

# THE FRIENDLY CENTER

Greensboro, NC 27410

MEDICAL SPACE FOR LEASE



CONTACT

Elaine Boyle

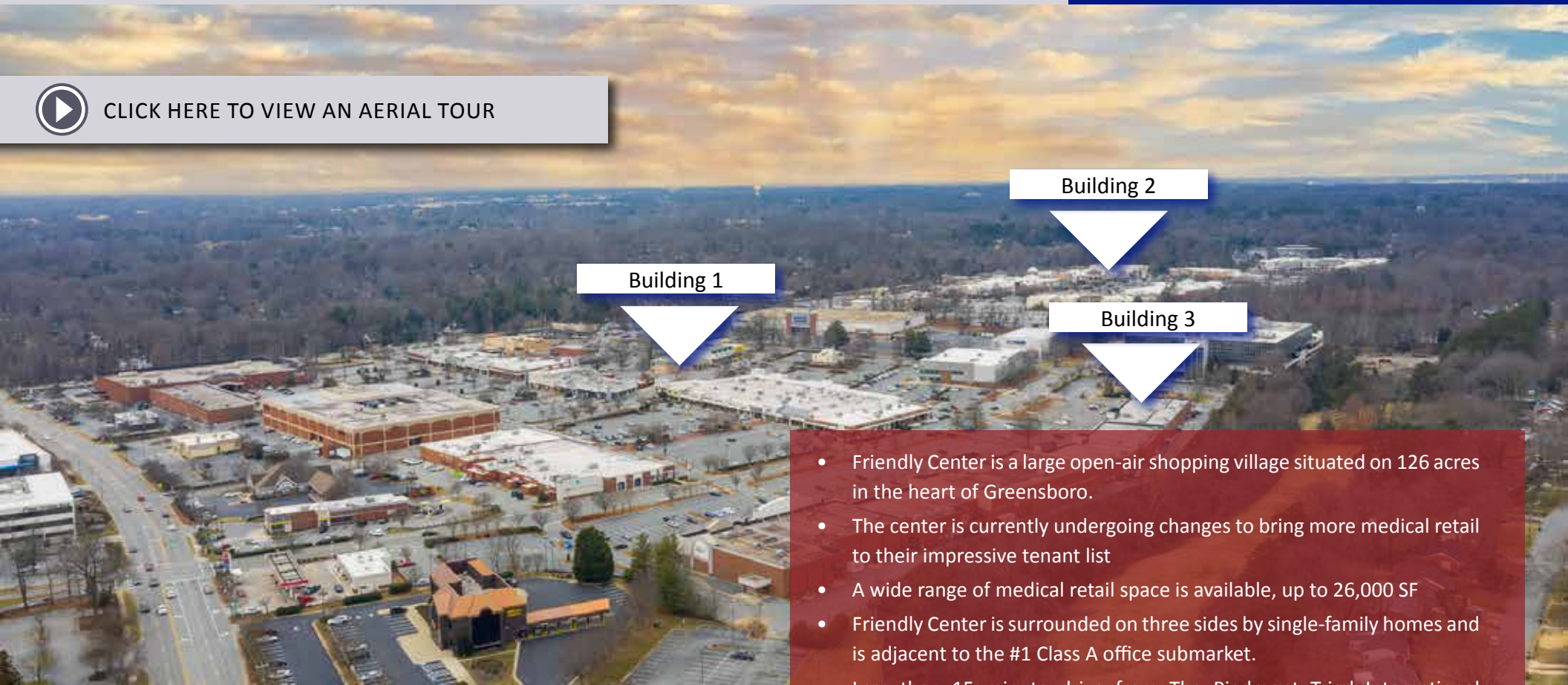
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## AVAILABILITY

Building 1	2711 Grandview Avenue, #130	± 4,717	<a href="#">GO TO SITE PAGE</a>
Building 1	3110 Friendly Center, #130 B	± 4,604	<a href="#">GO TO SITE PAGE</a>
Building 2	3334 W. Friendly Avenue, #4129	± 5,195	<a href="#">GO TO SITE PAGE</a>
Building 2	3334 W. Friendly Avenue, #34121	± 1,520	<a href="#">GO TO SITE PAGE</a>
Building 3	3116 Northline Avenue, #307	± 12,364	<a href="#">GO TO SITE PAGE</a>
Building 3	3116 Northline Avenue, #312	± 3,283	<a href="#">GO TO SITE PAGE</a>

- Friendly Center is a large open-air shopping village situated on 126 acres in the heart of Greensboro.
- The center is currently undergoing changes to bring more medical retail to their impressive tenant list
- A wide range of medical retail space is available, up to 26,000 SF
- Friendly Center is surrounded on three sides by single-family homes and is adjacent to the #1 Class A office submarket.
- Less than 15 minute drive from The Piedmont Triad International Airport, which serves nearly 900,000 passengers annually
- Friendly Center houses and is surrounded by numerous healthcare centers, hospitals and other medical providers.
- There are two universities located within three miles of the center which boast a combined enrollment of over 30,000 students.
- The center is home to a unique mix of local and national high-end retailers
- Ideal fit for medical tenants include: Dental, dermatology, PT, Ortho, Sports medicine, ENT, allergist, acupuncture, allergists, urgent cares and primary cares



