

3208 W. Gate City Blvd unit A1

3208 W Gate City Blvd, Greensboro, NC 27407

Presented by
TOP QUALITY



Price: \$18.49 /SF/YR

Multi tenant building, brick exterior 2,078 Sqft.
\$4,124 all in per month. Take over existing lease
less than 3 years to limit your exposure while you
ramp up your business. Great for Wireless
business, repair center, jewelry, grocery store,
florist and more... Available Immediately. call 336-
602-3042

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High Traffic count

New national brands across the street just opened this year

National Tenants in our Strip

Clester Garcia Perez

topqualitywirelesscenterllc@gmail.com

(336) 602-3042

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3210 Randleman Rd
Greensboro, NC 27407

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Building Photo

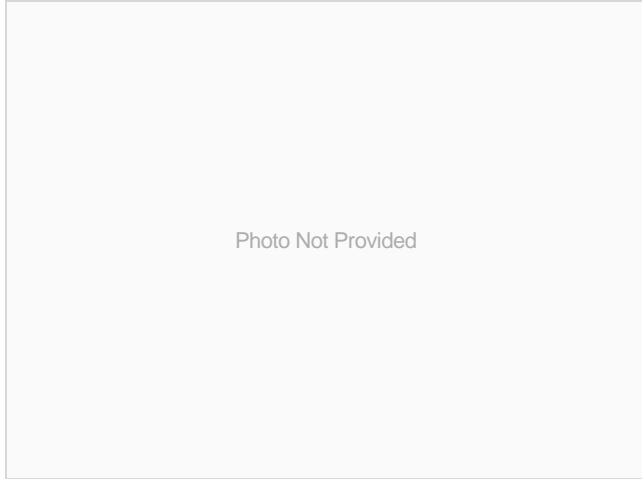


Building Photo

Major Tenant Information

Tenant	SF Occupied	Lease Expired
FedEx Office	-	
Head's Up Barber & Beauty	-	
Jimmy John's	-	
Mfi 1711 LLC	-	
Total Wireless	-	
Wingstop	-	

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Listing space

1st Floor Ste A1

Space Available	2,078 SF
Rental Rate	\$18.49 /SF/YR
Date Available	April 10, 2026
Service Type	Triple Net (NNN)
Space Type	Sublet
Space Use	Retail

Total Wireless is Relocating this location since a second location is in the mall already. I am the existing tenant and landlord is allowing me to sublet to a new tenant as long as take over for exiting terms. Unit will be as is, Will patch up and Paint walls in white for showroom area for a ready to move in immediately condition. If you are using a Broker you must pay broker fees. You can have the remaining days in April at no cost to move in if you get approved prior to May 1. Very attractive since you dont have to do a long term lease to launch your business. Retail use/ Highway Business Not allowed for Breakfast, sub shops, salons/barber, chicken sales, copy mail print shops. All Others subject to Landlord approval. Actual Minimum Monthly Rent \$3,203.58 plus NNN (below) a. Taxes- \$386.95 per month for 2023 (each subsequent year based on EOY) b. Insurance- \$63.52 per month for 2023 (each subsequent year based on EOY) c. CAM Costs- \$469.92 per month for 2022 (each subsequent year based on EOY) Total : \$4,123.97 per month

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Location

