

OFFICE

2400 Freeman Mill Road
Greensboro, NC 27406



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
336-379-8771

Brian Burnham, Broker
bburnham@bipinc.com
P: 336-541-5522
C: 336-362-5612



Wes Vogel, Broker
wvogel@bipinc.com
P: 336-541-5520
C: 336-312-0168



HIGHLIGHTS

Class A brick and block construction by Samet Corporation built in 2003. An exquisite introduction to Greensboro from I-40 to Downtown via the Freeman Mill Road exit. If you are searching for an iconic building to make your mark on this town, this spot must be on your list to tour. The property offers beautiful landscaping, abundant, freshly surfaced parking (148 spaces), secure building and floor entry access, multi-floor patio access and terrific street-front signage. Located minutes from downtown.



PROPERTY FEATURES

- 37,000 +/- SF Class A Office, 3 floors
- Potential for smaller spaces available
- Security cameras, key fob entry
- Parking for 148 vehicles
- 2 elevators
- Built in 2003
- Signage
- 50 KW gas generator plus battery power option

SPACE DETAILS

- Floor 1 - 13,937 SF (19 offices, 60 cubes)
- Floor 2 - 12,613 SF (33 offices)
- Floor 3 - 10,532 SF (16 offices)
- Break Lounge/Kitchen: 1,935 SF
- Foyer Entrance: Suitable for Administration reception with desk
- Training Room: seats 29 comfortably

Rates: Call for Pricing (Full Service)



