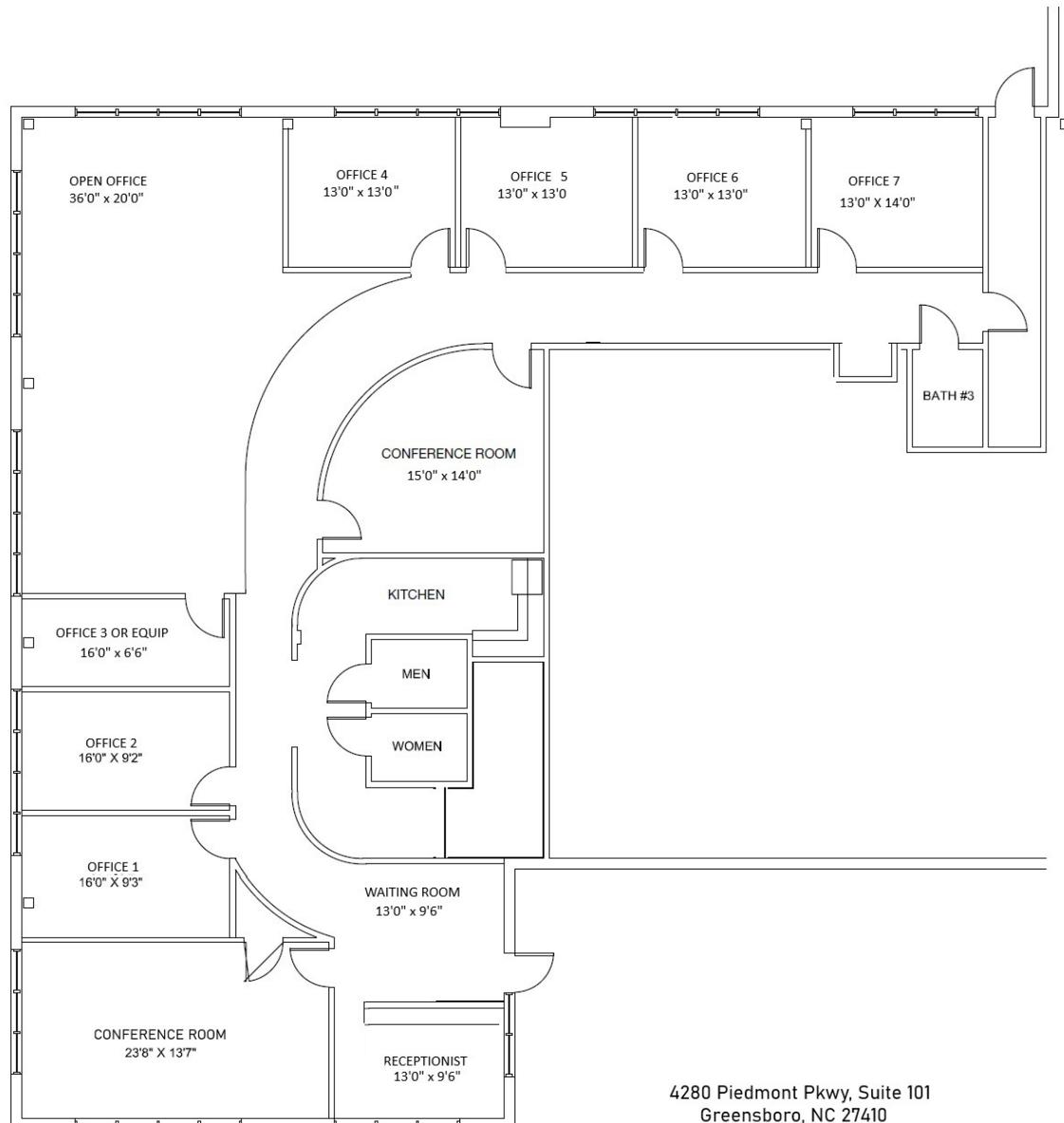
jsmith@naipt.com

PROPERTY INFORMATION

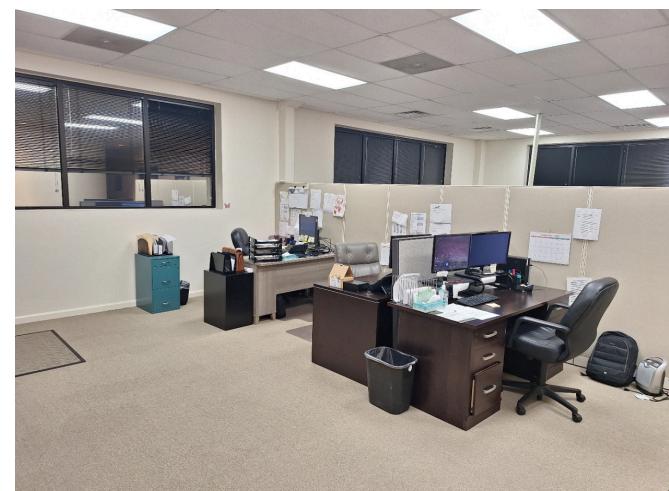
• Price:	\$15 psf for office space \$10 psf for flex space TICAM is \$2.00 psf
• Address:	4280 Piedmont Parkway, High Point, NC
• Suites:	Suite 101 - Main Level, Office \pm 4,054 SF Suite 110 - Lower Level, Currently Office \pm 3,140 SF, but could be used as warehouse /storage if needed. A stairwell 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 101



