

OFFICE FOR SUBLEASE  
101 CENTREPORT DRIVE  
GREENSBORO, NC 27409

**NAI**TRI PROPERTIES



# PROPERTY OVERVIEW

Conveniently located just minutes from Piedmont Triad International Airport, next to I-40 and NC 68 in Greensboro, 101 Centreport is fully amenitized and ready for immediate occupancy.

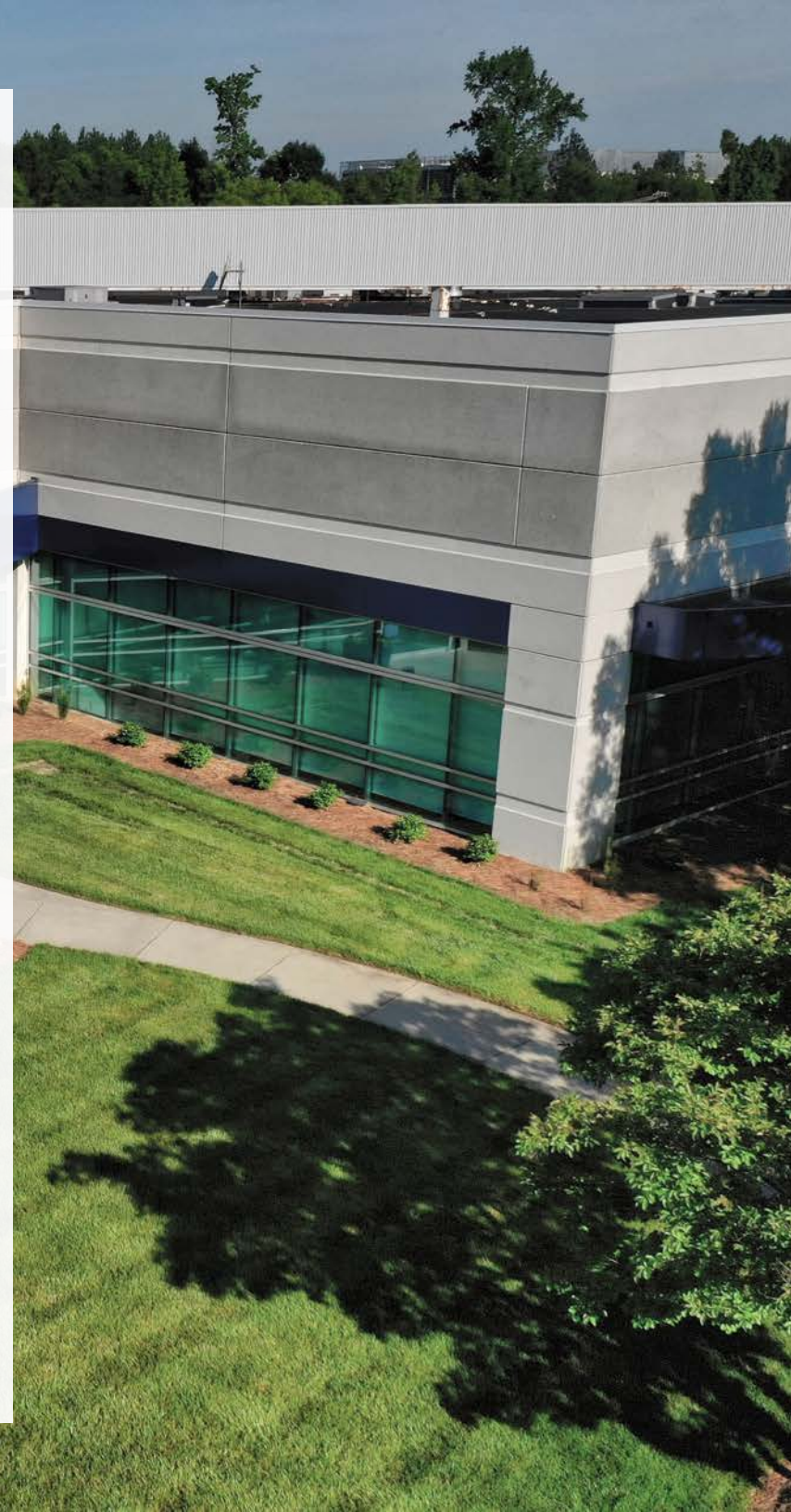
ADDRESS	101 Centreport Dr, Greensboro, NC 27409
BUILDING SIZE	Approximately 81,383 RSF
PROPERTY NAME	Centreport Three
AVAILABLE SPACE	Suite 340: 7,700 RSF
RENTAL RATE	\$21.00/SF, Full Service
LEASE EXPIRATION	August 31, 2027
PARKING RATIO	3.99:1,000 SF
HIGHLIGHTS	<ul style="list-style-type: none"><li>• Fully updated in 2024 with new paint and carpet throughout</li><li>• Open space with 25 workstations, 9 private offices, 1 large and 2 small conference rooms, and break area with coffee bar</li><li>• Quick access to major highways I-40/US 421, I-73, NC 68 and more</li><li>• Fitness Center and shared conference spaces</li><li>• Ample parking</li></ul>

