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1301-D W. Wendover Avenue  
Greensboro, NC 27408

Contact: Austin Hill, Broker  
[ahill@bipinc.com](mailto:ahill@bipinc.com)  
P: 336-541-5510  
C: 336-543-4850



**FOR SALE- Office**  
1,558 +/- SF  
\$409,000

# 1301-D W. Wendover Avenue Greensboro, NC 27408

## Property Summary

1,558 +/- square foot Office Condominium located at The Park on Wendover - one of Greensboro's most recognizable and convenient office destinations. Unit 1301-D offers a professional setting with easy access to West Wendover Avenue, major thoroughfares, and a wide range of nearby retail, dining, and professional services. Currently a cabinet showroom, the space features a functional layout of private offices and open space that can accommodate a wide variety of uses. Ideal for owner-occupants seeking an office presence in a high-visibility, well established corridor.



## KEY FEATURES

**Prime Location:** Located directly off Wendover Avenue—one of Greensboro's busiest reads. Convenient to Downtown Greensboro, affluent neighborhoods, and area highways.

**Modernized Interior:** Complete “down to the studs” renovation completed in 2024. Renovation included new electrical, flooring, fixtures, and more. Benefit from a turn-key Office buildout.

**Spacious Floor Plan:** The building offers ample space for private offices, meeting rooms, and collaborative areas, providing flexibility to accommodate various business needs. Unit also includes a basement storage locker.

**Turn-Key Condition:** This property is move-in ready, offering a polished environment that requires minimal upfront investment for a new occupant.

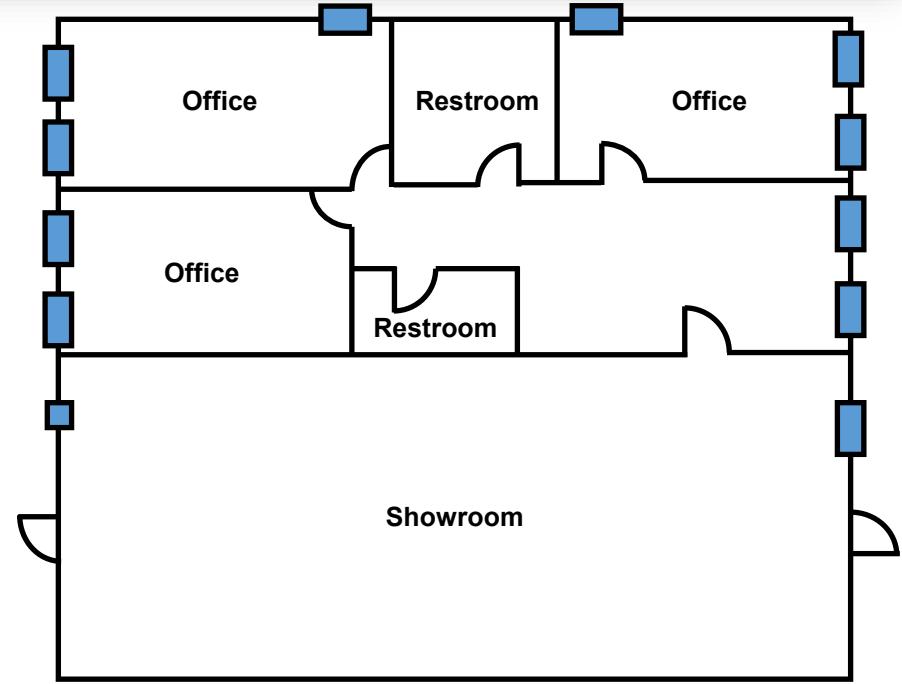
## PROPERTY DETAILS

- Property Address: 1301-D W. Wendover Avenue  
Greensboro, NC 27408
- Parcel ID: 17865222041 (Guilford County)
- Square Footage: 1,558 +/-
- Sales Price: \$409,000
- Year Built: 1972 (renovated 2024)
- Zoning: Office (O)
- Parking: 69 Spaces (shared)
- Association Dues: \$494/month