4280 Piedmont Pkwy, Suite 101
Greensboro, NC 27410

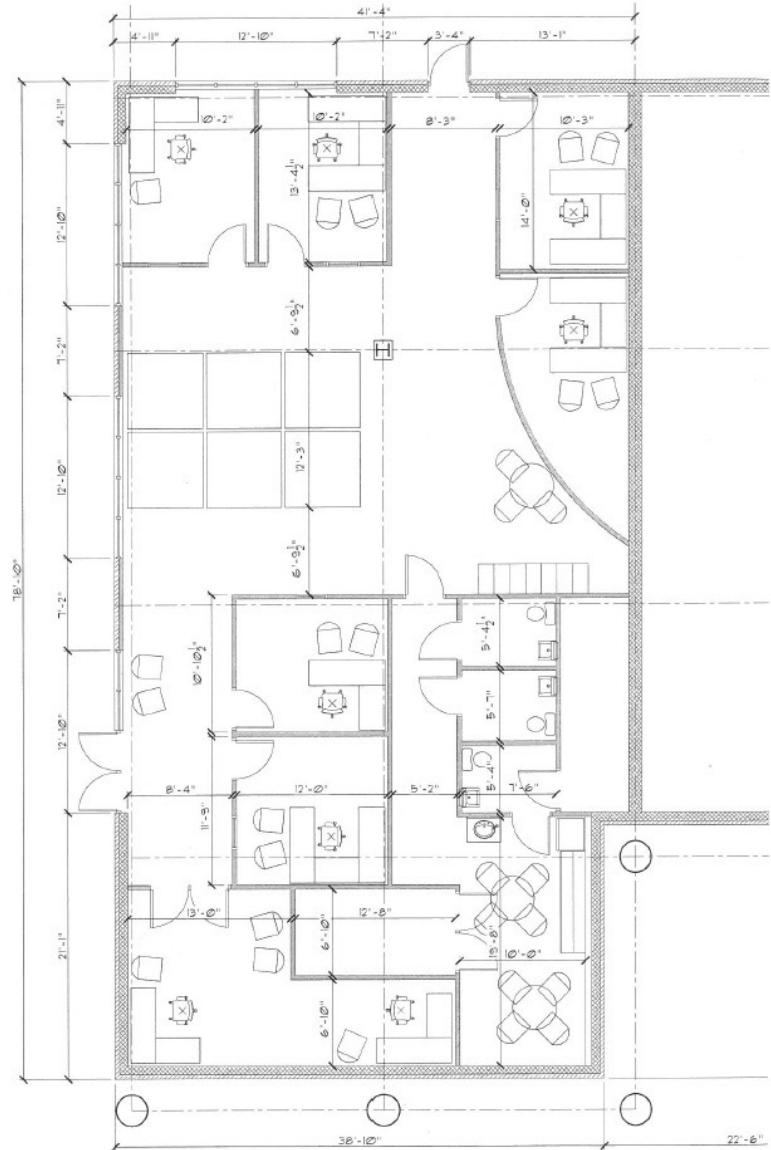


NAIPiedmont Triad

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