

Office/Flex | For Lease

GRIFFIN  
PARTNERS

CBRE

# West Friendly Business Park

Greensboro, NC 27410

8 Buildings Business Park | 129,519 SF | Office & Flex Space for Lease



## Contact Us

**Sam Elliott**  
Associate  
+1 336 478 4404  
sam.elliott@cbre.com

**Jackson Williams**  
Associate  
+1 336 714 0384  
jackson.williams@cbre.com

**Sam Haus**  
Vice President  
+1 336 714 0387  
sam.haus@cbre.com


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


# West Friendly Business Park

## Availability


### Property Overview


- Class A Flex/Warehouse Park includes eight buildings
- Building construction consists of precast concrete walls and glass façade
- Dock high and drive-in doors throughout
- Individual suite entrances and storefront glass
- Ceiling heights range from 12' – 22'
- Close proximity to banks, restaurants & shopping
- Located near the corner of W. Market Street & Friendly Avenue
- Easy access to I-40, I-73, Greensboro Urban Loop (I-840) & PTI Airport
- New ownership with active improvements underway


1		Address	7341 W Friendly Ave
		Building SF	20,982 SF
		Available SF	Fully Leased

2		Address	7343 W Friendly Ave
		Building SF	13,370 SF
		Available SF	Suite K: 1,230 SF


3		Address	7345 W Friendly Ave
		Building SF	12,294 SF
		Available SF	Suite B: 1,230 SF Suite C: 1,230 SF Suite D: 1,230 SF Suite E: 1,230 SF

4		Address	7347 W Friendly Ave
		Building SF	17,978 SF
		Available SF	Fully Leased

5		Address	7349 W Friendly Ave
		Building SF	9,840 SF
		Available SF	Suite B: 1,230 SF Suite C: 1,230 SF

6		Address	7351 W Friendly Ave
		Building SF	19,259 SF
		Available SF	Fully Leased

7		Address	7353 W Friendly Ave
		Building SF	22,500 SF
		Available SF	Fully Leased

8		Address	7355 W Friendly Ave
		Building SF	13,296 SF
		Available SF	Fully Leased



# Photo Gallery





# West Friendly Amenities



INDIVIDUAL SUITE ENTRANCES AND STOREFRONT GLASS



24 DOCK DOORS



39 DRIVE IN DOORS



12' - 16' - 22' CEILING HEIGHTS



PRECAST CONCRETE AND GLASS FACADE



12.36+/- TOTAL ACREAGE



8,350 SF  
AVG TENANT SUITE SIZE  
IN BUILDINGS 7351 & 7353  
(TRADITIONAL FLEX)

2,115 SF  
AVG TENANT SUITE SIZE IN REMAINDER  
OF PARK (MICRO BAY)

DIVERSITY IN PRODUCT TYPE



# Location Map

## Prime Location near Piedmont Triad International Airport



## Contact Us

### Sam Elliott

Associate

+1 336 478 4404

sam.elliott@cbre.com

### Jackson Williams

Associate

+1 336 714 0384

jackson.williams@cbre.com

### Sam Haus

Vice President

+1 336 714 0387

sam.haus@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.