

1916 N. CHURCH STREET

SINGLE-STORY STANDALONE BUILDING

AVAILABLE
FOR
LEASE

GREENSBORO
NC
27405

COMMERCIAL
REAL ESTATE
BROKERAGE &
ADVISORY
SERVICES

628 Green Valley Rd.
Suite 202
Greensboro, NC 27408
T (336) 668-9999
F (336) 668-0888
www.triadcommercial.com



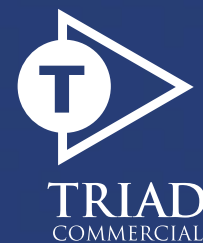
REDEVELOPMENT

MEDICAL OFFICE / GENERAL OFFICE SPACE

CONTACT:

Ryan Gioffre
(336) 821-3822
Ryan@TriadCommercial.com

Kevin Kemp
(336) 812-3307
Kevin@TriadCommercial.com



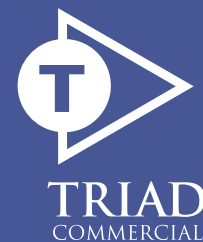
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Property Information / Highlights

- Single Story, Standalone Building
- Up to +/-16,500 SF available; with individual Suites from +/-3,000 SF and up
- Above average Parking Ratio of 5 per 1,000 SF (83 parking spaces)
- Flexible floor plate to meet different medical office / general office layout requirements
- High ceilings with an abundance of natural light from windowed exterior walls
- Easy and convenient points of egress with stress-free drop-off areas for visitors and patients
- Excellent Signage opportunities for Tenants with high visibility making it easy for patients to locate
- Neighboring amenities include: Restaurants, Banks, Shopping, Public Transportation, Grocery Stores, Cone Hospital
- Minutes from major thoroughfares such as HWY 70 (Wendover Ave), Elm St, Cornwallis Dr and HWY 220 (Battleground Ave)

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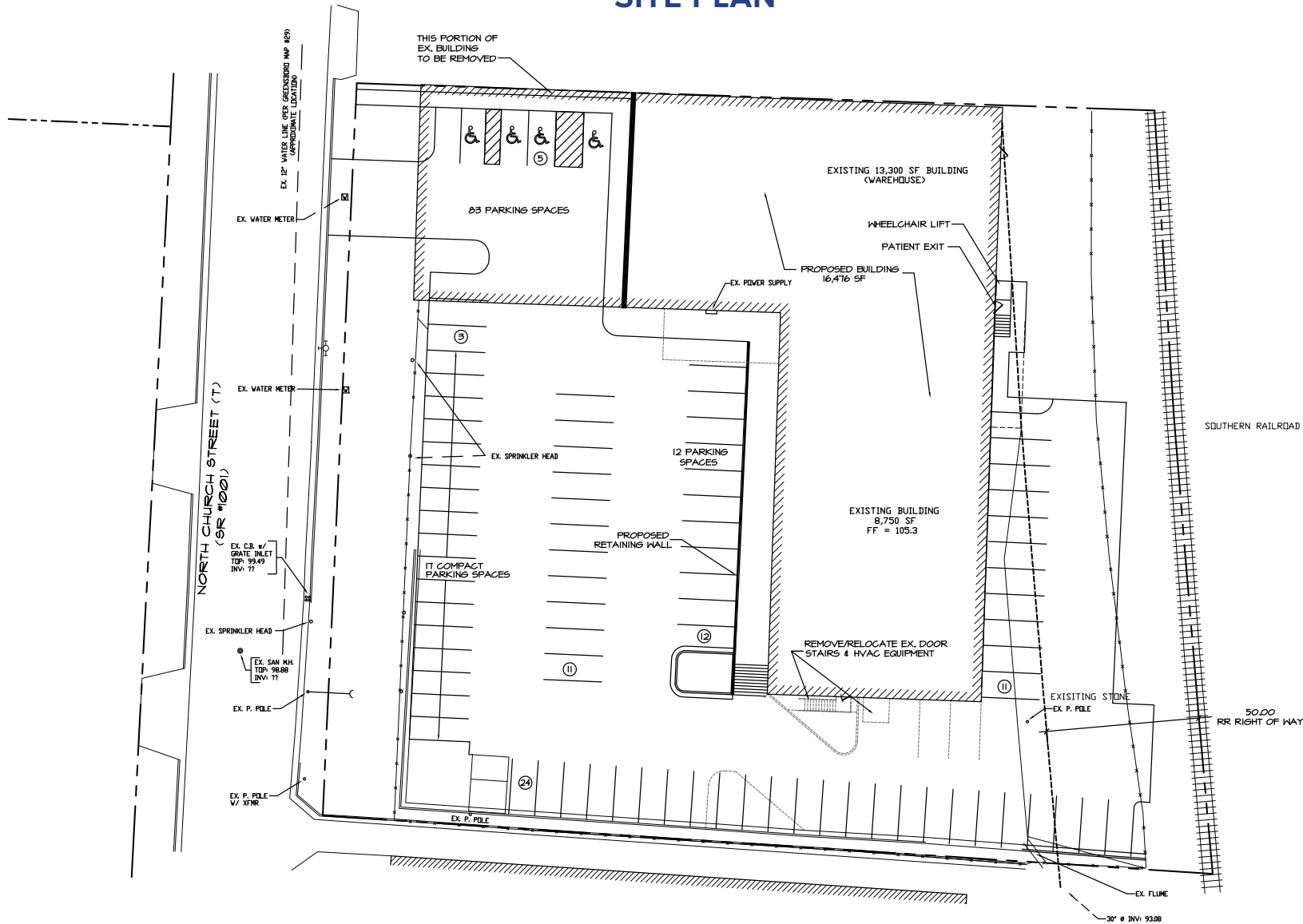
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SITE PLAN

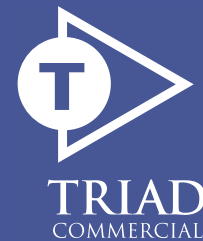


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