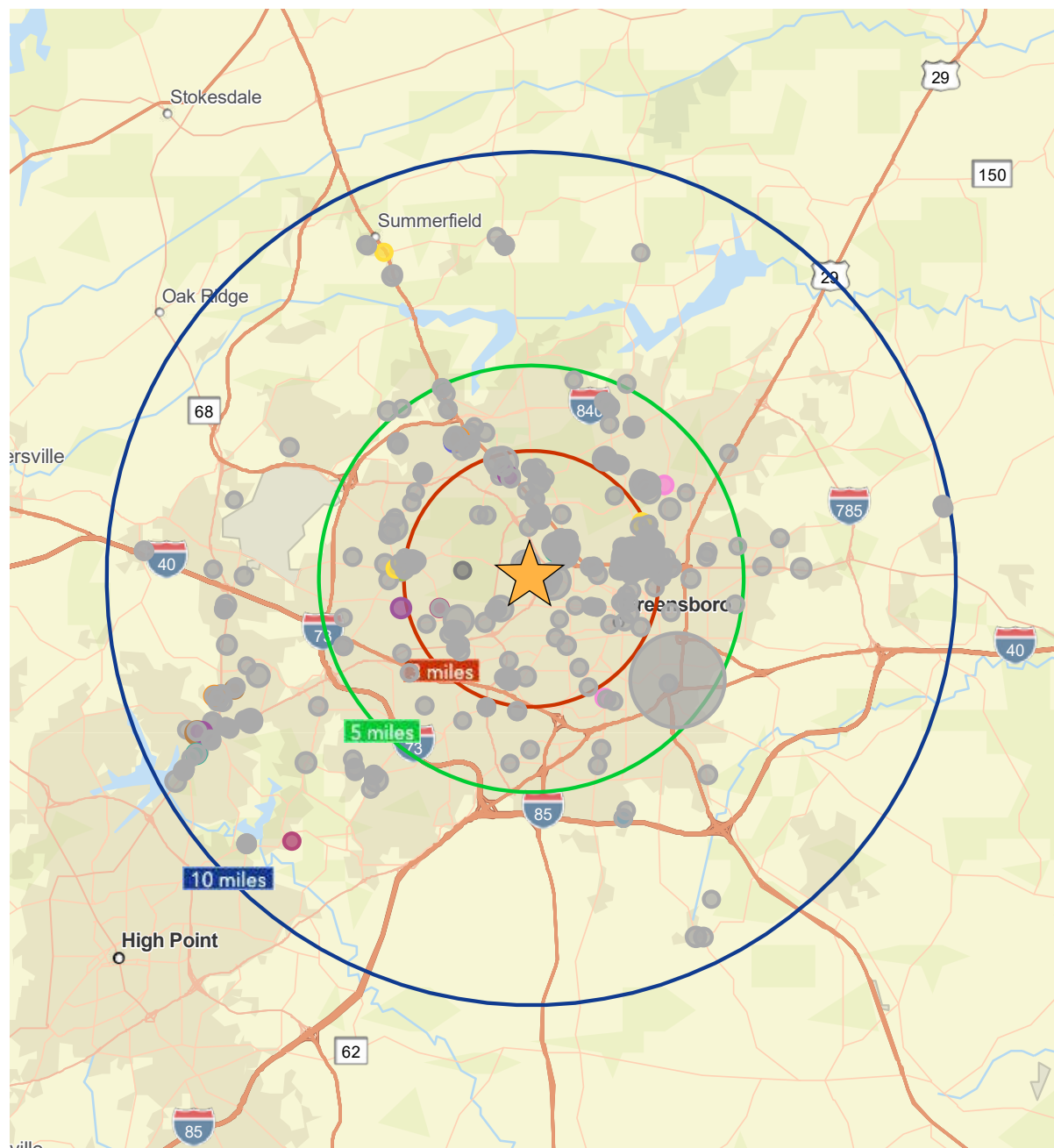


1. Cone Health Wesley Long Hospital
2. Instride Foot & Anke Specialists
3. Travis A. Bell, DDS
4. Mohorn Oral Surgery & Implant Center
5. Cone Health Behavioral Health Hospital
6. LeBaur Gastroenterology
7. Dermatology Specialists of Greensboro

7. Greensboro Pediatricians
7. Greensboro OB/GYN Associates
8. Guilford Adult Care
8. Journeys Counseling Center
9. OneBlood
10. Breast Impressions Plastic Surgery
11. Kraska Center for Cosmetic & General Dentistry

