

# 445

**DOLLEY MADISON RD**  
GREENSBORO, NC

OFFICE  
FOR  
LEASE



## PROPERTY HIGHLIGHTS

- Class A Office Space
- Space C: 2,039 RSF
- Suite 300: 4,115 RSF
- Suite 308: 2,683 RSF
- Suite 310: 714 RSF
- Located near Guilford College surrounded by mixed uses including restaurants, shopping, medical and professional services
- Minutes from Greensboro Urban Loop, Greensboro CBD, and Piedmont Triad International Airport
- Available suites offer prominent third floor lobby presence
- Beautiful finishes and natural light throughout
- Ample parking in front and rear of building



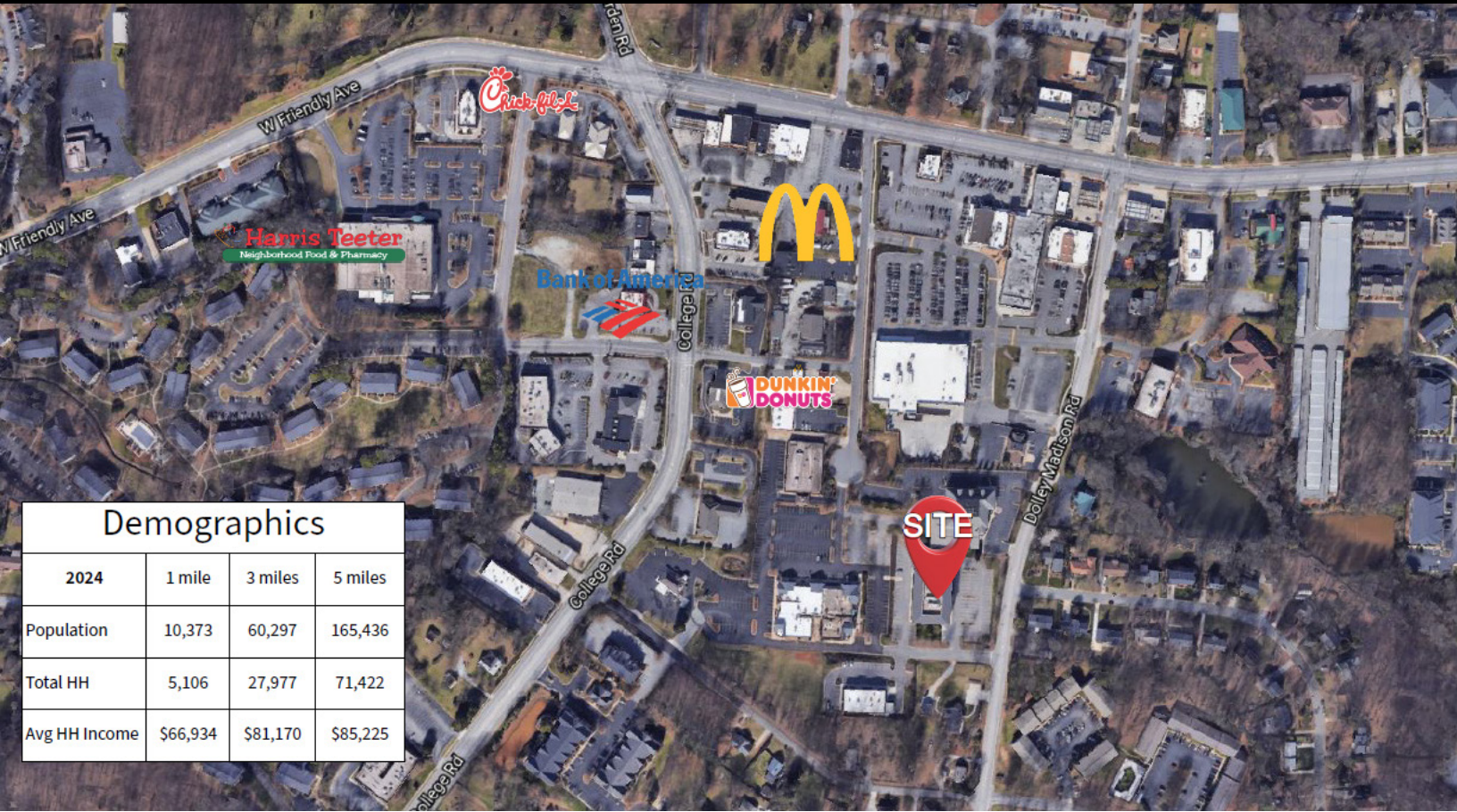
**CALL FOR PRICING**

**NAI Piedmont Triad**  
Commercial Real Estate Services, World Wide

**NANCY COX**  
BROKER  
336.686.5388  
ncox@naipt.com

**LAWRENCE COX**  
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336.686.5388  