POPULATION



2 Mile	5 Miles	10 Miles
41,017	178,114	385,518

AVERAGE HH INCOME



2 Mile	5 Miles	10 Miles
\$50,529	\$65,289	\$75,065

TRAFFIC

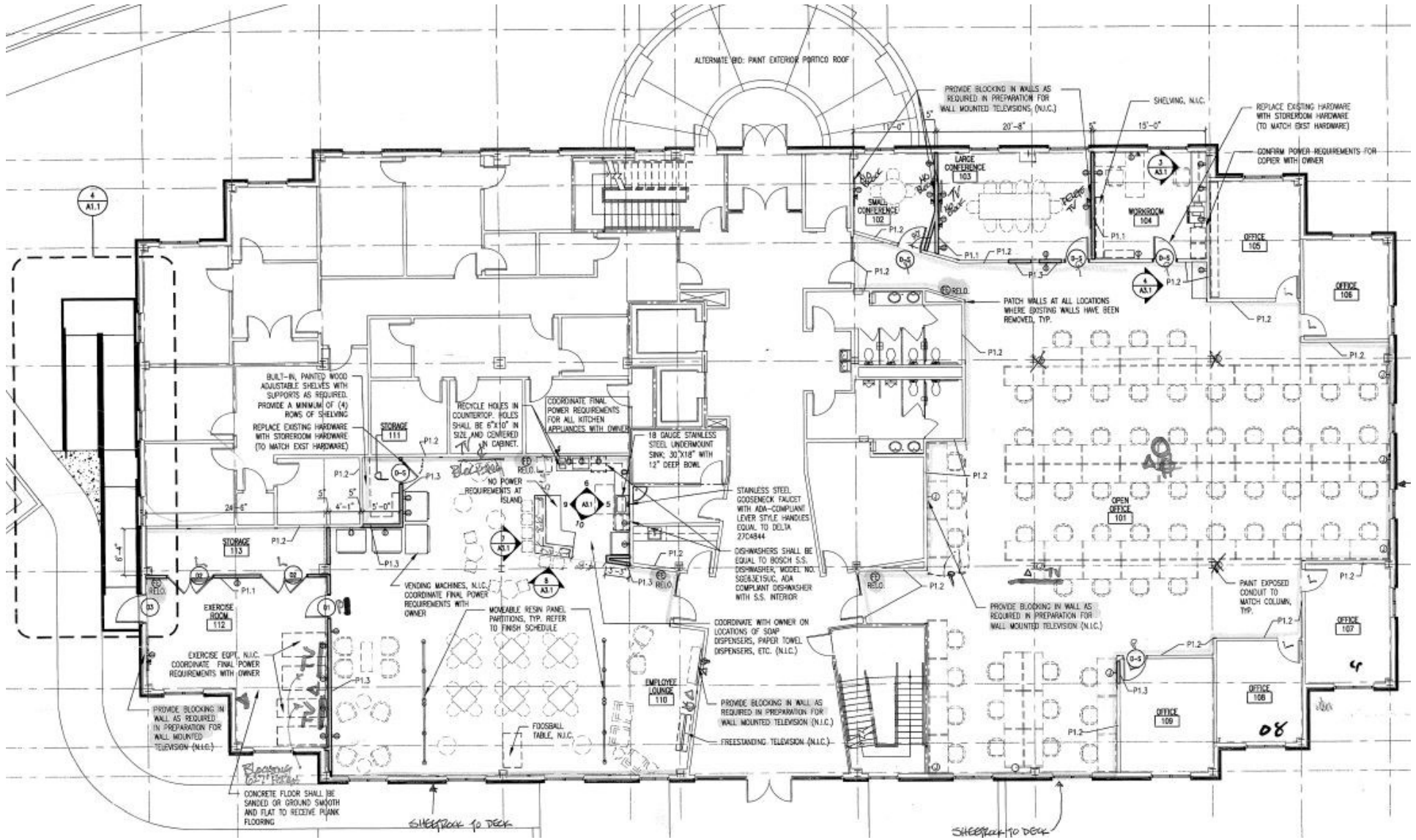


Freeman Mill Road & Willora Street