12. Fox Eye Care Group
12. Lenscrafter
13. Animal Clinic of Friendly Center
14. EmergeOrtho Triad Region
15. Cone Health Medical Group HeartCare
16. MyEyeDr.
17. The Joint Chiropractic





## TOP PERFORMING MEDICAL FACILITIES (Within 10 Miles)\*

MEDICAL CENTER NAME	DISTANCE
Kindred Hospital Greensboro	5.5 Miles
Select Specialty Hosp Greensboro	3.6 Miles
Cone Health Behavioral Health	1.1 Mile
Carolina Eye Association	3.4 Miles
Le Bauer Heartcare Church Street	3.9 Miles
Urgent Medical & Family Care	2.7 Miles
Central Carolina Surgery	3.6 Miles
Carolina Neurosurgery & Spine	3.9 Miles
Greensboro Orthopaedics	0.2 Miles
Eagle Walk-in Clinic At New Garden Road	4.1 Miles
Greensboro Medical Association	1.9 Miles
Southeastern Orthopaedic	3.9 Miles
Greensboro Radiology	3.5 Miles
Carolina Pediatrics of the Triad	4.7 Miles
Eagle Physicians & Triad	1.5 Miles
Greensboro Kidney Center	4.4 Miles
Guilford Neurologic Assoc Inc	4.2 Miles
Eagle Physicians & Assoc	3.1 Miles
Bethany at Battleground	3.5 Miles
Bethany Medical Center	9.7 Miles

