

Office/Flex | For Lease

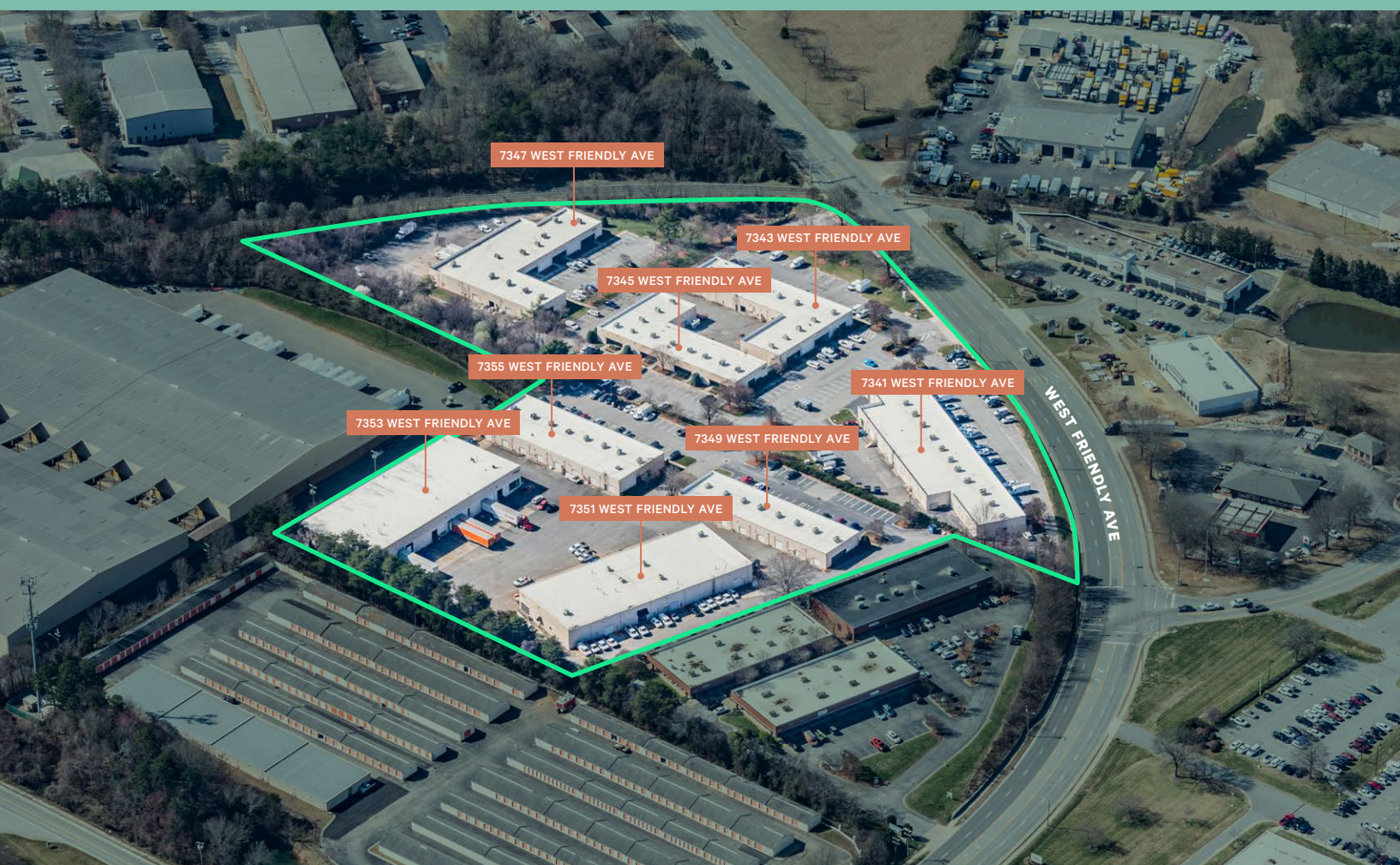
GRIFFIN
PARTNERS

CBRE

West Friendly Business Park

Greensboro, NC 27410

8 Buildings Business Park | 129,519 SF | Office & Flex Space for Lease



Contact Us

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West Friendly Business Park

Availability

Property Overview

- Class A Flex/Warehouse Park includes eight buildings
- Building construction consists of precast concrete walls and glass façade
- Dock high and drive-in doors throughout
- Individual suite entrances and storefront glass
- Ceiling heights range from 12' – 22'
- Close proximity to banks, restaurants & shopping
- Located near the corner of W. Market Street & Friendly Avenue
- Easy access to I-40, I-73, Greensboro Urban Loop (I-840) & PTI Airport
