



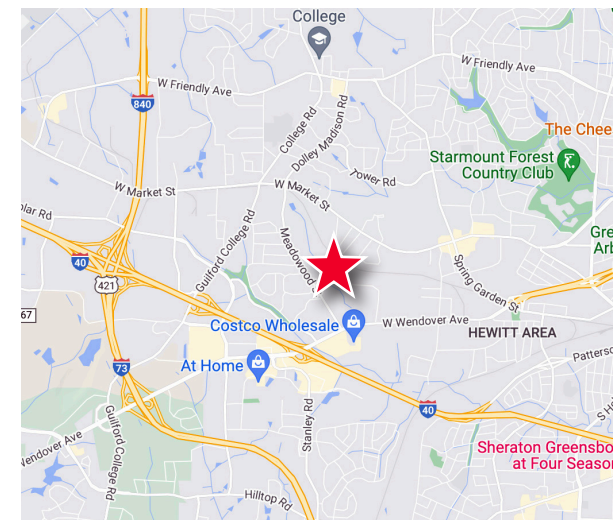
## Property Highlights

- **Call for lease rate**
- **+/- 2,600 SF Office Building**
- Available May 2024
- Stand-alone, single-tenant office building great for a local business
- Masonry construction
- Ample parking
- Layout includes reception area, break room and private offices
- Professionally managed
- Outstanding Location off Wendover Ave with Great Proximity to I-40
- Electrical serviced by Duke Energy
- Piedmont Natural Gas
- City of Greensboro Water/Sewer

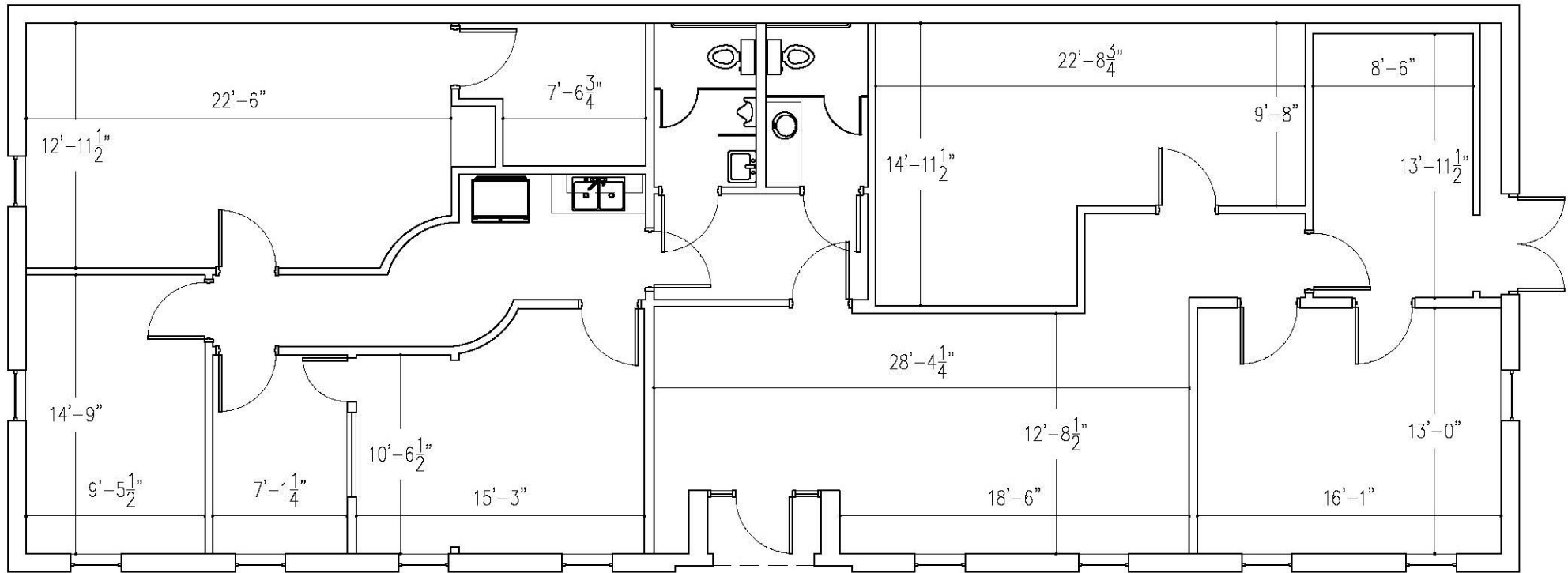
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**FLOOR PLAN**



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