

WINGATE BUILDING

4900 KOGER BOULEVARD
GREENSBORO, NC

OFFICE SPACE FOR LEASE

Suburban Office
Building in Prime
Location

Easy access
to I-73, I-40,
I-85, I-840
(Greensboro
Urban Loop),
PTI Airport



BUILDING HIGHLIGHTS

- Enjoy the convenience of the Wingate Building.
- Located near the intersection of Wendover Avenue and I-40, this 4-story building is surrounded by a variety of restaurants, premier retailers, hotels, and services.
- Only five minutes from Greensboro Urban Loop, Wingate offers easy access to all areas of Greensboro with quick connections to Raleigh, Charlotte and Winston-Salem.
- A variety of Suites are available from $\pm 2,042$ RSF to full floor of $\pm 25,693$ RSF.
- Multiple suites available with adaptable floorplans.



NAI Piedmont Triad
Commercial Real Estate Services, World Wide

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BUILDING AMENITIES

- Building signage for full floor tenant
- Full-service leases
- Digital tenant directory
- Tiled open main lobby
- Locally owned and managed.
- Abundant parking surrounds the building with 5.28/1000 SF ratio
- Two passenger elevators
- Freight elevator
- Keyless entry
- Competitive lease rates



FEATURED SUITES

- Suite 149 – ±1,776 RSF
Medical suite set up with 6 exam rooms
- Suite 200 – ±6,655 RSF
Suite offers lobby access with prominent exposure
- Suite 425 – ±8,142 RSF
Mix of open office, work area, private office and conference rooms.



AVAILABLE SUITES

SUITE	UNIT SF
149	1,776
200	6,655
220	2,830
300	25,693
401	8,671
425	8,142

CALL FOR PRICING & PRIVATE TOUR

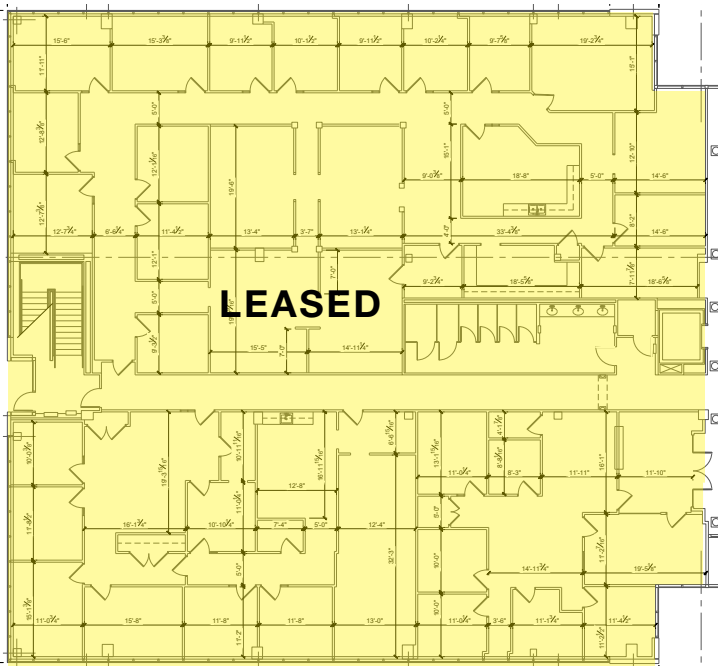
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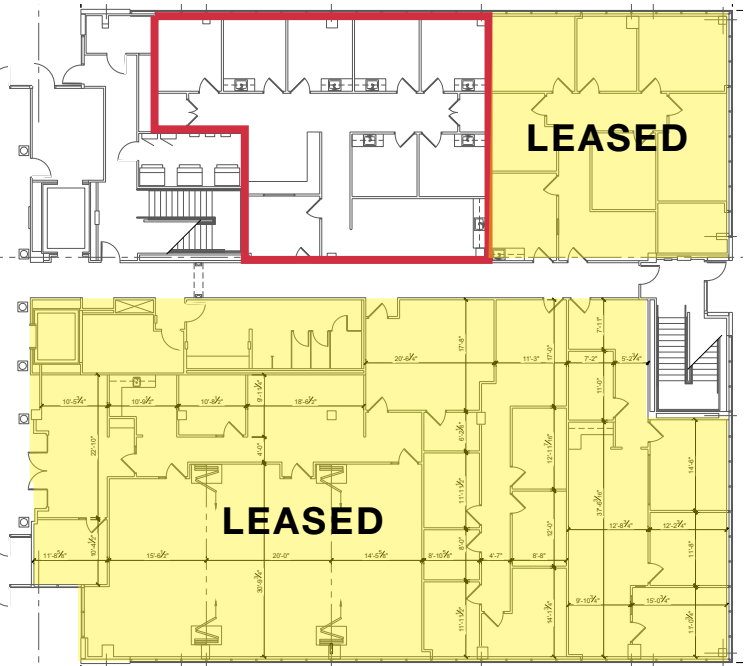
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Suite 151 - ±6,121 RSF



