

Mendenhall Oaks Business Park
+/- 7,480 SF | Office Space For Lease



NAI Piedmont Triad
Commercial Real Estate Services, World Wide

4196 MENDENHALL OAKS PKWY.
HIGH POINT, NC

PROPERTY *overview*

PROPERTY HIGHLIGHTS

Exceptional One-story office building located in Mendenhall Oaks Business Park. Common area is exceptional including generous lobby seating area with fireplace. Men and ladies restrooms, outdoor seating area with lake views, and much, much more.

Abundant parking with 5.72 spaces per 1,000 sf

High ceilings and lots of glass throughout

Close proximity to many restaurants and retail shopping areas

Less than 15 minutes to PTI / GSO International airport

Competitive lease rates, including free rent for qualified tenants

Park Amenities include paved walking paths and direct access to Bicentennial Greenway

Tenant signage available

AVAILABLE SPACE - \$12.50 PSF NNN

Suite 150 | 3,832 SF Rentable Area

(Double door entrance off main entry) Includes reception area, private offices with expansive windows, breakroom and more. Newer carpet tiles throughout, client may select new paint color, upgraded fixtures and ceiling.

Suite 140 | 3,648 SF Rentable Area

(Double door entrance off main entry) Space is currently vanilla shell and can be customized to meet tenant's specific requirements. Conceptual buildout plans available for review and required modification.