22,735 vehicles per day



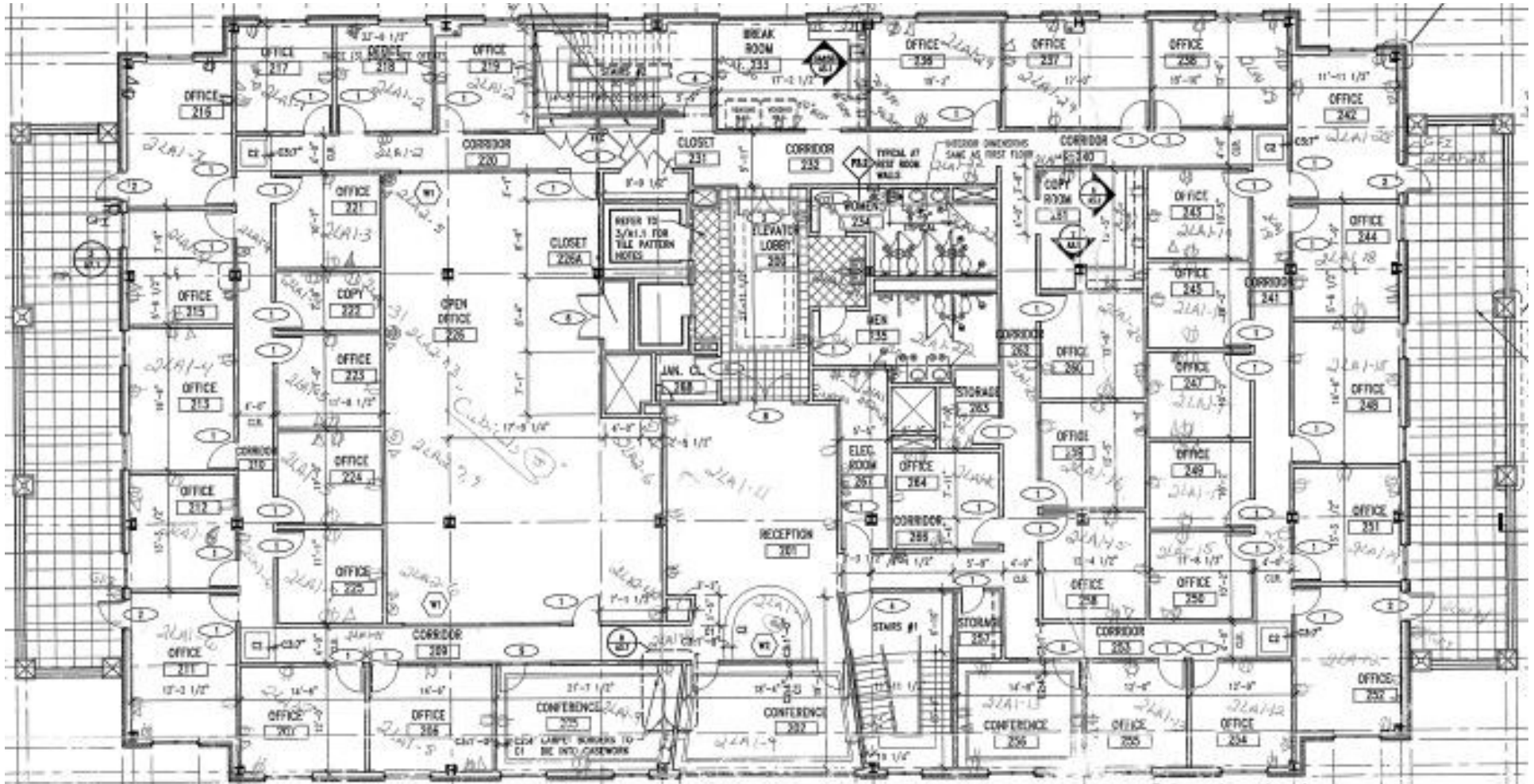
First Floor

13,937 SF - 19 Offices, 60 Cubes



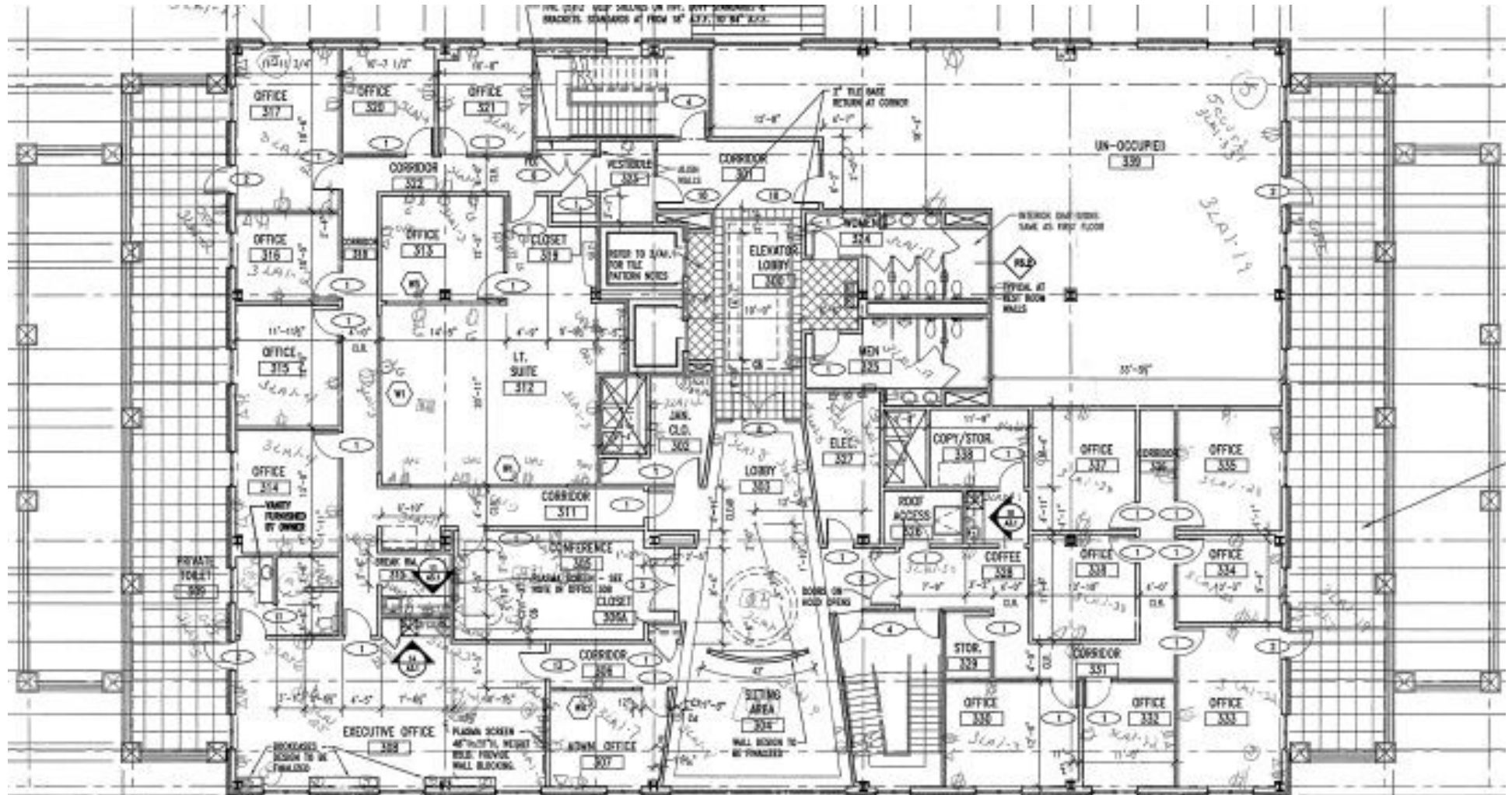
Second Floor