## CONTACT

RYAN GAYLORD, CCIM, SIOR | 919.491.8722 | [rgaylord@triprop.com](mailto:rgaylord@triprop.com)

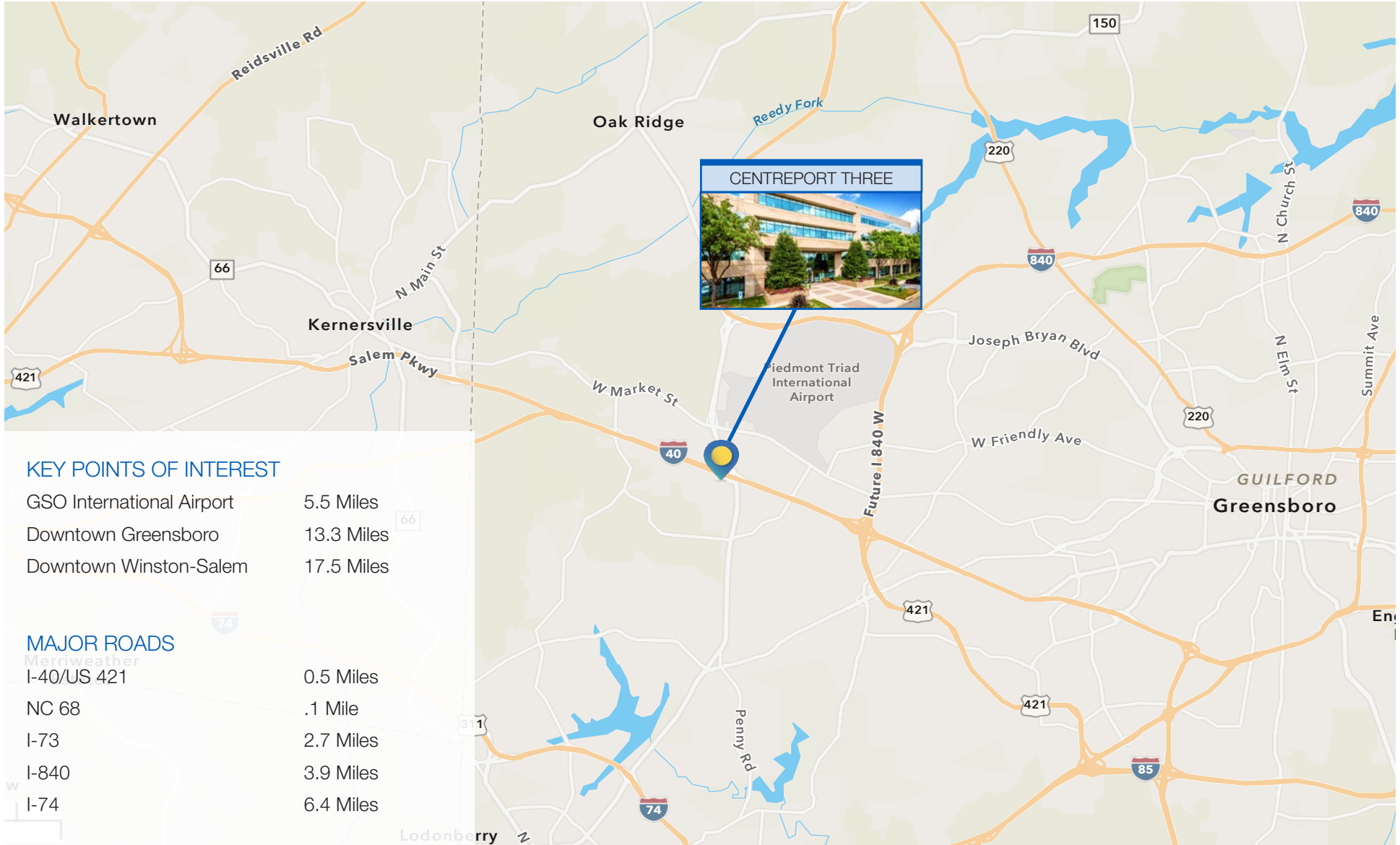
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# REGION MAP