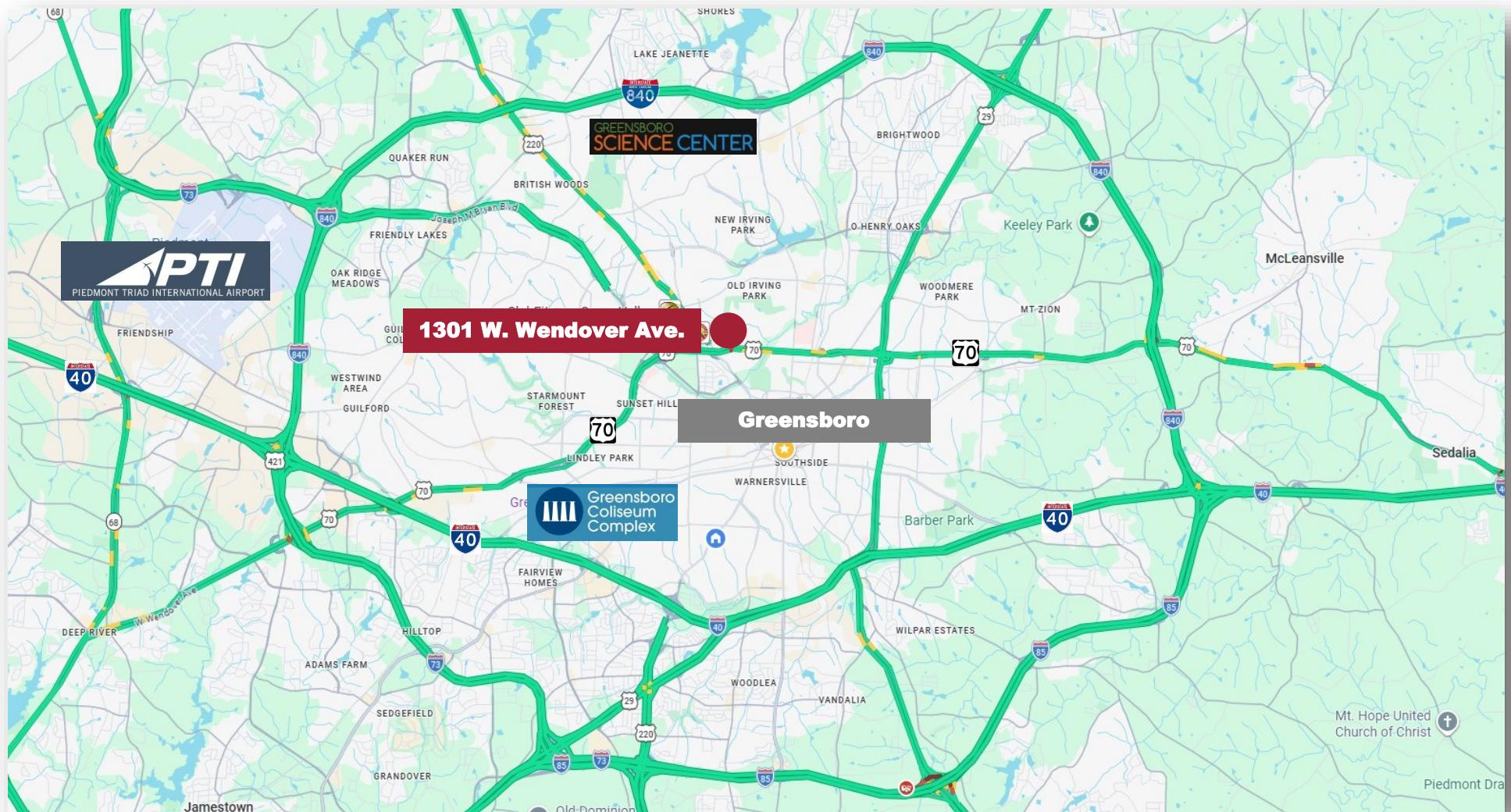


1301-D W. Wendover Ave.



1301-D W. Wendover Avenue, Greensboro, NC 27408





1007 Battleground Avenue, Suite 401, Greensboro NC 27408

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