

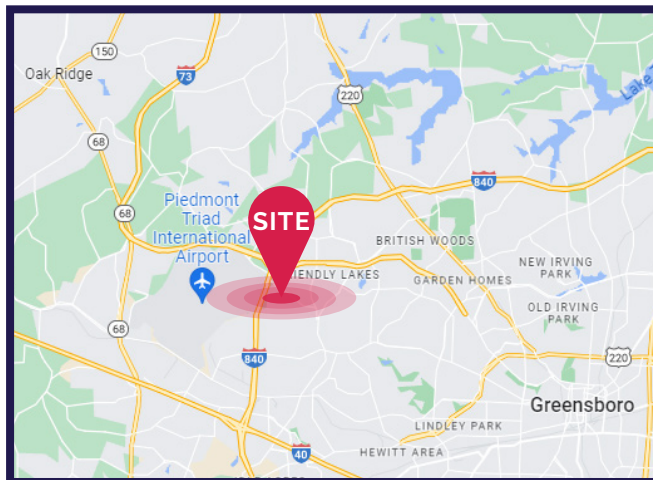


**5587 GARDEN VILLAGE WAY
GREENSBORO, NC 27410**

Lease Information

Garden Village Office Center

Available Suite	Suite D, ±3,800 SF
Availability	Immediate
Lease Rate	\$21.11/SF. (\$6,684.76/month \$80,217.09/year)
Service Type	Modified Gross Lease
Term	5 Year Term
Tenant Responsibilities:	Gas, electric, internet, interior building components, janitorial
Landlord Responsibilities:	Groundskeeping, roof/structure, trash, water, HOA, property management



Newly updated 3,800 SF medical/professional suite in a well-maintained Northwest Greensboro business park, minutes from Friendly Shopping Center and PTIA Airport — available immediately.

DISCLAIMER: No warranty or representation, express or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.

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BUILDING INFORMATION

Garden Village Office Center is a single-story, Class B office park built in 2002 in Northwest Greensboro, offering abundant natural light and convenient access to I-73 (Bryan Blvd), I-840, and PTIA Airport.

- Professionally managed, multi-tenant park
- Abundant windows and natural light throughout
- Close proximity to Friendly Shopping Center and Triad Airport
- Professionally maintained and landscaped grounds



EXTERIOR AMENITIES

Suite D tenants benefit from dedicated parking, prominent signage, and a private outdoor courtyard.

- 5 parking spaces per 1,000 SF, surface lot
- Anchor tenant monument signage / signage over suite
- Outdoor professionally landscaped paver courtyard with covered pergola
- Access to shared courtyard/patio

