



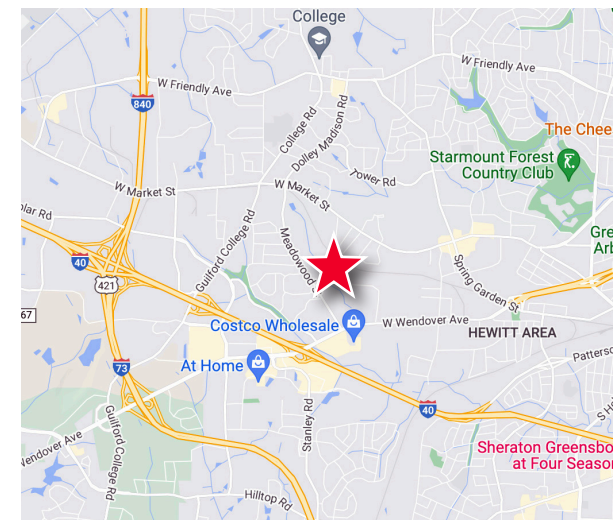
Property Highlights

- **Call for lease rate**
- **+/- 2,600 SF Flex Building**
- Stand-alone, single-tenant flex building great for a local business
- Masonry construction
- Ample parking
- Layout includes reception area, break room and private offices
- Professionally managed
- Outstanding location off Wendover Ave with great proximity to I-40
- Electrical serviced by Duke Energy
- Piedmont Natural Gas
- City of Greensboro Water/Sewer

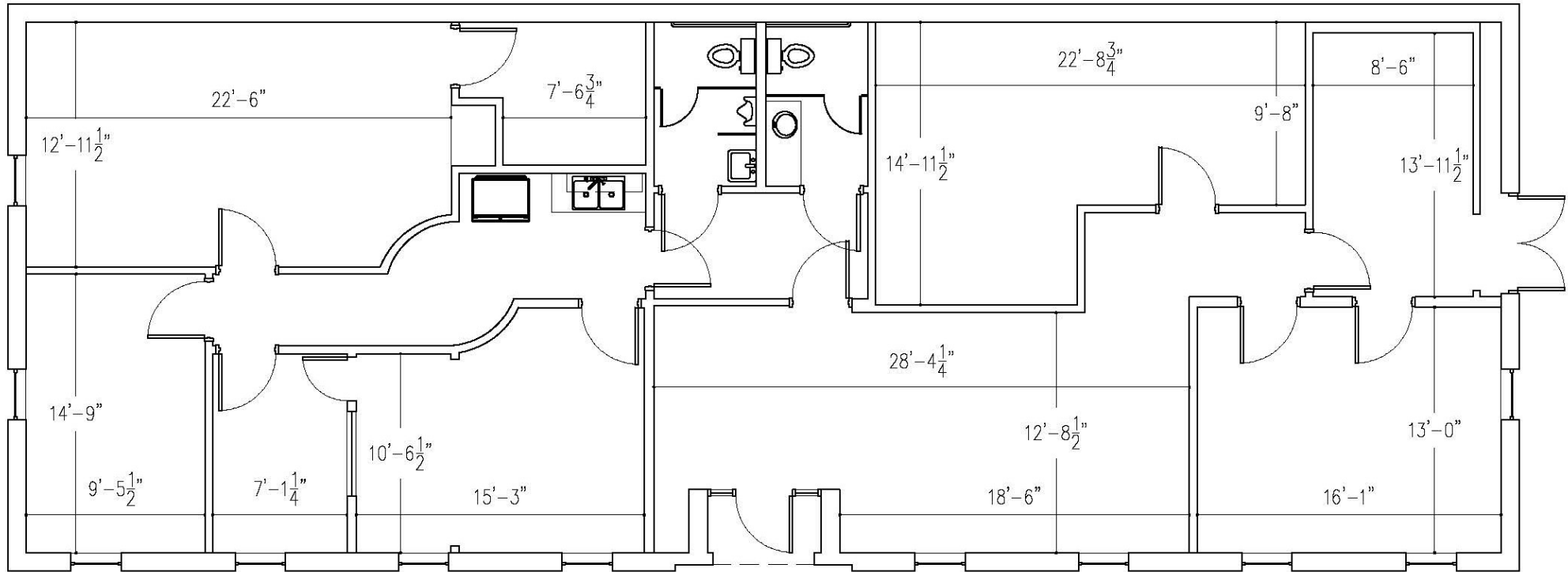
Jason Ofsanko
Executive Director
+1 336 812 3300
jason.ofsanko@cushwake.com

Jordan Mitchell
Senior Director
+1 336 201 0495
jordan.mitchell@cushwake.com

William Mann
Beacon Partners
+1 704 926 1407
william@beacondevelopment.com



FLOOR PLAN



Jason Ofsanko
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+1 336 812 3300
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628 Green Valley Road, Suite 202
Greensboro, NC 27408 | USA
Main +1 336 668 9999
Fax +1 336 668 0888
cushmanwakefield.com