SUITE 110



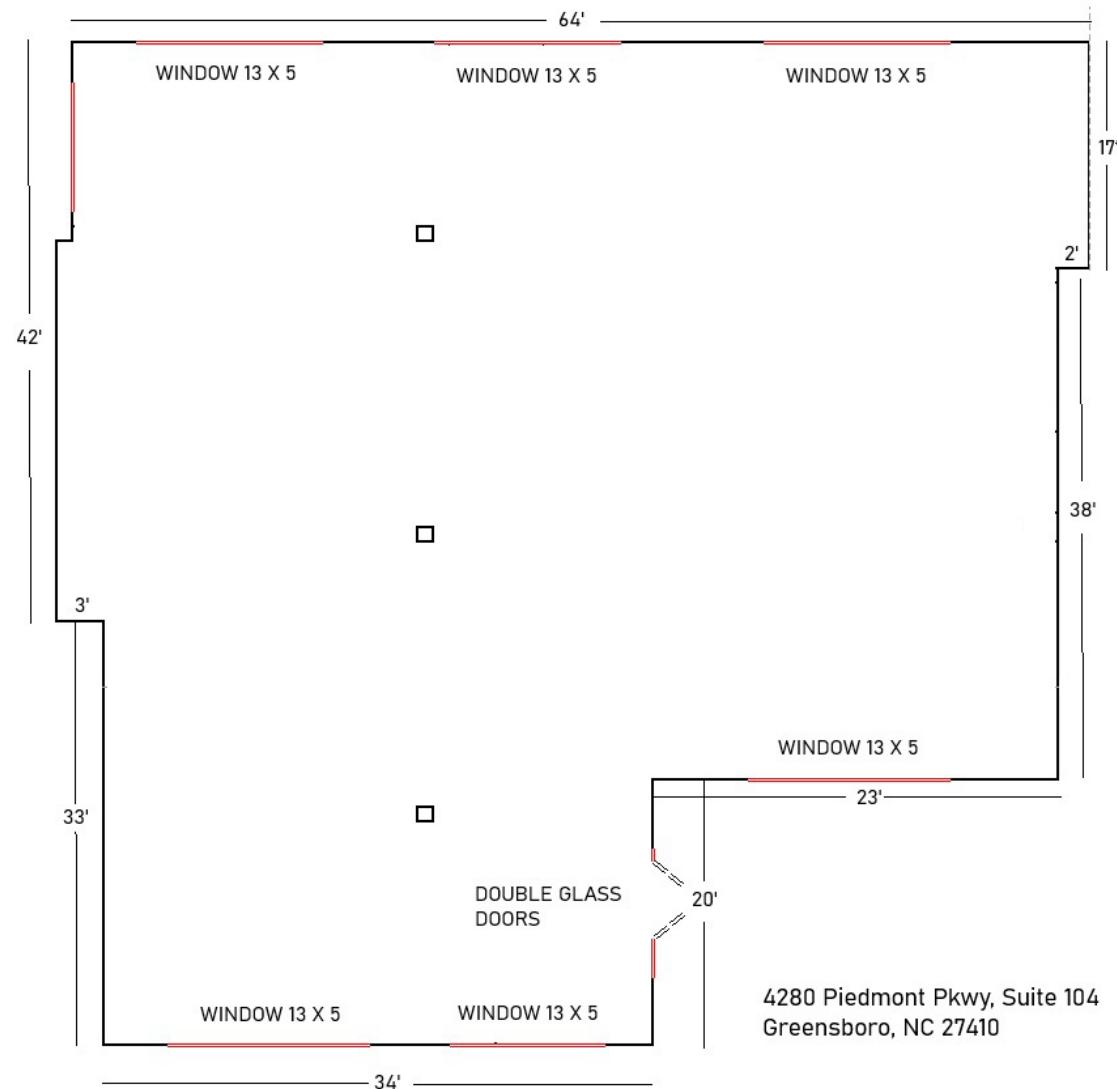
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SUITE 104