- New ownership with active improvements underway

1		Address	7341 W Friendly Ave
		Building SF	20,982 SF
		Available SF	Suite E/F: 3,708 SF

AVAILABLE

2		Address	7343 W Friendly Ave
		Building SF	13,370 SF
		Available SF	Suite K: 1,230 SF Suite L: 1,230 SF

AVAILABLE

3		Address	7345 W Friendly Ave
		Building SF	12,294 SF
		Available SF	Suite B: 1,230 SF Suite C: 1,230 SF Suite D: 1,230 SF Suite E: 1,230 SF

AVAILABLE

4		Address	7347 W Friendly Ave
		Building SF	17,978 SF
		Available SF	Fully Leased

5		Address	7349 W Friendly Ave
		Building SF	9,840 SF
		Available SF	Suite B: 1,230 SF Suite C: 1,230 SF

AVAILABLE

6		Address	7351 W Friendly Ave
		Building SF	19,259 SF
		Available SF	Fully Leased

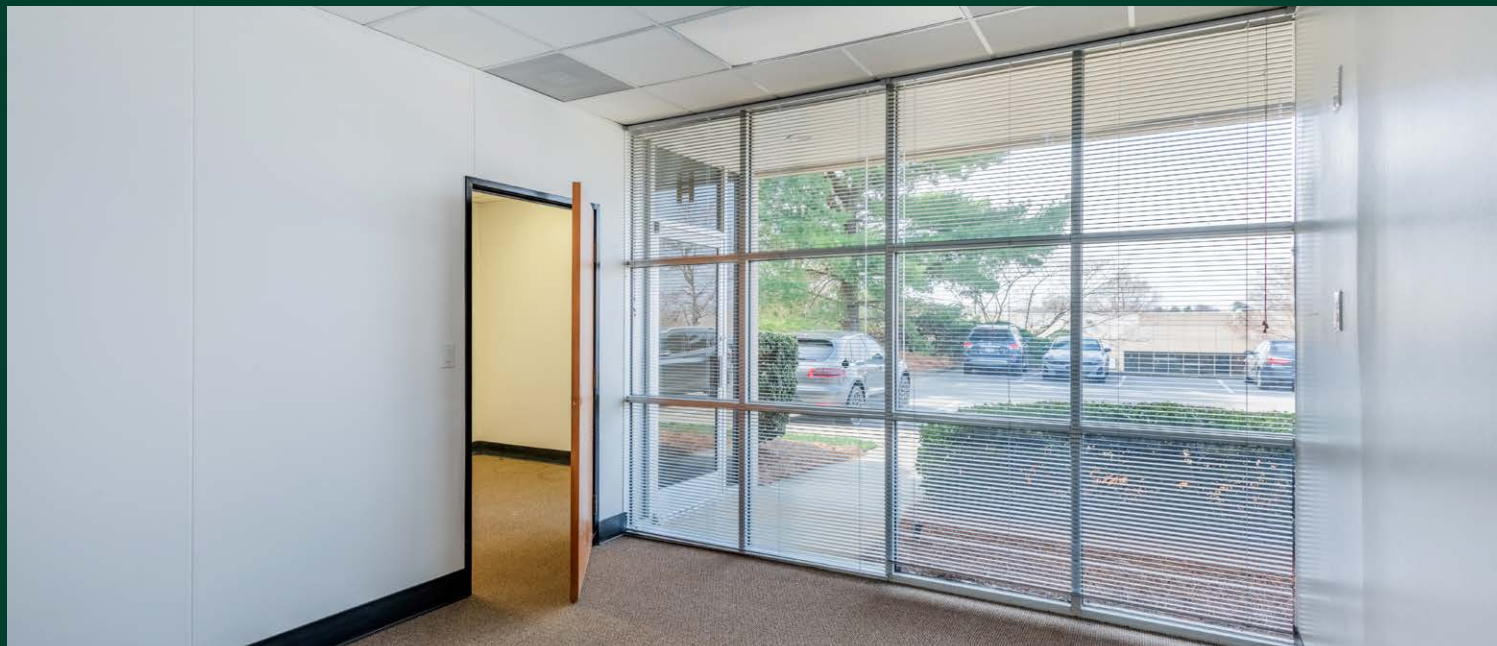
7		Address	7353 W Friendly Ave
		Building SF	22,500 SF
		Available SF	Fully Leased