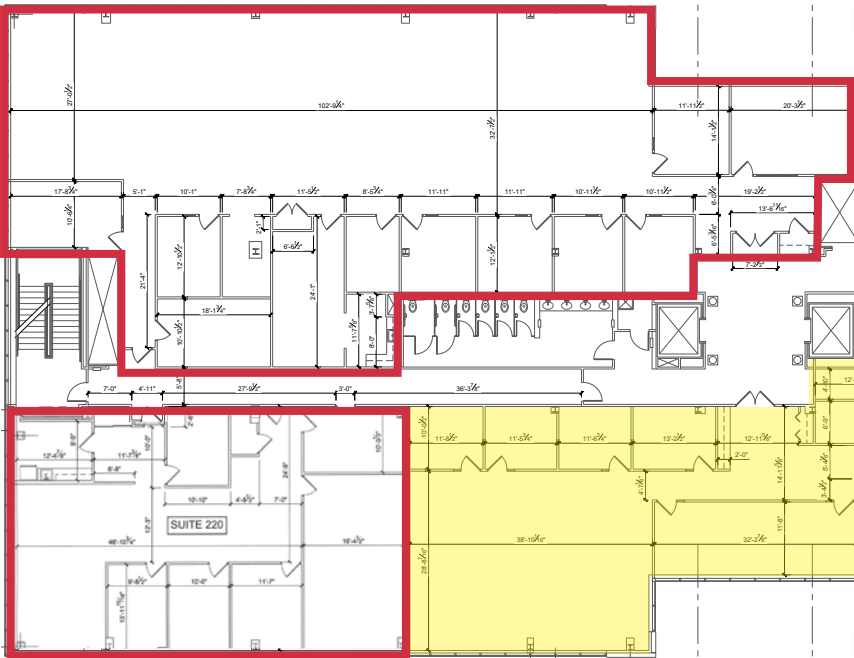
Suite 149 - ±1,776 RSF



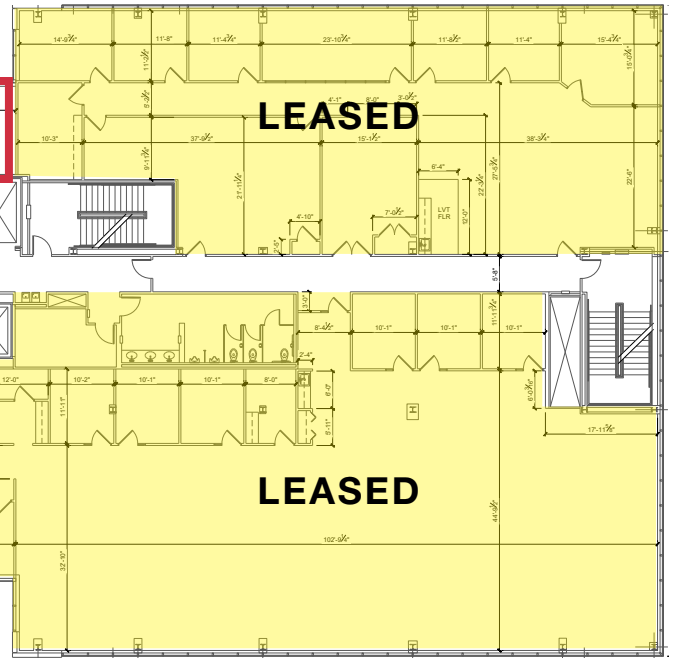
FIRST FLOOR AVAILABILITY

Suite 100 - ±3,465 RSF

Suite 200 - ±6,655 RSF



Suite 265 - ±3,465 RSF



Suite 220 - ±2,830 RSF

SECOND FLOOR AVAILABILITY

Suite 201 - ±8,455 RSF

