

FOR LEASE

# 7900 MC CLOUD ROAD

Greensboro, NC 27409

IDEAL CORPORATE  
HEADQUARTERS LOCATION



## PROPERTY OVERVIEW

- **Total Building SF:** 59,887 SF
- **Site Size:** 5.00 Acres
- **Year Built:** 1999 (Renovated 2004)
- **Zoning:** Light Industrial
- **Parking Ratio:** 4/1,000 SF
- **Traffic Counts:** 110,000 VPD on I-40
- **Lease Rate:** \$18.00/SF (Full Service)



## BUILDING HIGHLIGHTS

- High Quality Build-Out
- Custom Wood Finishes
- Modern Fixtures & Decor
- Executive Offices & Open Work Areas
- Prominent Signage Opportunity Facing I-40
- Amenities Include:
  - » On-Site Fitness Center
  - » Server Room with Raised Flooring
  - » Handsomely Landscaped Grounds
  - » Numerous Hotels, Restaurants & Banks in Close Proximity





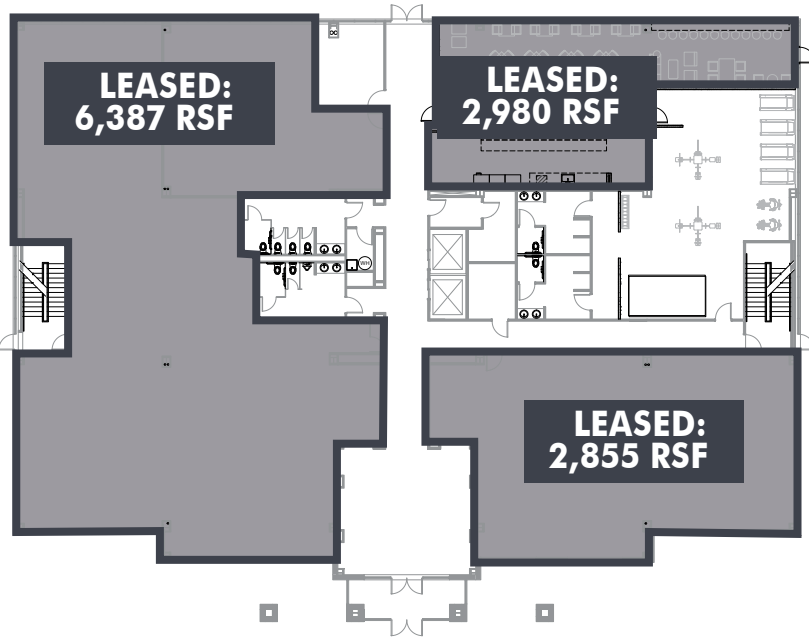
## AVAILABLE SUITES

- **Total Building SF:** 59,887 SF
- **Available SF:** 5,000 - 16,307 SF

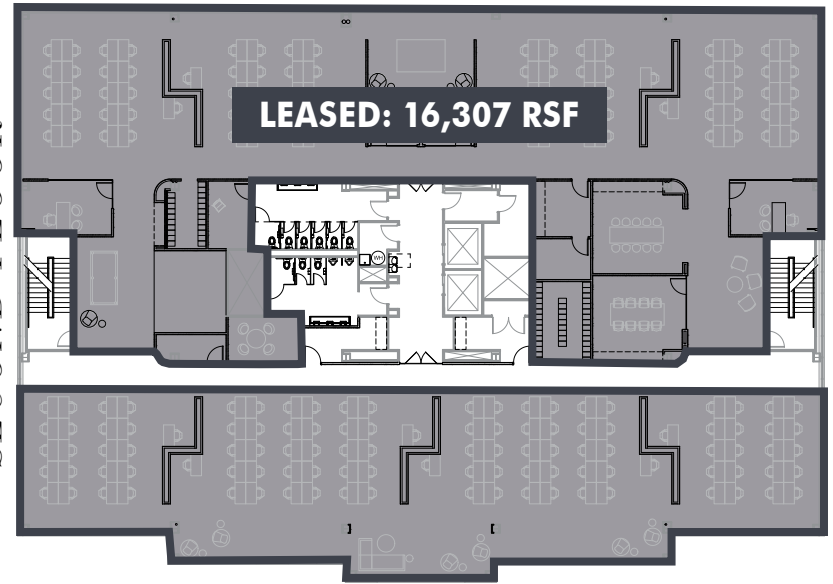


# FLOOR PLANS

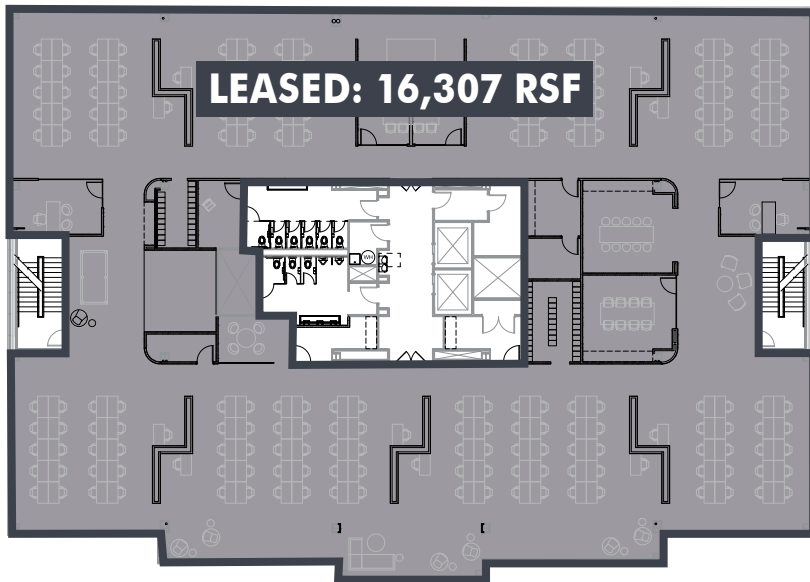
FIRST FLOOR



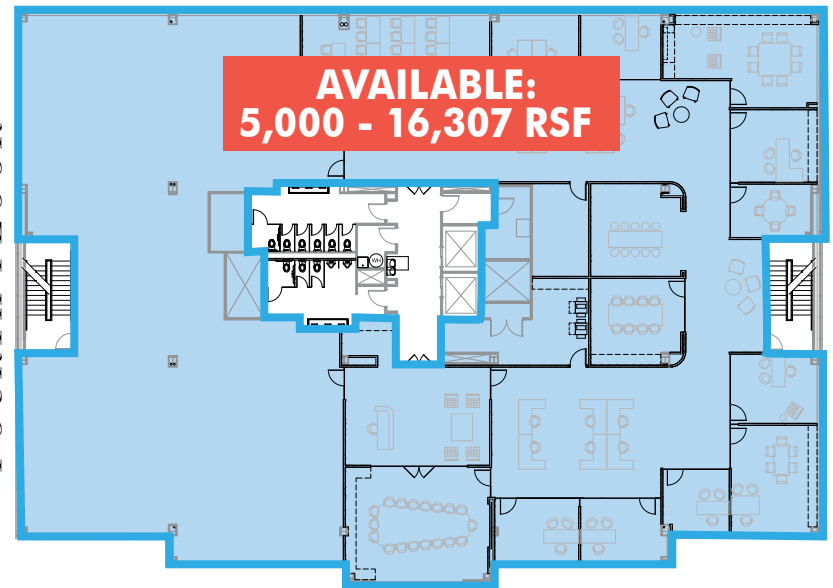
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR





