Property Information:

* Heart of the Triad - Easy access to Wendover Ave., Hwy 68, I-40 & Hwy 311. 10 Minutes to PTI Airport
* Building is 27,860 SF and spaces from 1,000 SF to 20,000 SF available immediately
* 2.58 Acres on corner lot with High visibility
* Fiber optics & cable to building
* Dedicated key card access
* Park like setting with walking and cycling trails nearby
* Surface Parking - Ratio: 4.14/1,000 RSF
* Monumental signage
4160 Piedmont Parkway
Greensboro, NC 27410

PROPERTY DESCRIPTION
4160 Piedmont Parkway is located on the southeast corner of Piedmont Parkway and Sheraton Court in High Point, North Carolina. The building is located within the greater Piedmont Triad region of the state which includes Greensboro, Winston-Salem, and High Point. Access to the Property is provided by two curb cuts off of Sheraton Court providing direct connectivity to Piedmont Parkway. The 27,860 square foot, two-story class "A" office building is well positioned on a fully utilized 2.58 acre parcel. A monumental sign noting tenants at the Property is located at the intersection of Piedmont Parkway and Sheraton Court.

Building Size: 27,860 Square Feet
Site Size: 2.58 Acres (112,385 Square Feet)
Tax Parcel: 438-1-1
Parking Spaces: 115, including 5 handicap reserved spaces/ 4.14/1,00 parking ratio
Elevator
Flooring: New Carpet in all office areas with tile around the perimeter of the first floor lobby and in the restrooms
Restrooms: A separate men’s and women’s room is located on each floor, the first floor restrooms include lockers and showers

Demographics

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<tr>
<th>1 mi</th>
<th>3mi</th>
<th>5mi</th>
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</thead>
<tbody>
<tr>
<td>Est. Population</td>
<td>2,087</td>
<td>35,052</td>
</tr>
<tr>
<td>Est. Households</td>
<td>1,090</td>
<td>15,504</td>
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<td>Average HH Income</td>
<td>$53,829</td>
<td>$74,936</td>
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</tbody>
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