



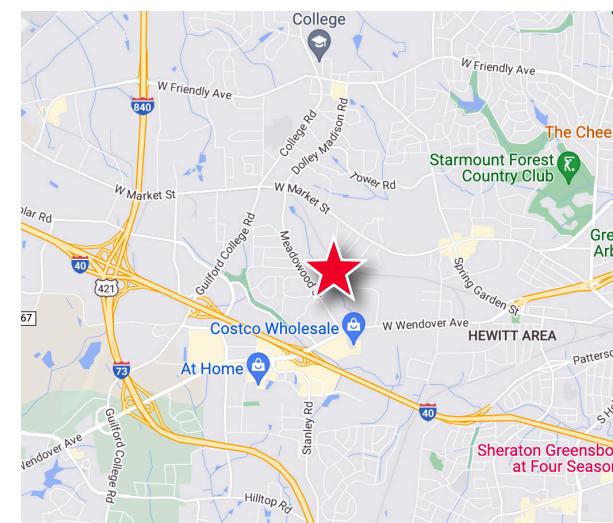
## Property Highlights

- **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

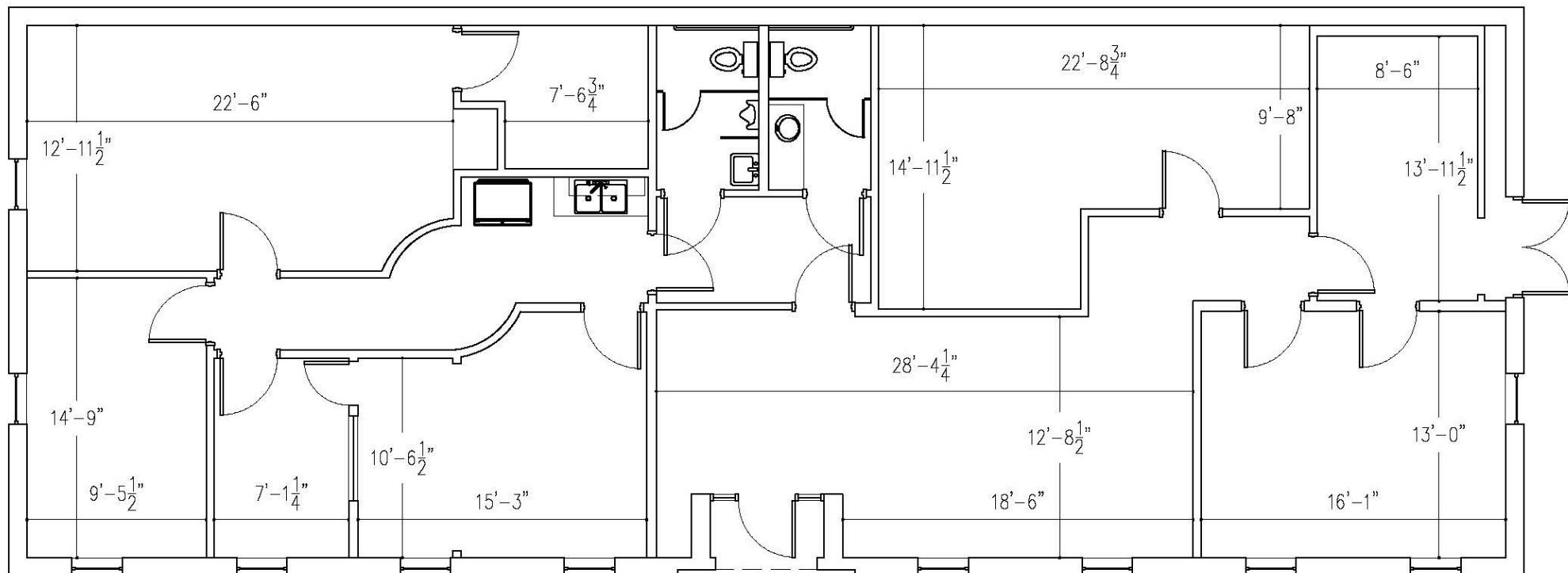
**Jason Ofsanko**  
Executive Director  
+1 336 812 3300  
jason.ofsanko@cushwake.com

**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**  
Executive Director  
+1 336 812 3300  
[jason.ofsanko@cushwake.com](mailto:jason.ofsanko@cushwake.com)

**Jordan Mitchell**  
Senior Director  
+1 336 201 0495  
[jordan.mitchell@cushwake.com](mailto:jordan.mitchell@cushwake.com)

**William Mann**  
Beacon Partners  
+1 704 926 1407  
[william@beacondevelopment.com](mailto:william@beacondevelopment.com)

628 Green Valley Road, Suite 202  
Greensboro, NC 27408 | USA  
Main +1 336 668 9999  
Fax +1 336 668 0888  
[cushmanwakefield.com](http://cushmanwakefield.com)