

Triad Center

4161 Piedmont Parkway | Greensboro, NC 27409

www.cbre.com/triad

Class A Office Building with High Parking Ratios | 380,000 SF



Building Overview

Three-story Class A office building located in the heart of the Greensboro Airport submarket.

- + **Available Space:** 15,000 to 29,652± RSF
- + **Parking Ratio:** 5.5 spaces per 1,000 SF
- + State-of-the-art technology infrastructure
- + Located near intersection of I-40 & Highway 68
- + Easy access to PTI Airport
- + Opportunity to join Bank of America, Central Square, and Ennis Flint
- + Amenities include: on-site food service, fitness center, and common meeting space



Triad Center

4161 Piedmont Pkwy | Greensboro, NC 27409

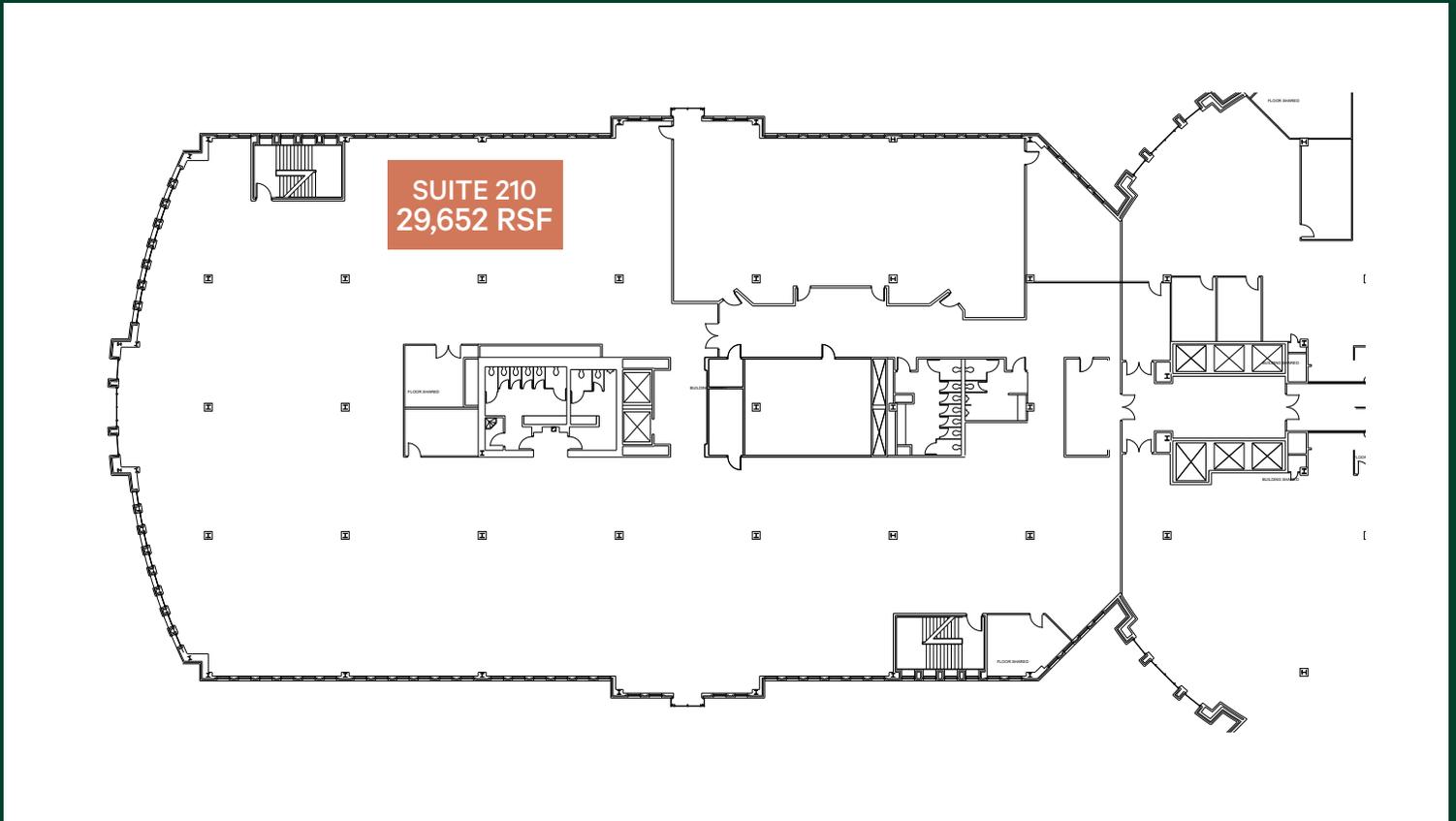
For Lease

Building Overview

- + Functional floorplates of 31,000± RSF with raised floor to facilitate systems furniture flexibility
- + Robust infrastructure with cooling and electrical capacity
- + Building is served by backup generator that runs the entire building for mission critical redundancy
- + Above standard parking ratios
- + Developed for and currently occupied by Bank of America
- + Space is in shell condition



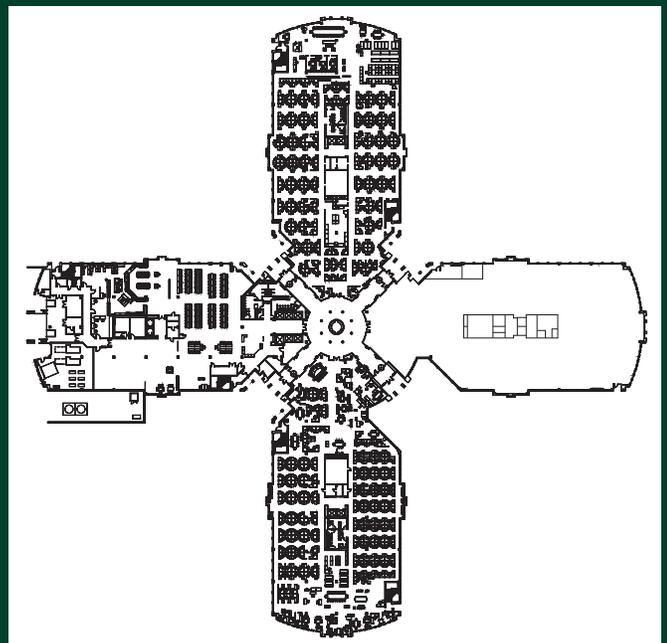
Floor Plan | Second Floor



Building Overview

- + Total Building SF: 380,000± SF
- + Available SF:
 - Suite 210: 29,652± RSF
- + Floor Plates: 31,000± RSF per Floor

Building Footprint



Triad Center

4161 Piedmont Pkwy | Greensboro, NC 27409

For Lease



Contact Us

Greg Wilson

Executive Vice President

+1 336 331 9399

greg.wilson@cbre.com

© 2026 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.