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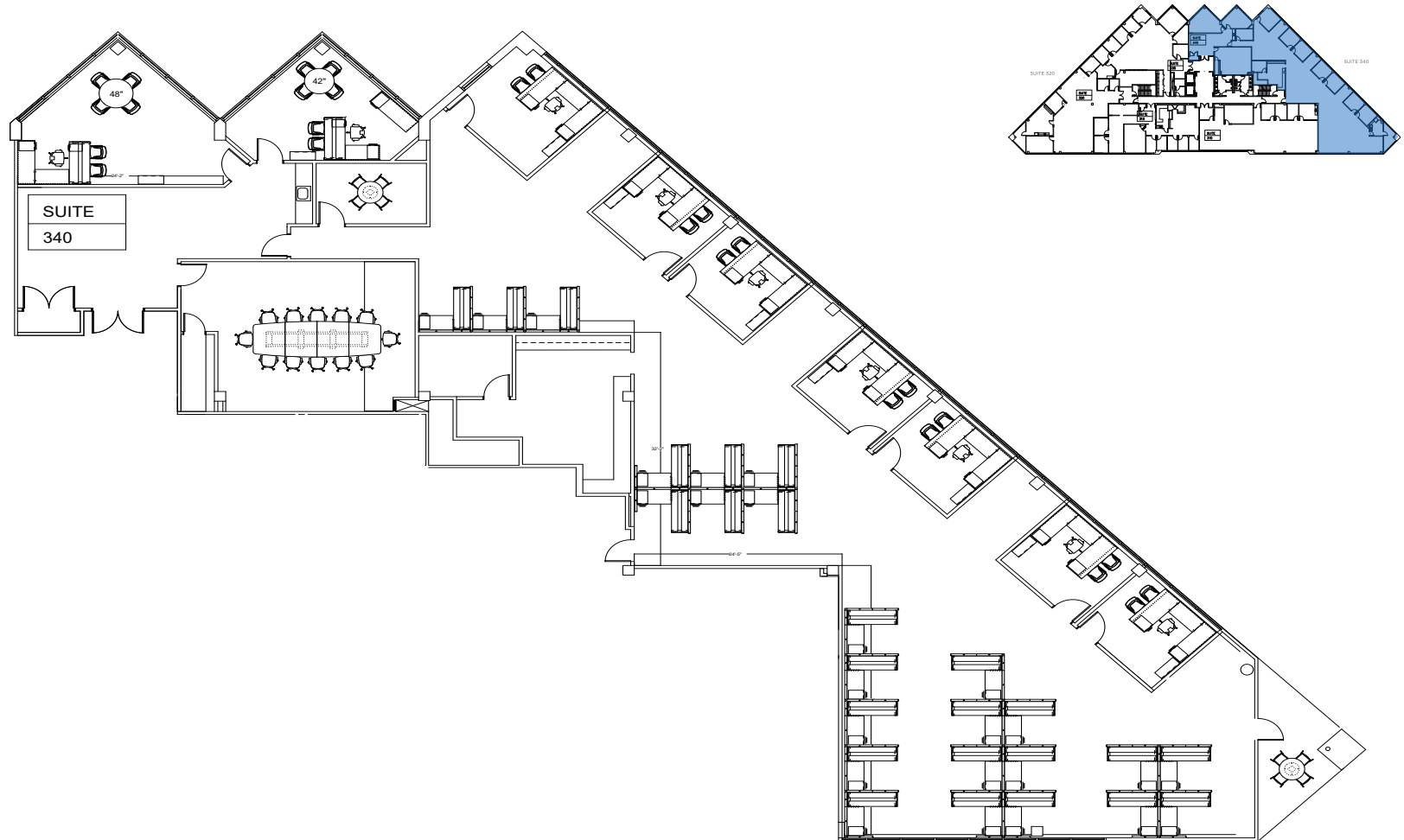
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# FLOOR PLAN

