

4270 Piedmont Parkway

Suite 109 | Greensboro, NC 27410

www.cbre.com/triad

±5,972 SF Office Space with Convenient Highway Access

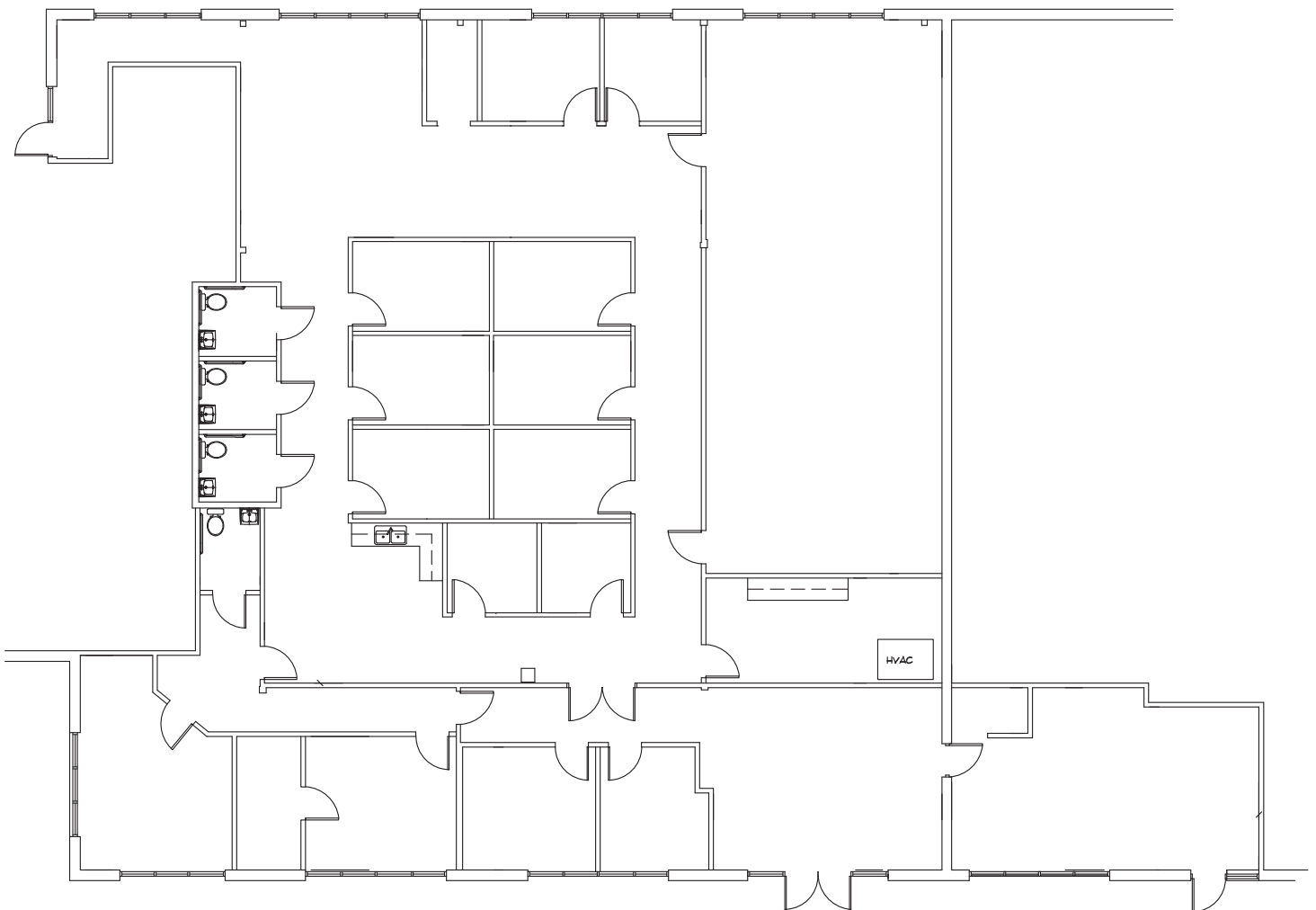


Property Overview

- + **Available Space:** ±5,972 SF
- + **Lease Expiration:** 2/28/2028
- + **Year Built:** 2001
- + **Parking:** 32 on-site surface spaces
- + **Asking Rate:** \$12.00/SF 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

**5,972 SF
AVAILABLE**



Property Photos



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For Sublease

2024 Demographics	1 Mile	3 Miles	5 Miles
Population	3,003	43,200	116,119
Employees	4,582	44,220	83,166
Median Age	37.9	37.6	39.4
Households	1,602	19,635	51,203
Average Household Income	\$93,289	\$101,084	\$97,608
Average Value of Owner Occupied Housing Units	\$321,131	\$307,153	\$317,243
Daytime Workers	4,888	48,983	90,808
Daytime Residents	1,304	19,387	56,861

*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

Jackson Williams

Associate

+1 336 714 0384

jackson.williams@cbre.com

Sam Elliott

Associate

+1 336 478 4404

sam.elliott@cbre.com

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