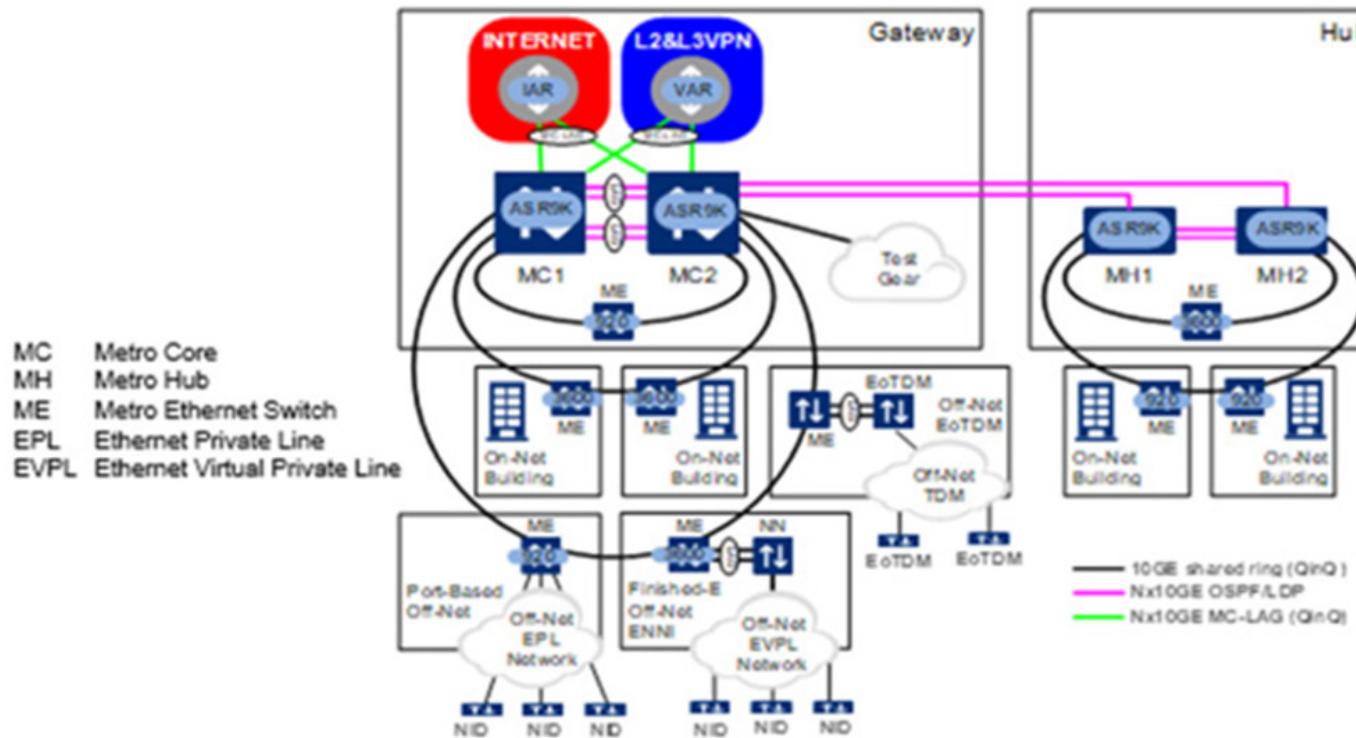
PROPERTY LOCATION



PREMIER INTERNET SERVICES

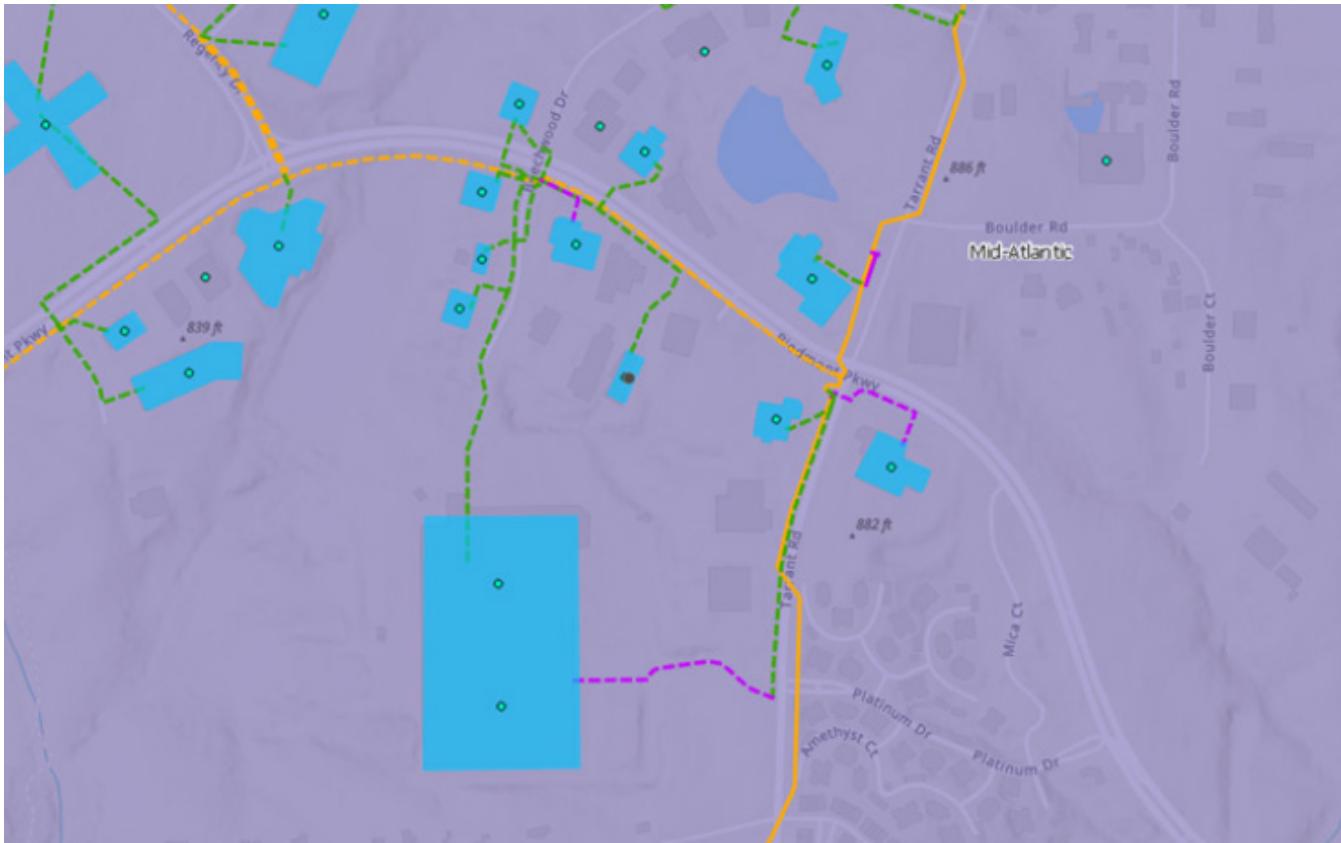
LUMEN has confirmed that our building at 4280 Piedmont Parkway is currently on-net with their Metro 2.0 architecture shown below with a Cisco ME3600 on premise, providing the Metro Ring Connectivity with the interface capabilities shown.

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 path for additional diversity. The image illustrates the tremendous amount of LUMEN fiber in the area to accommodate 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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