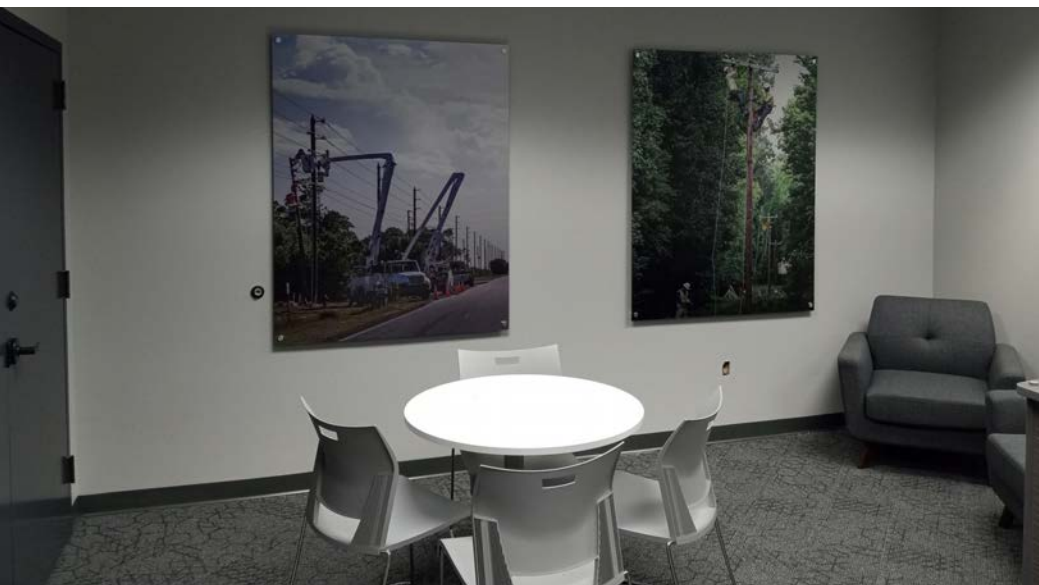


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# AMENITIES

101 Centreport Drive is located near many Restaurants, Hotels and Banks within less than a 5 minute drive. Below are just some of the many options.

## RESTAURANTS

Anhi Indian Restaurant & Bar  
Any's Frozen Custard  
Applebee's  
Arby's  
Bawarchi Biryani's  
Buffalo Wild Wings  
Burger King  
Capra's Italian Deli  
Carolina's Diner  
Chick-Fil-A  
Chophouse  
City BBQ  
Country BBQ  
Dragon Wok Chinese  
Duck Donuts  
Fire & Sticks Japanese Steakhouse and Sushi  
Iso Iso Ramen & Boba  
Kickback Jack's  
Kin Thai Zabb Rice & Noodle  
Little Tokyo  
Mad Greek Grill  
Mario's Pizza

Mariscos Sayulita Nayarit  
McAllister's Deli  
McDonald's  
Ninja Café – King Fu Tea  
Panera  
Papa John's Pizza  
Pita Delite  
Porterhouse Burger  
Ruby Tuesday  
Singha 2 Thai Bistro  
Sofrito Latin Innovation Kitchen  
Starbucks  
Steak Street  
Sushi Kingdom  
Texas Roadhouse  
Thai Bangkok Restaurant  
Thai Chiang Mai Restaurant  
The Basil Leaf Sushi and Thai Restaurant  
The One Korean BBQ+Bar  
Tropical Smoothie Café  
Wendy's  
Zaxby's Chicken

## HOTELS

Clarion Pointe  
Comfort Suites  
Courtyard Greensboro  
Days Inn by Wyndham  
Embassy Suites by Hilton  
Extended Stay America  
Fairview Inn  
Four Points by Sheraton  
Hampton Inn  
Hawthorne Suites  
Hilton Garden Inn  
Holiday Inn Express  
Home 2 Suites by Hilton  
Homewood Suites by Hilton  
La Quinta  
Mainstay Suites  
Motel 6  
Quality Inn & Suites  
Red Roof Inn  
Residence Inn Greensboro  
SpringHill Suites  
Wood Spring Suites