PIEDMONT TRIAD  
INTERNATIONAL  
AIRPORT



W MARKET ST

INDUSTRIAL VILLAGE RD  
KEYBLVD



THAT CHER RD



MC CLOUD RD

TRIAD CENTER DR

TYNER RD



NATIONAL SERVICE RD

SANDY RIDGE RD

NATIONAL SERVICE RD

# 7900 MCCLLOUD ROAD

## PLEASE CONTACT:

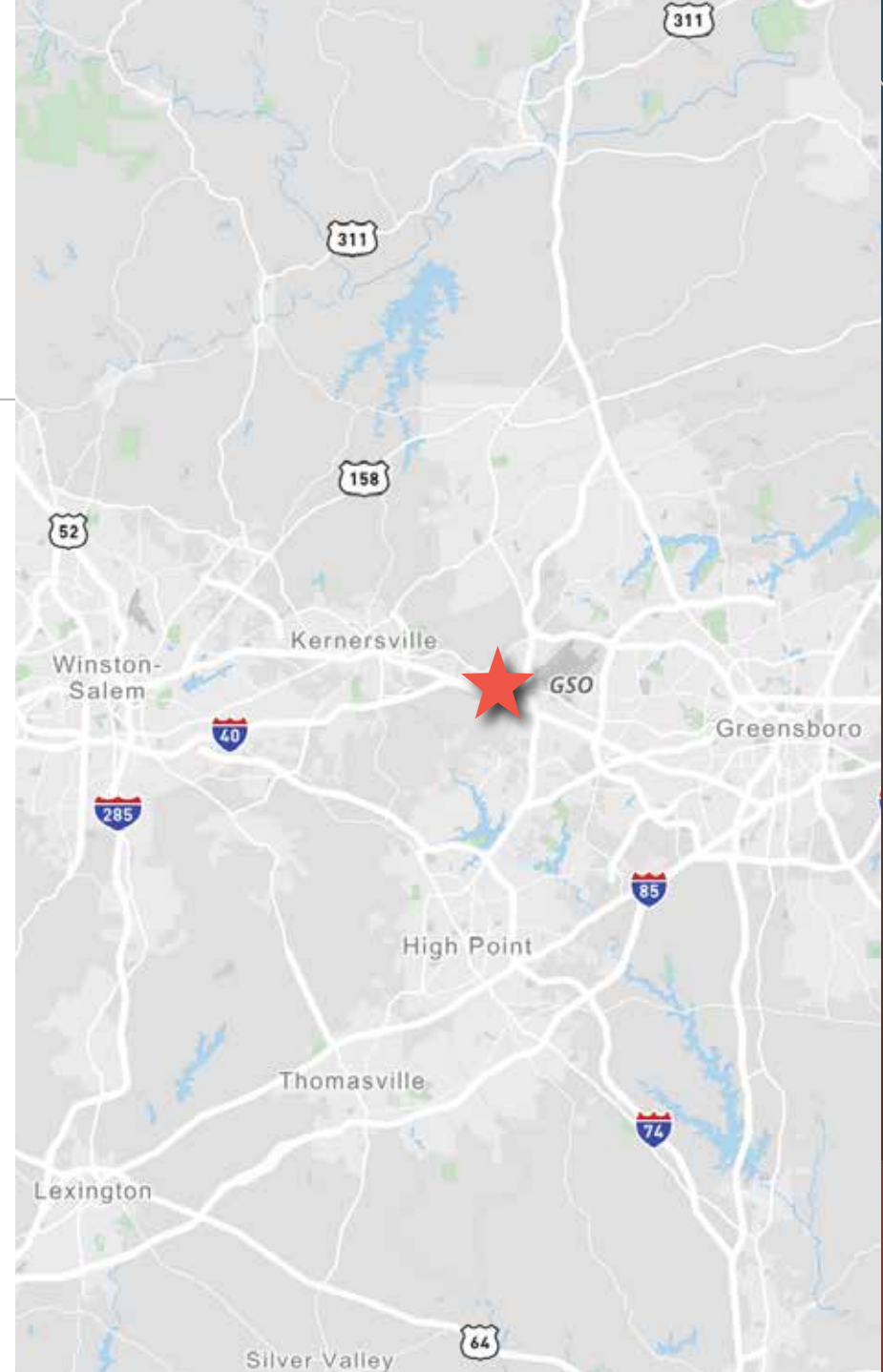
### Sam Elliott

Associate  
+1 336 478 4404  
sam.elliott2@cbre.com

### Richard Mossman

Executive Vice President  
+1 336 499 9956  
richard.mossman2@cbre.com

© 2024 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



7900 McCloud Rd, Greensboro, NC 27409