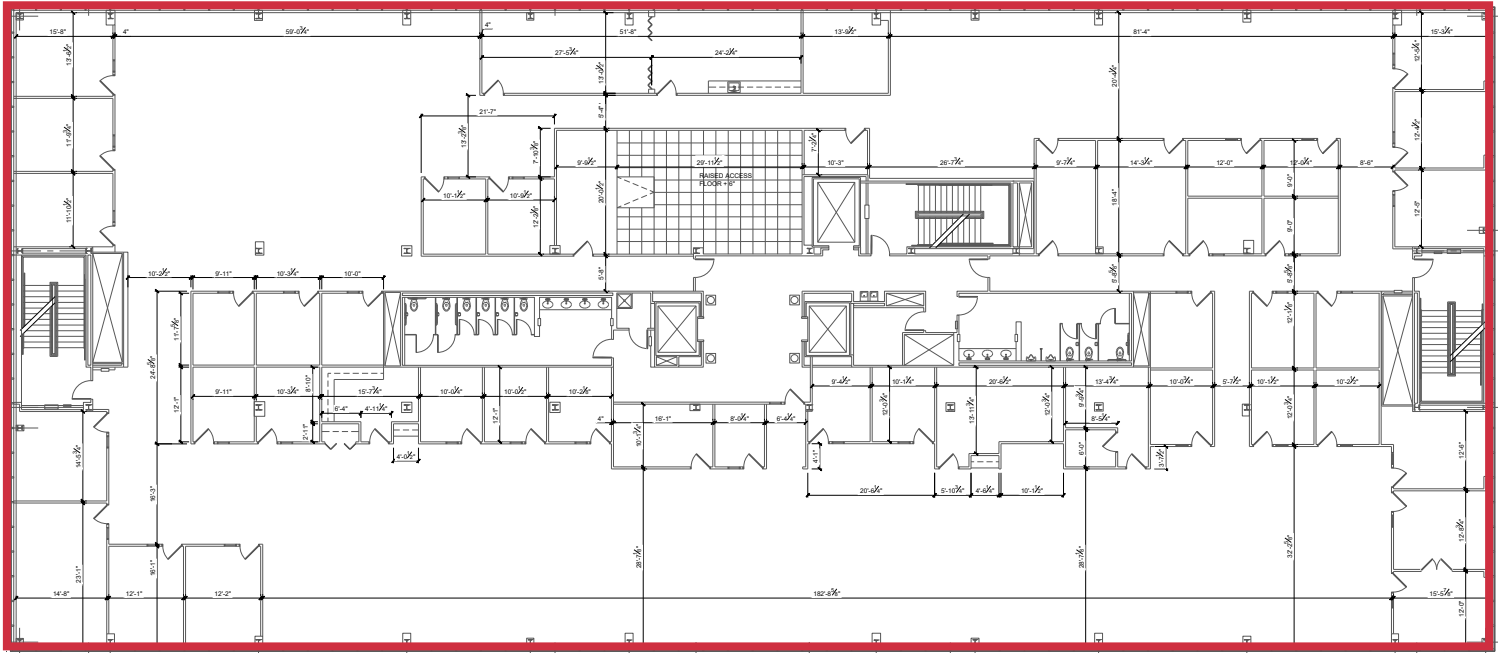
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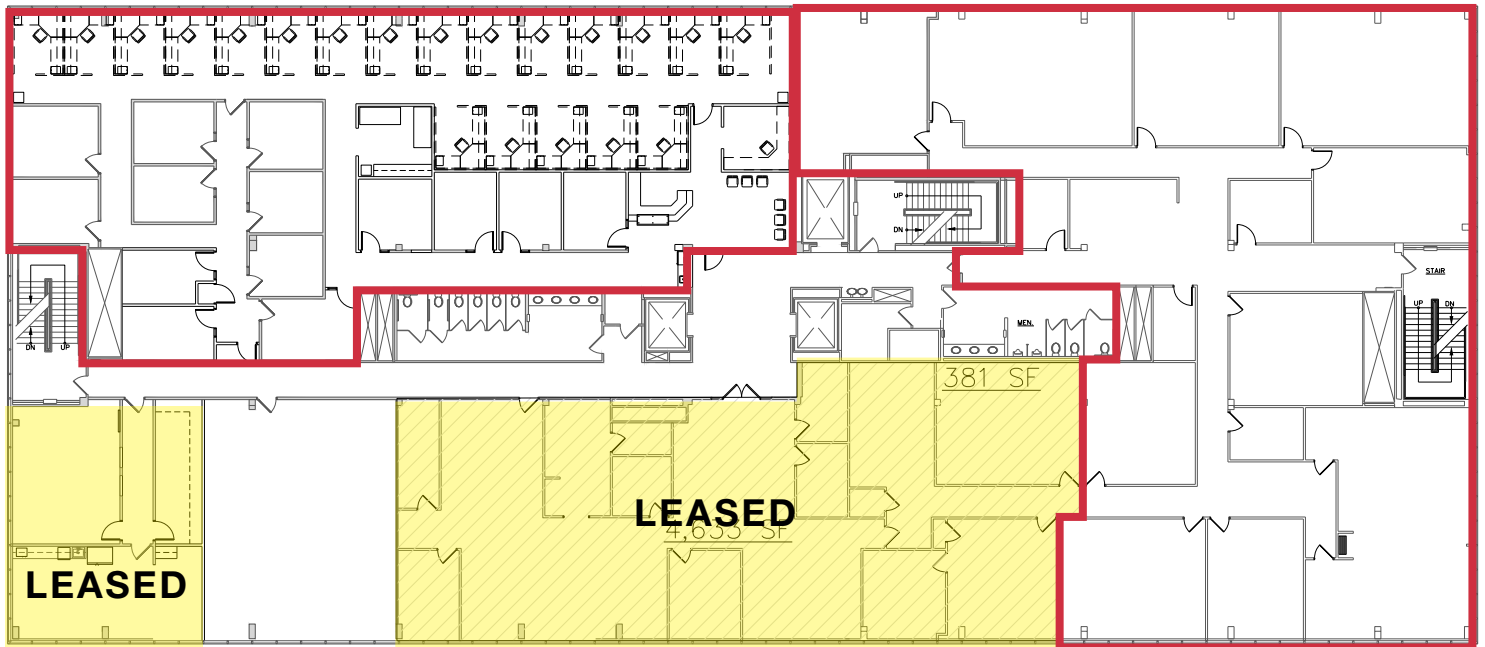
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THIRD FLOOR

Suite 425 - ±8,142 RSF

Suite 401 - ±8,671 RSF



FOURTH FLOOR

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