\*List ranked by annual sales volume



Artistic mockup of potential medical office



Original Photo



**SF**  
± 4,717



**BASE RENT**  
Contact Broker



**YEAR BUILT**  
1969

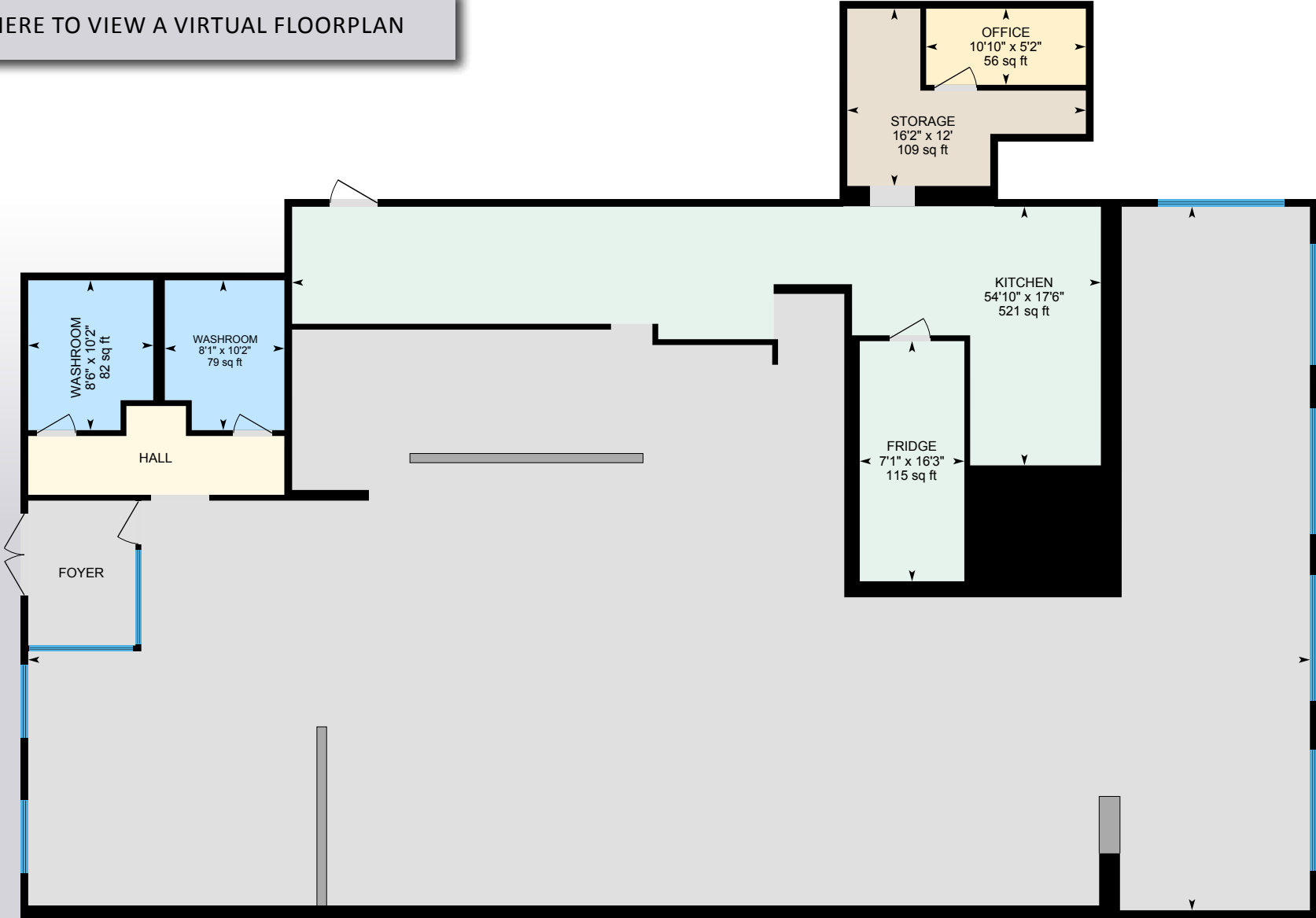
## PROPERTY SUMMARY

- Former Newk's Eatery
- Upper level with parking lot and one story access
- Centrally located within Friendly Center
- Current build-out includes refrigeration unit