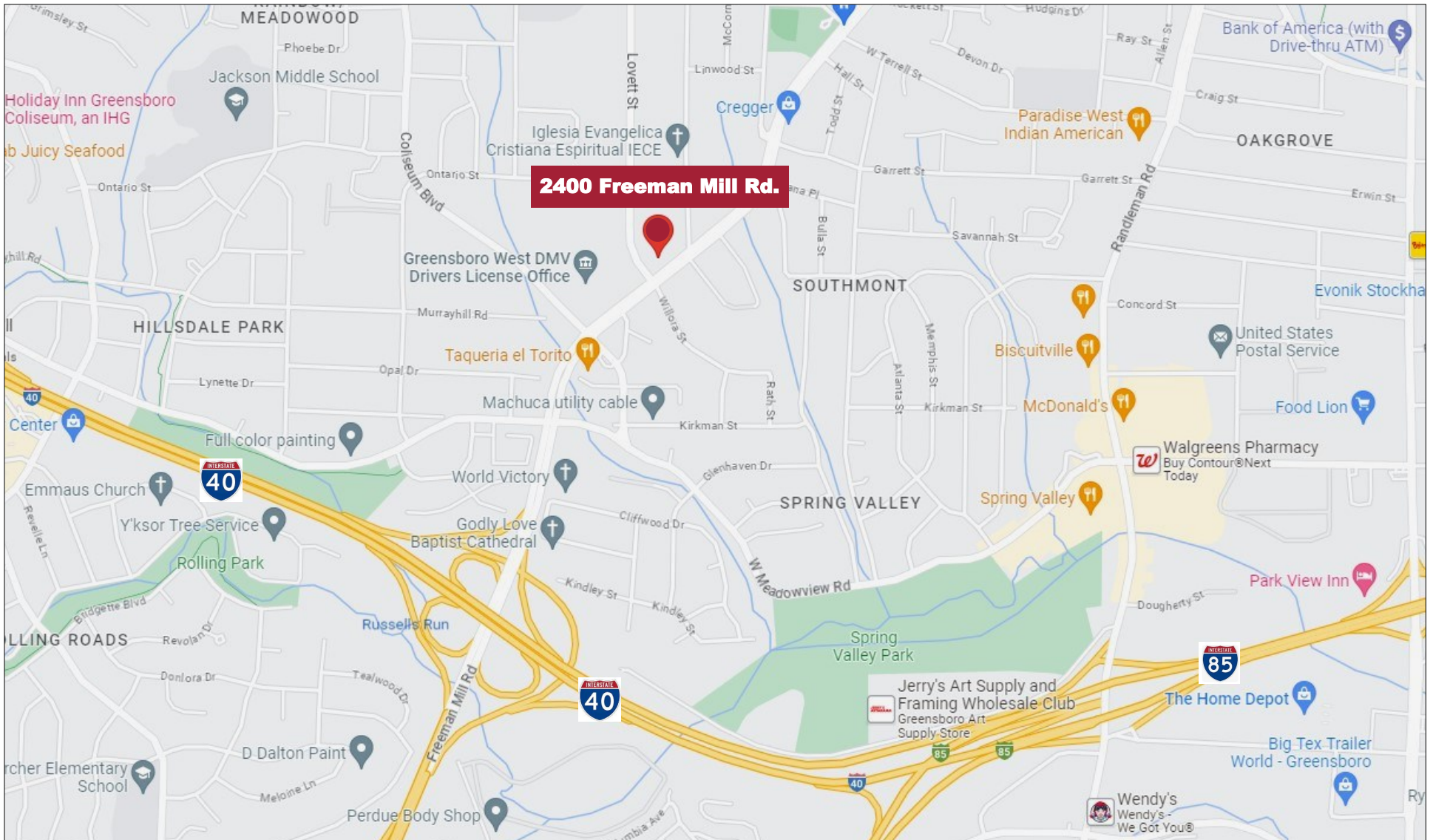
12,613 SF - 33 Offices



Third Floor

10,532 SF - 16 Offices





1007 Battleground Avenue, Suite 401, Greensboro NC 27408

The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.