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348 N. Elm Street • Greensboro, NC 27401 • naipt.com



## Demographics

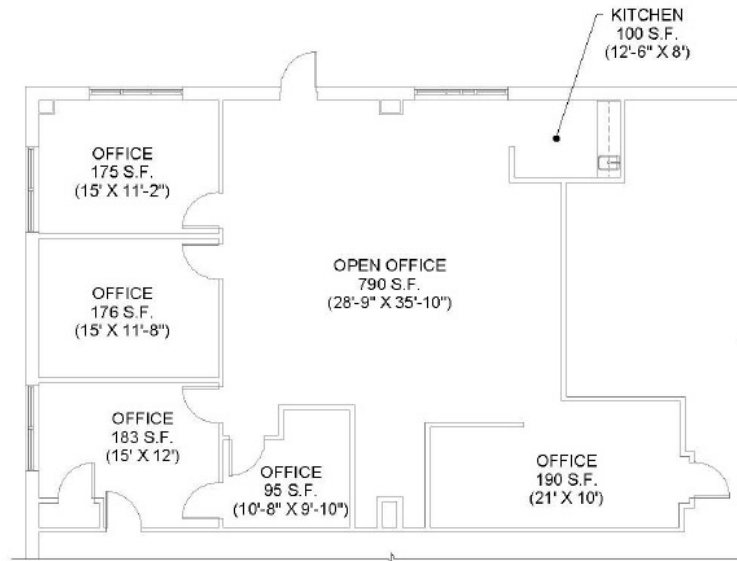
2024	1 mile	3 miles	5 miles
Population	10,373	60,297	165,436
Total HH	5,106	27,977	71,422
Avg HH Income	\$66,934	\$81,170	\$85,225



The information contained herein is deemed reliable but is not guaranteed. NAI Piedmont Triad makes no warranties or representations regarding the accuracy, completeness, or reliability of the information. All parties are encouraged to independently verify all details, including but not limited to property condition, terms, and financial projections. Prices, terms, and availability are subject to change without notice.

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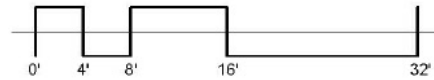


SUITE C - AS BUILT

1/8" = 1'-0"

TOTAL SUITE AREA: 1,837 S.F.