CLICK HERE TO VIEW A VIRTUAL FLOORPLAN







**SF**  
± 4,604



**BASE RENT**  
Contact Broker

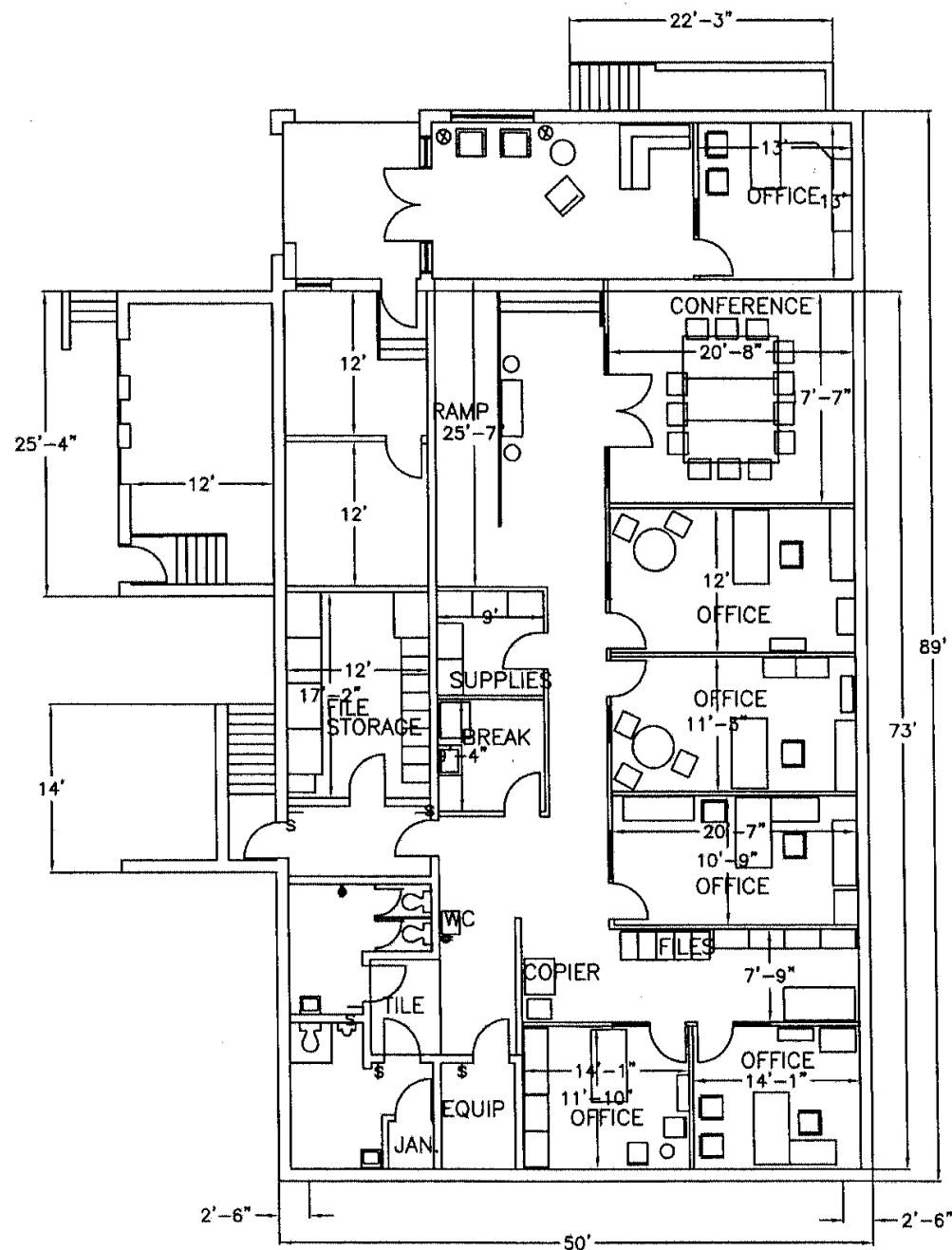


**YEAR BUILT**  
1969

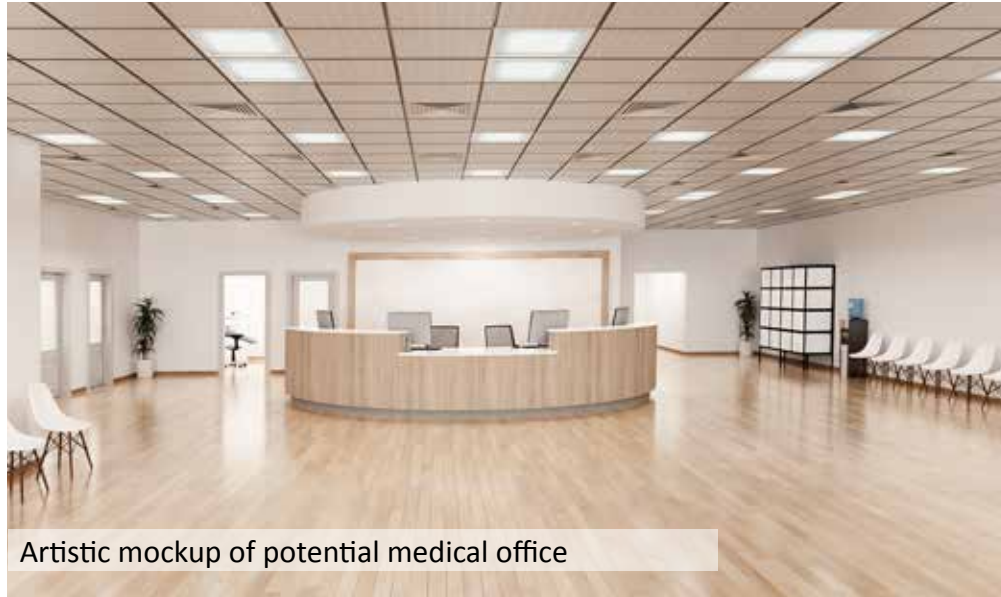
## PROPERTY SUMMARY

- Former property management office
- Lower level with parking lot and one story access
- Layout includes 6 offices, conference room, break room & storage
- Additional office space of current security office can also be negotiated in lease terms