8		Address	7355 W Friendly Ave
		Building SF	13,296 SF
		Available SF	Fully Leased

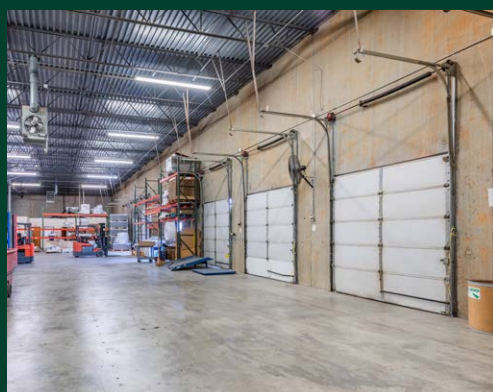
Photo Gallery



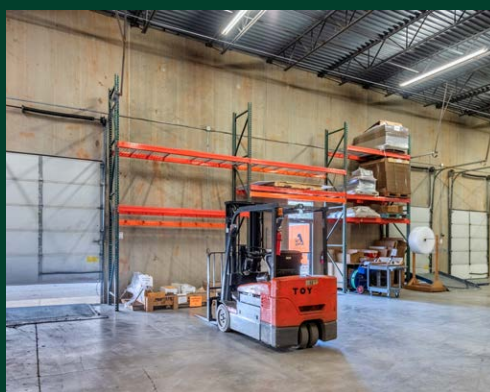
West Friendly Amenities



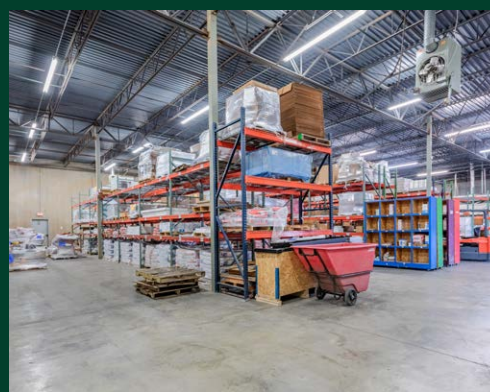
INDIVIDUAL SUITE ENTRANCES AND STOREFRONT GLASS



24 DOCK DOORS



39 DRIVE IN DOORS



12' - 16' - 22' CEILING HEIGHTS



PRECAST CONCRETE AND GLASS FACADE



12.36+/- TOTAL ACREAGE



8,350 SF
AVG TENANT SUITE SIZE
IN BUILDINGS 7351 & 7353
(TRADITIONAL FLEX)

2,115 SF
AVG TENANT SUITE SIZE IN REMAINDER
OF PARK (MICRO BAY)

DIVERSITY IN PRODUCT TYPE

Location Map

Prime Location near Piedmont Triad International Airport



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