

# 4270 Piedmont Parkway

Suite 109 | Greensboro, NC 27410

[www.cbre.com/triad](http://www.cbre.com/triad)

±5,572 SF Office Space with Convenient Highway Access

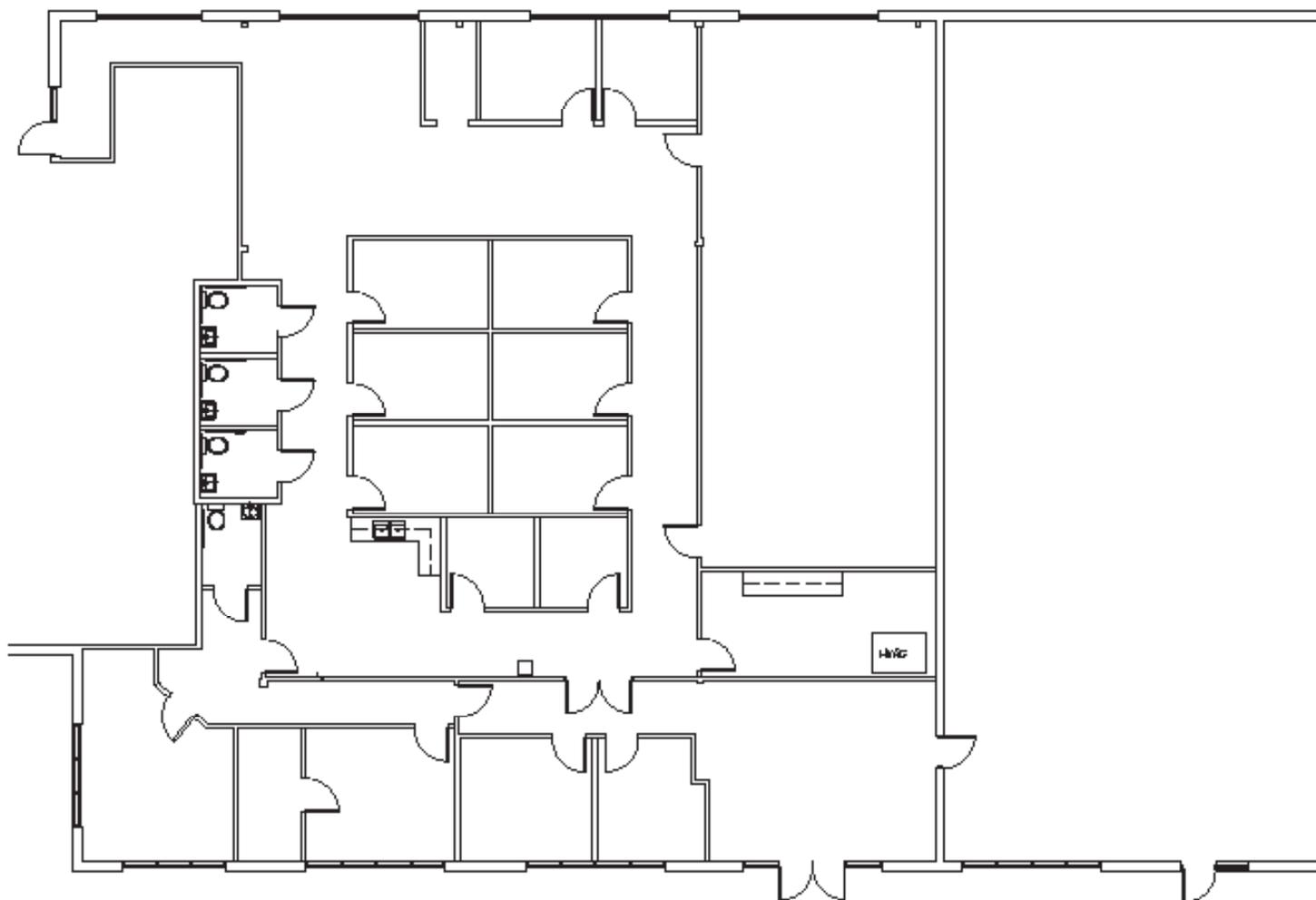


## Property Overview

- + **Available Space:** ±5,572 SF
- + **Lease Expiration:** 2/28/2028
- + **Year Built:** 2001
- + **Parking:** 32 on-site surface spaces
- + **Asking Rate:** \$3,500/month MG
- + 15 minutes from PTI Airport with hotels, restaurants and retail shopping nearby
- + Easy access to Hwy 68, Hwy 70, I-73, I-40, I-840 (Greensboro Urban Loop), and Wendover Avenue

## Floor Plan

**5,572 SF  
AVAILABLE**



Property Photos



2025 Demographics	1 Mile	3 Miles	5 Miles
Population	3,442	43,190	116,072
Employees	5,407	43,297	84,136
Median Age	39.3	38.7	40.1
Households	1,864	20,258	52,142
Average Household Income	\$93,049	\$107,811	\$102,017
Average Value of Owner Occupied Housing Units	\$429,994	\$340,283	\$341,643
Daytime Workers	5,504	47,484	90,053
Daytime Residents	1,523	20,158	57,451

\*Source: CBRE Fast Reports

Traffic Counts	
Piedmont Pkwy	7,100 VPD
W Wendover Ave/Hwy 70	49,000 VPD
NC Highway 68	31,000 VPD
I-40	120,000 VPD
I-73	66,000 VPD

\*Source: NCDOT



## Contact Us

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