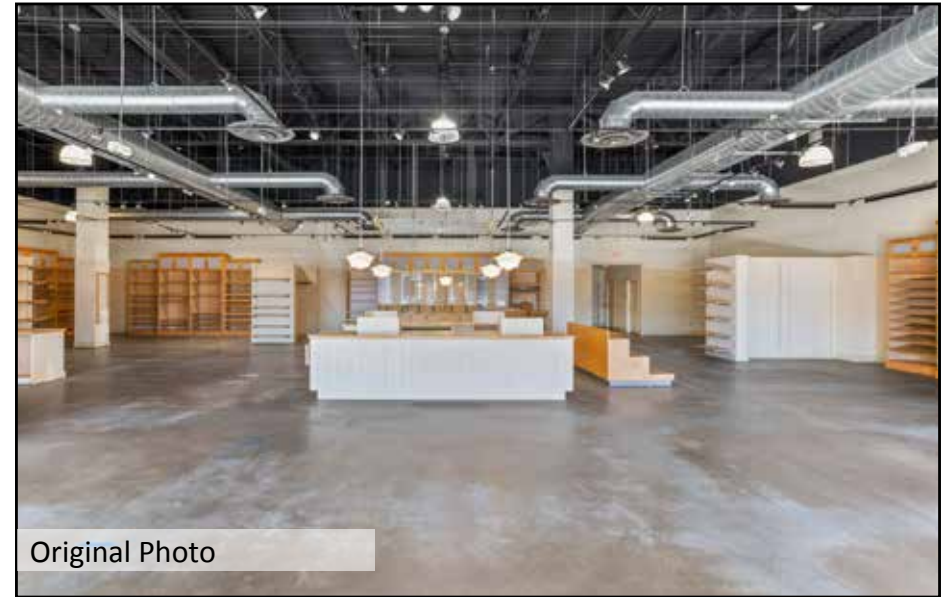








Artistic mockup of potential medical office



Original Photo



**SF**  
± 5,195



**BASE RENT**  
Contact Broker



**YEAR BUILT**  
2006

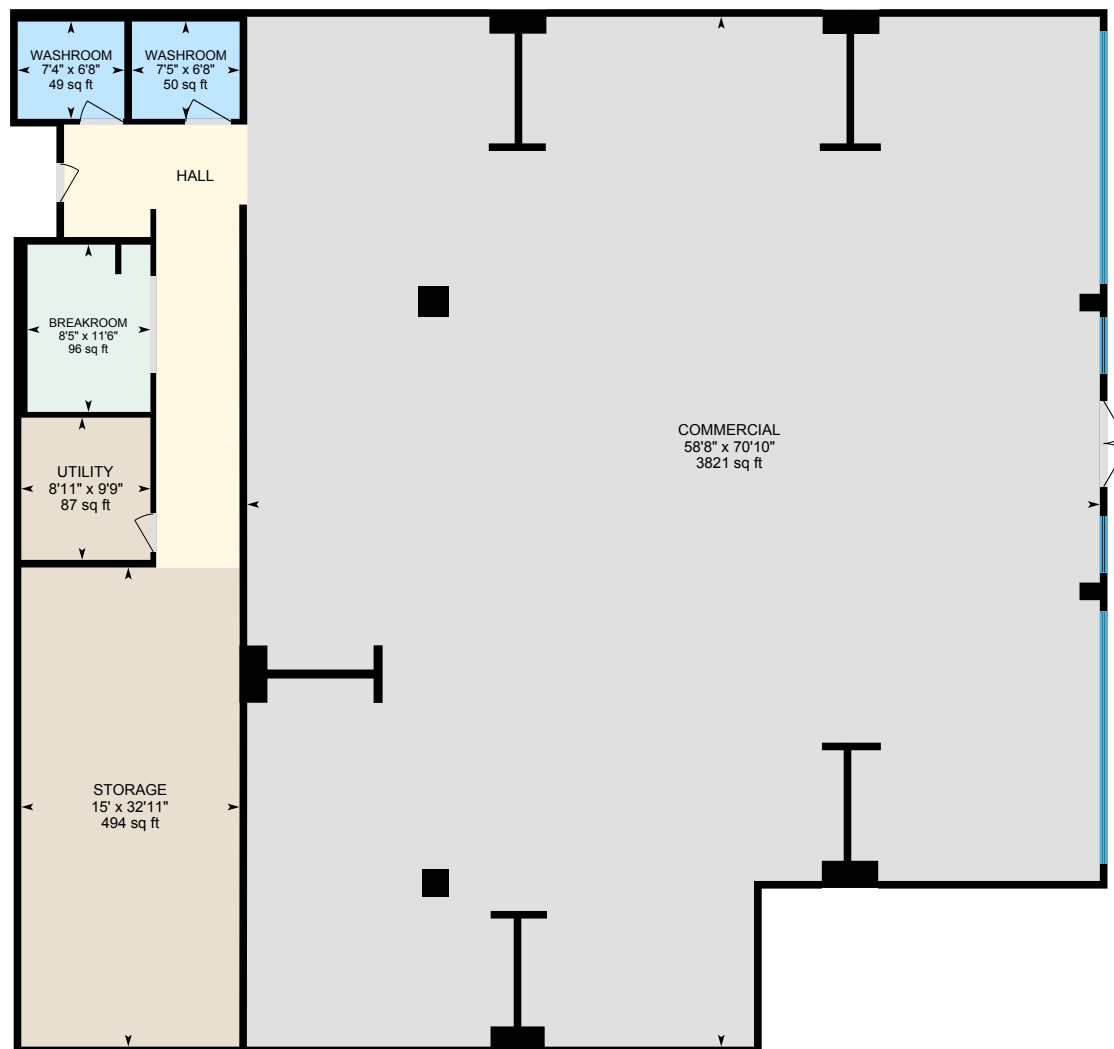
## PROPERTY SUMMARY

- Former Sur La Table
- Open floorplan provides great opportunity to customize
- Space is currently plumbed for kitchen area
- Great visibility from the highly trafficked W. Friendly Avenue