**2,039 RSF**

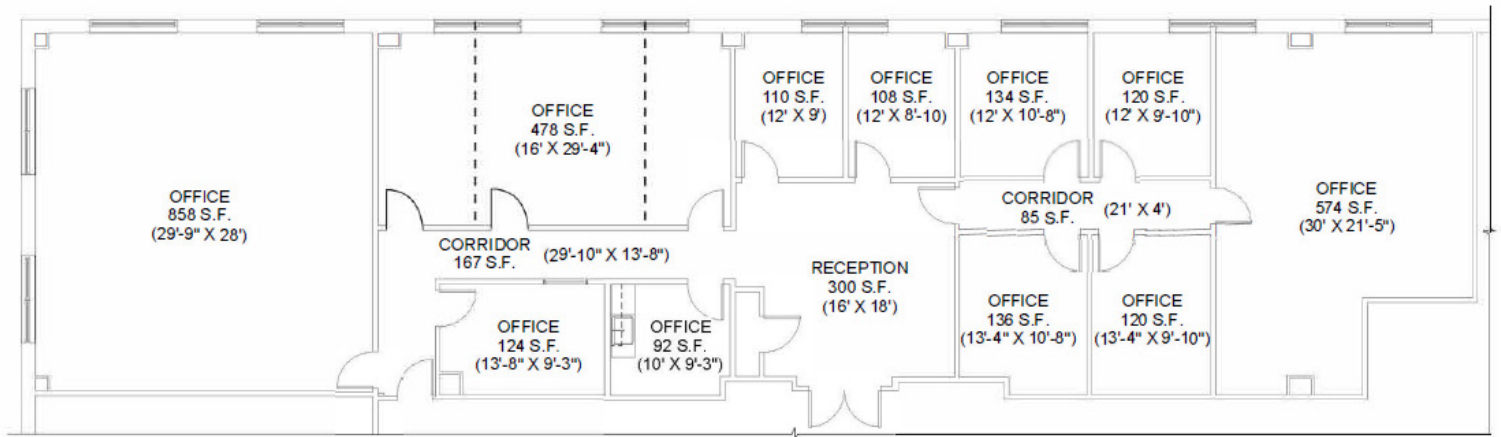


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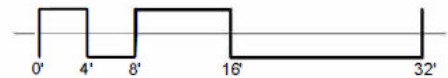
SUITE 300 - AS BUILT

1/8" = 1'-0"

TOTAL SUITE AREA: 3,708 S.F.