## BANKS

Bank of America  
Bank of Oak Ridge  
First Bank High Point  
First Citizens Bank  
Members Credit Union  
Piedmont Savings Federal Savings Bank  
State Employees Credit Union  
Summit Credit Union  
Triad Business Bank  
Truist  
Truliant Federal Credit Union  
Wells Fargo

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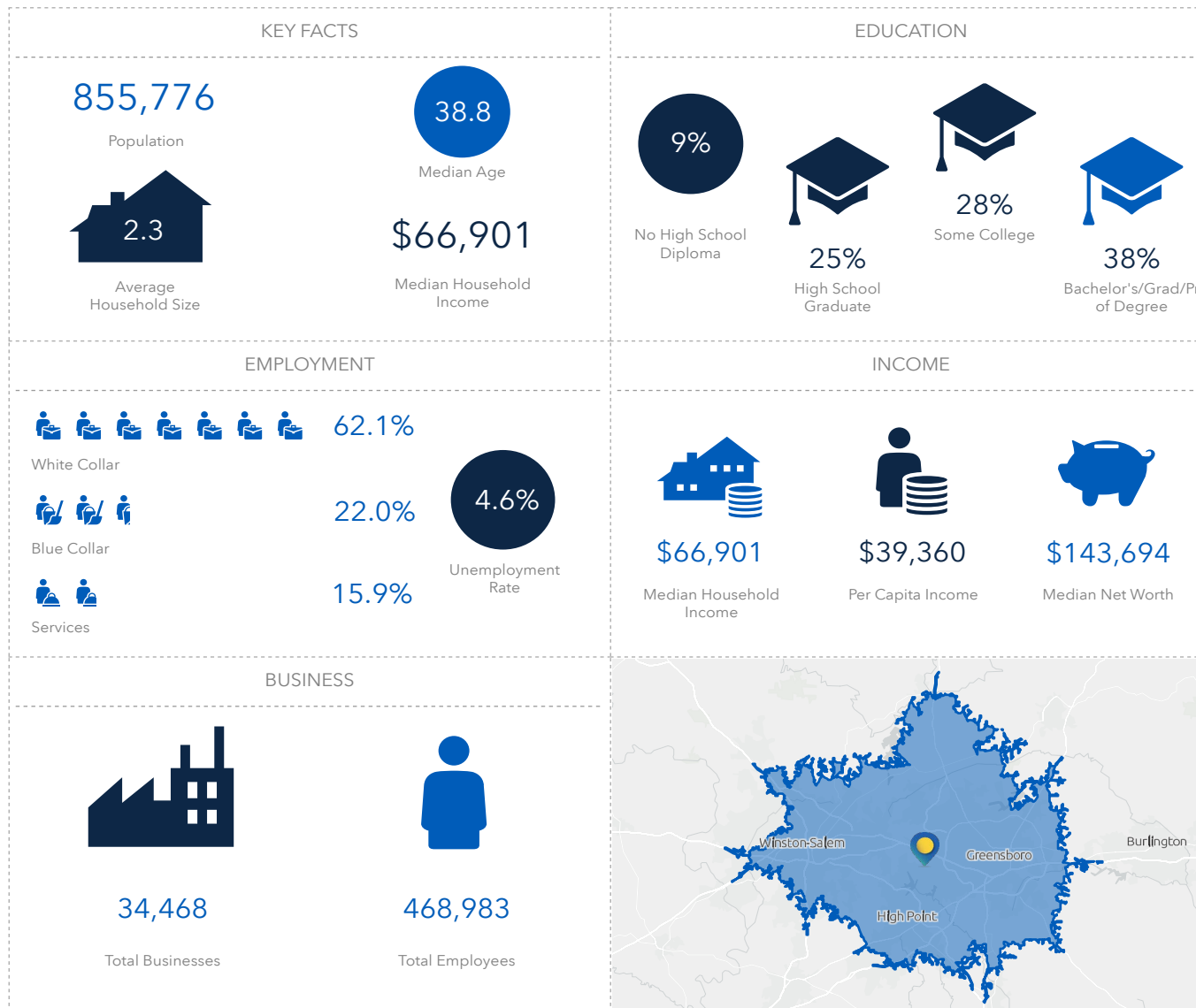
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# DEMOGRAPHICS

## 27 MINUTE AVERAGE COMMUTE DRIVE TIME



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