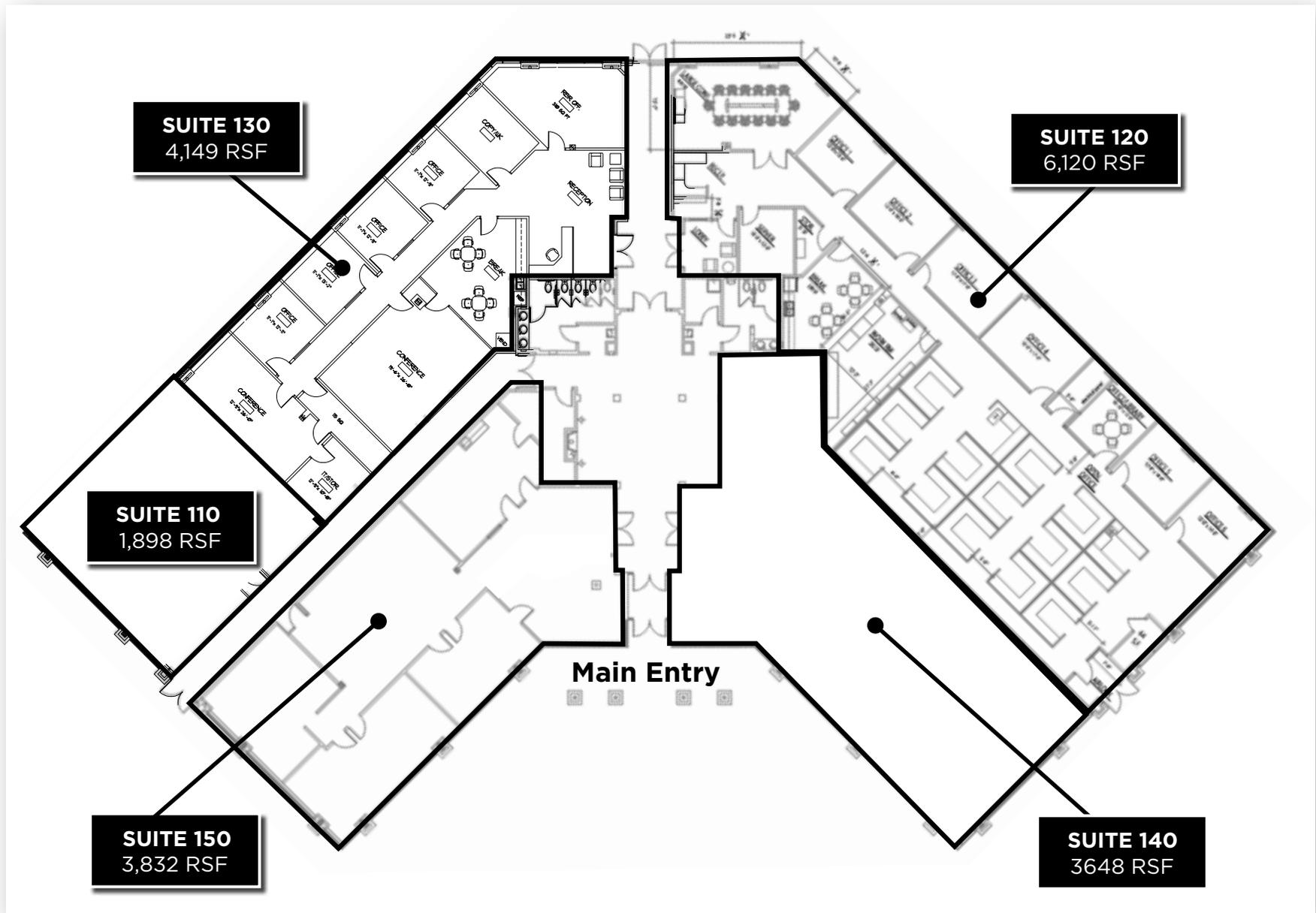


PROPERTY *photos*

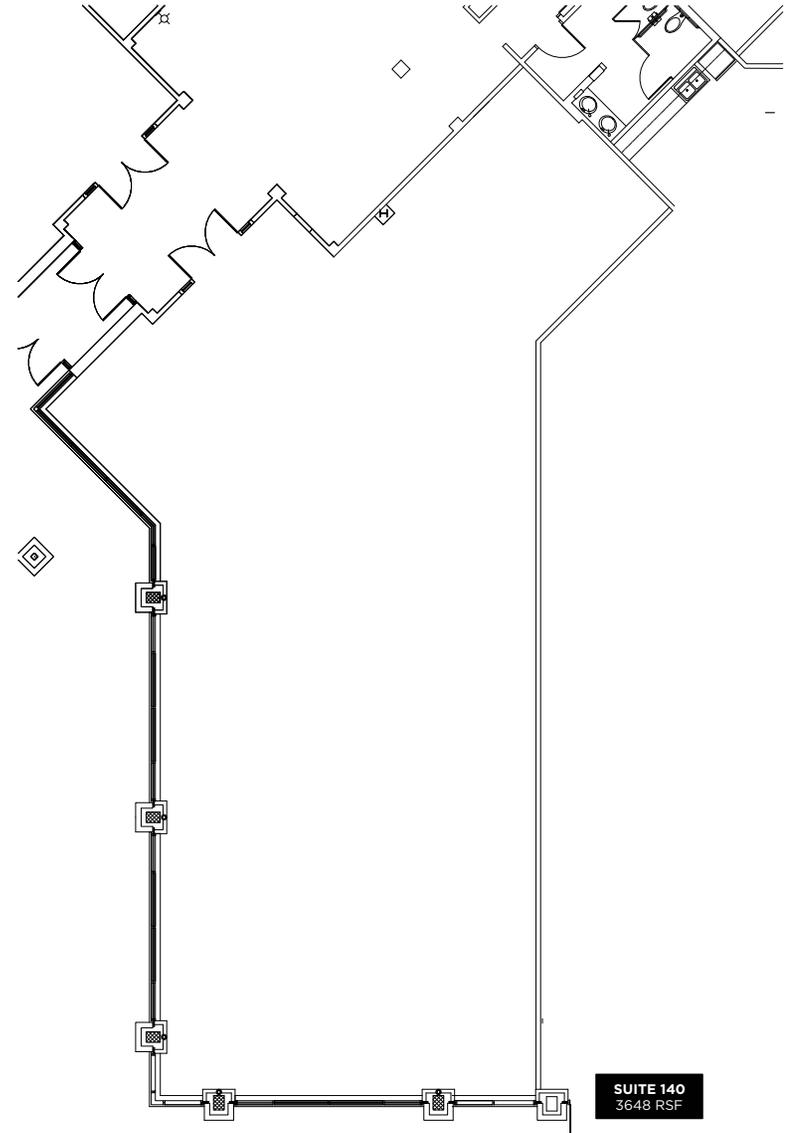
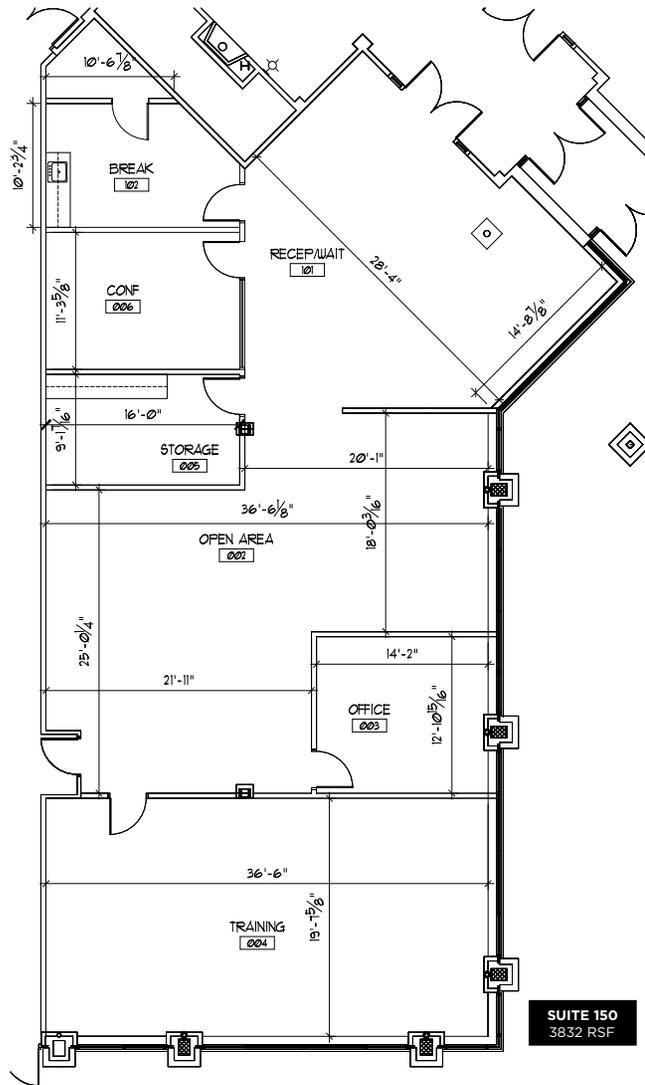
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FLOOR *plan*



FLOOR *plan*



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BROKERAGE DEVELOPMENT INVESTMENTS

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