**SUITE 300**  
**4,115 RSF**

TOTAL SUITE AREA: 4,115 RSF

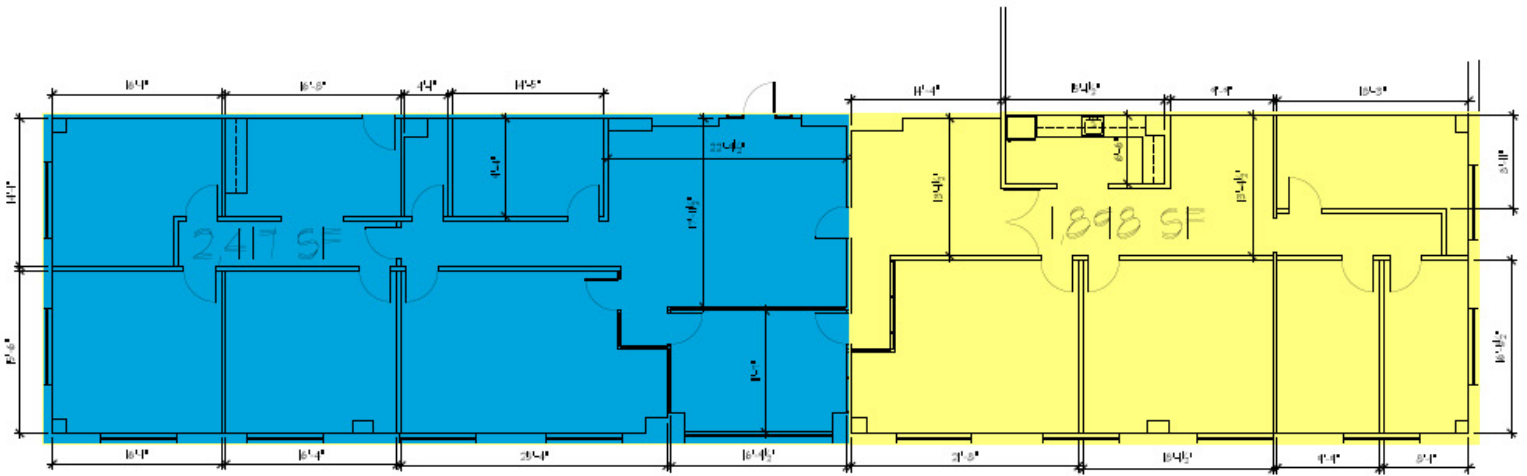


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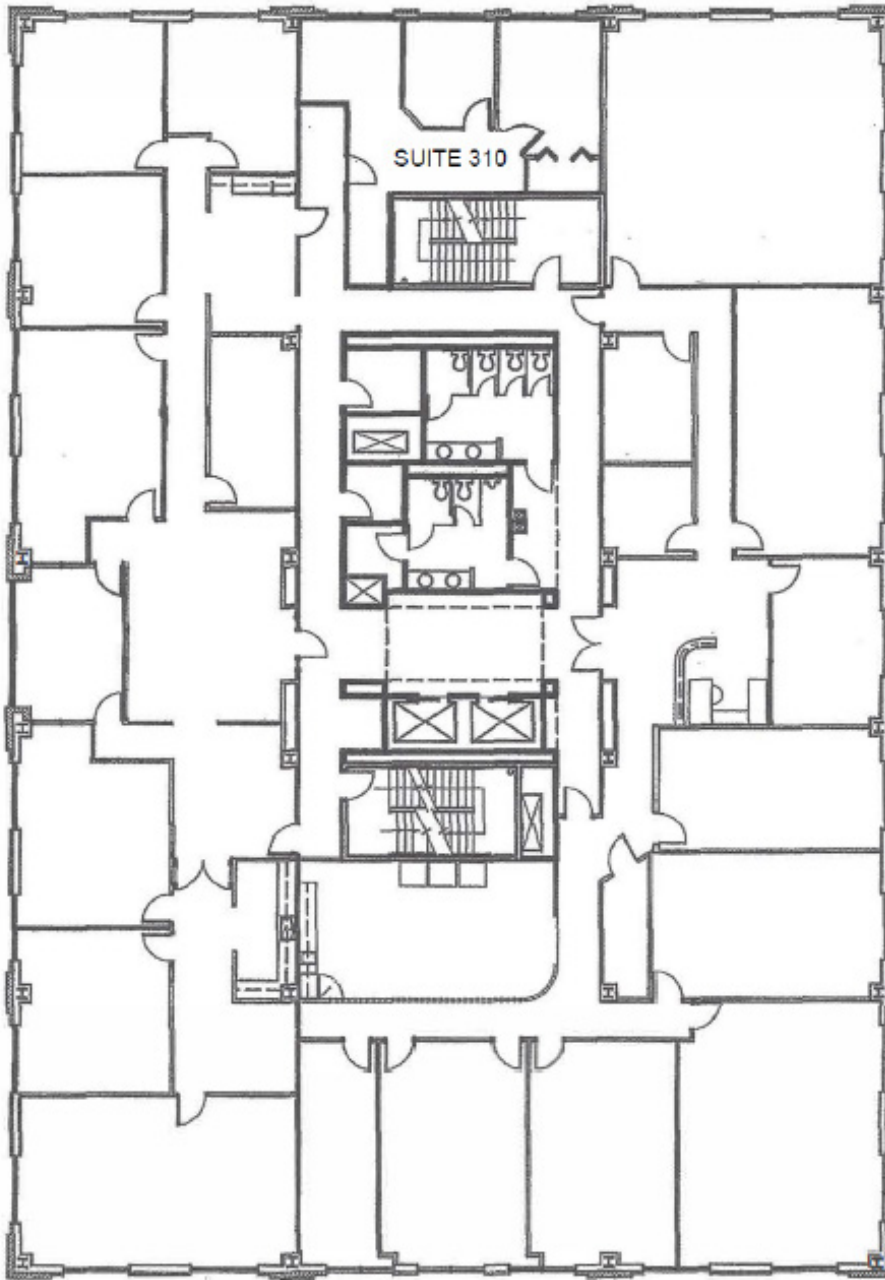
## SUITE 308 2,683 RSF

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**SUITE 310**  
**714 RSF**



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