CLICK HERE TO VIEW A VIRTUAL FLOORPLAN







**SF**  
± 1,520



**BASE RENT**  
Contact Broker



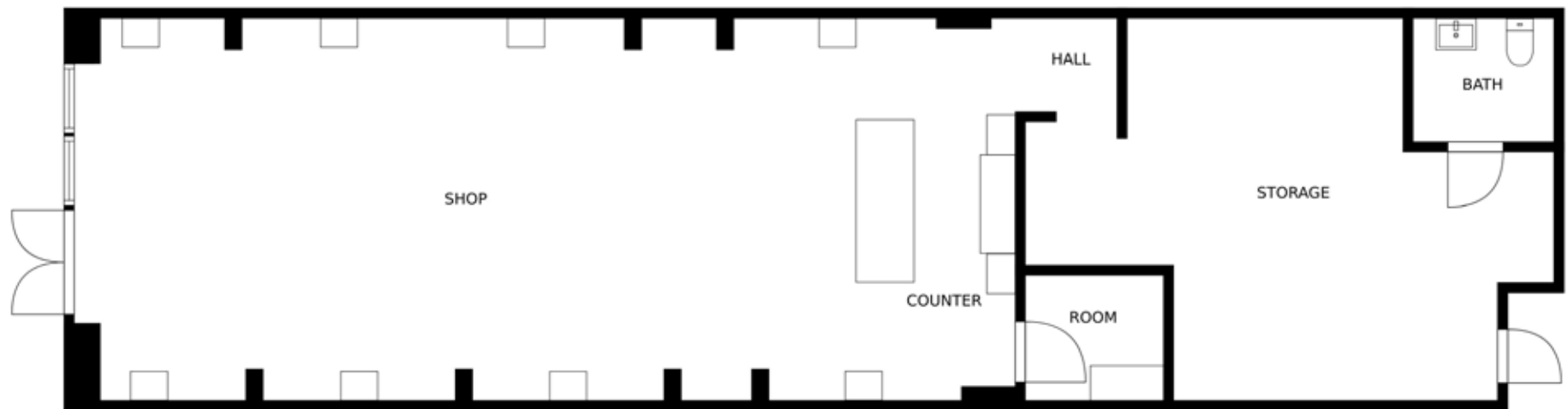
**YEAR BUILT**  
2006



## PROPERTY SUMMARY

- Former Johnston and Murphy
- Open floorplan
- Great visibility from the highly trafficked W. Friendly Avenue
- Excellent parking









**SF**  
12,364



**BASE RENT**  
Contact Broker



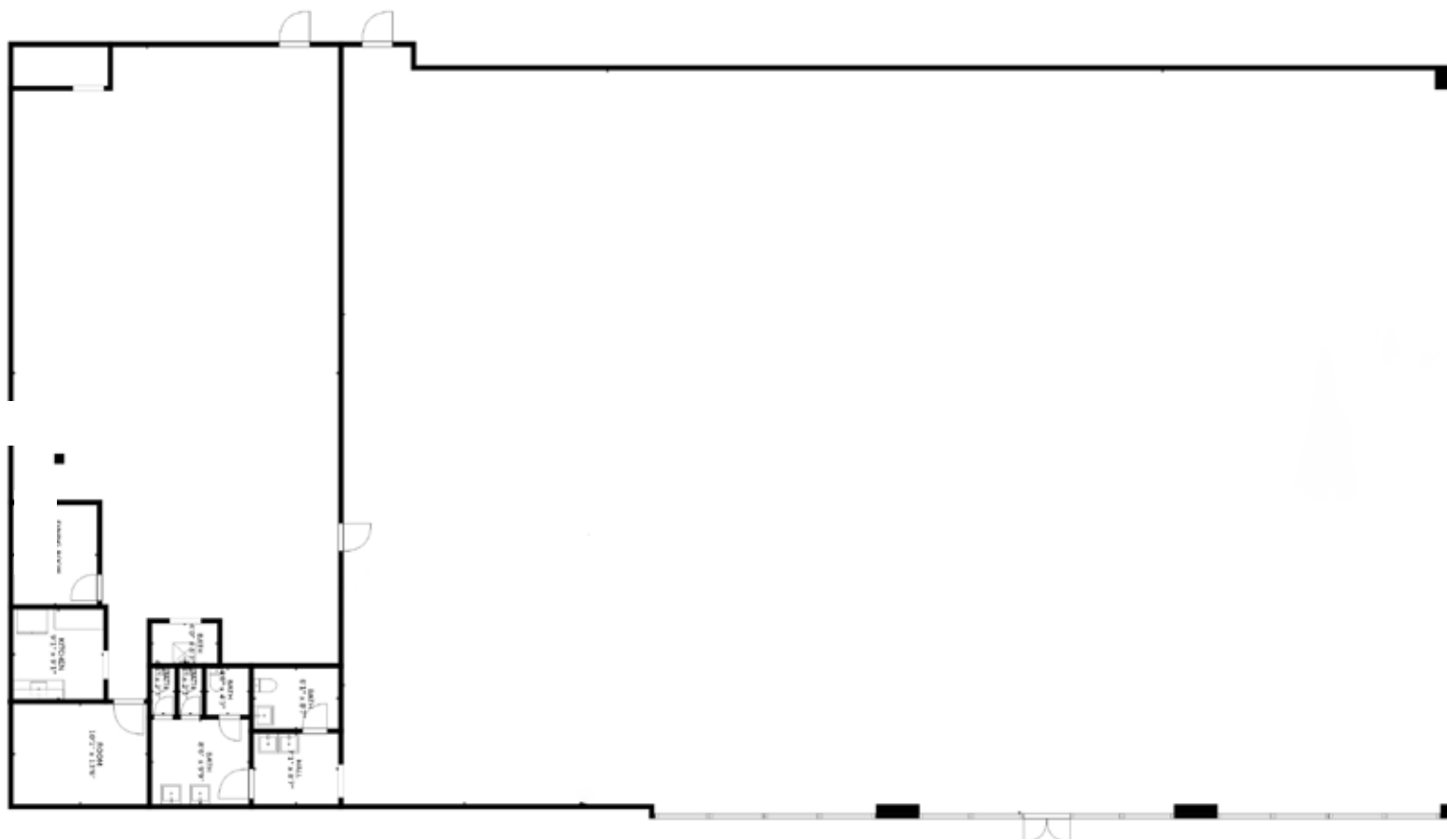
**YEAR BUILT**  
1995

## PROPERTY SUMMARY

- Former PierOne Imports (Temporary home to Schiffman's during a remodel of their permanent space)
- Open floorplan to allow for customized upfit
- Adjoining units can be negotiated to allow space up to  $\pm 26,000$  SF
- Ample parking
- Easy access from Green Valley Road



The building located at 3116 Northline Avenue presents the unique opportunity to lease space from  $\pm 1,500$  SF to  $\pm 26,000$  SF. The highlighted space shows the full 26,000 SF that can be negotiated. Excellent opportunity for Wellness Campus or large medical practice.







**SF**  
3,283



**BASE RENT**  
Contact Broker



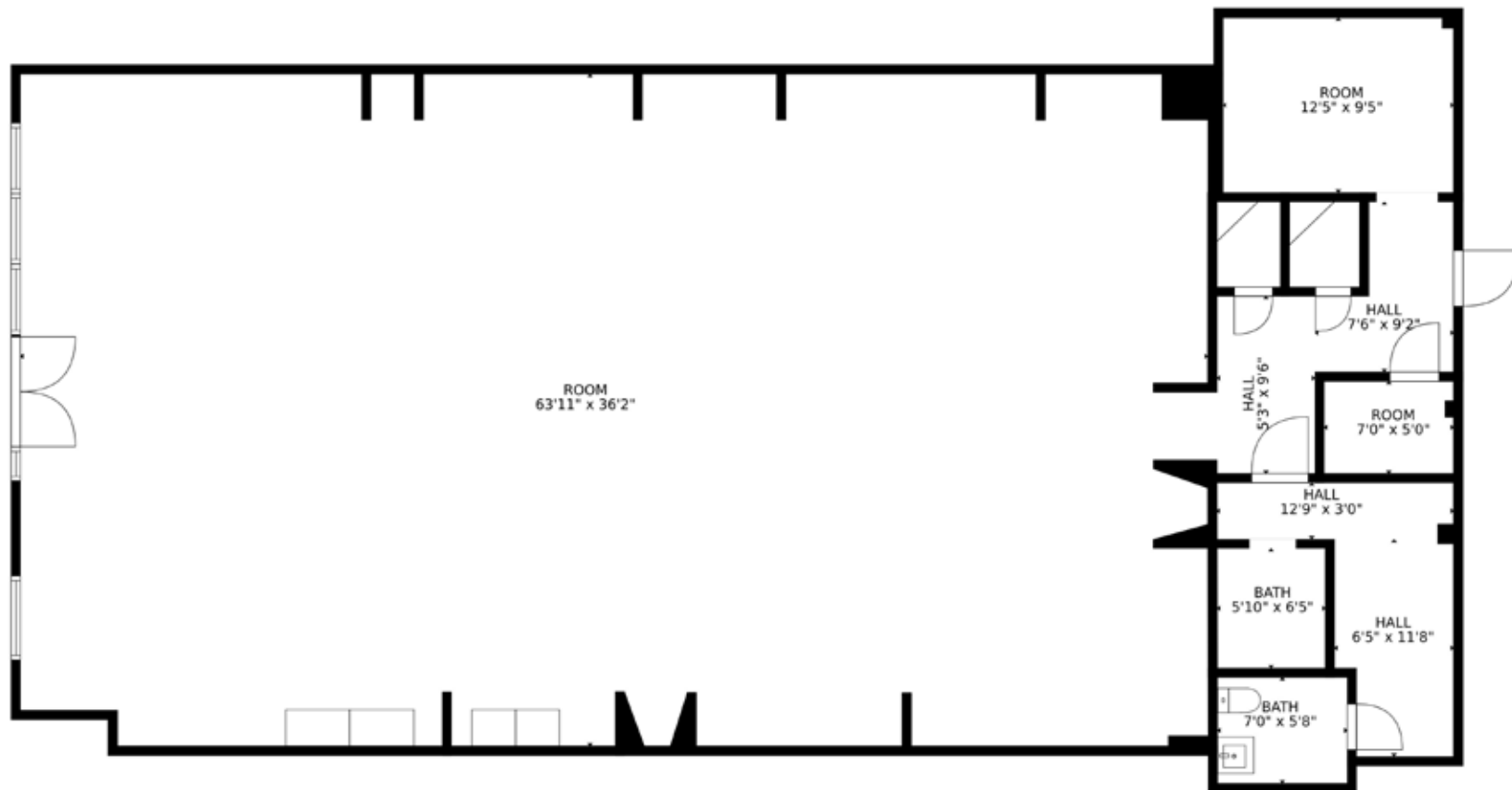
**YEAR BUILT**  
1995

## PROPERTY SUMMARY

- Former Jos. A Bank
- Adjoining units can be negotiated to allow space up to  $\pm$  26,000 SF
- Ample parking
- Easy access from Green Valley Road



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## CONTACTS

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## ABOUT FLAGSHIP HEALTHCARE PROPERTIES, LLC

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