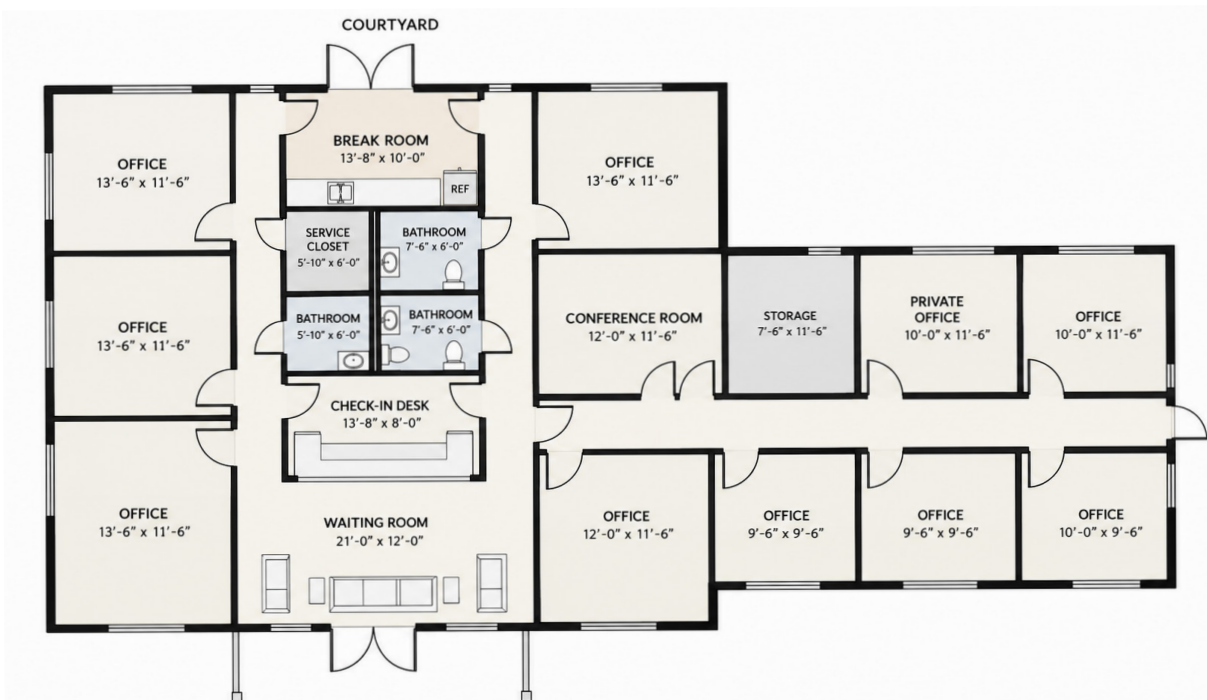


SUITE D INFORMATION

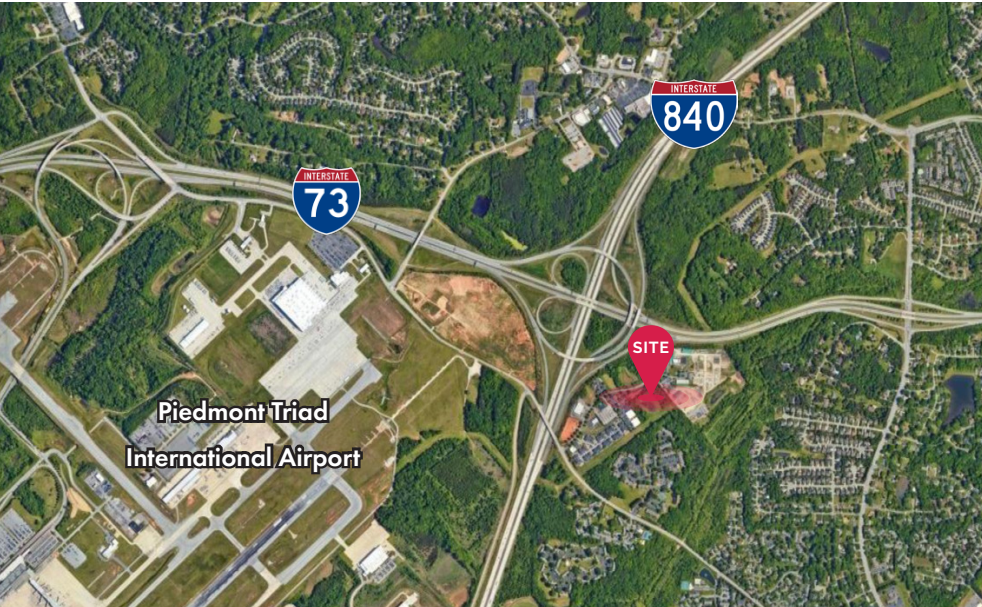
Suite D is a newly updated, move-in-ready 3,800 SF medical and professional office suite, available immediately.

- 12 offices/exam rooms (6 with 14' clear ceilings)
- Reception area
- 3 bathrooms
- Break area/kitchenette
- Server closet

FLOOR PLAN



LOCATION MAP



EASE OF ACCESS

Interstate 73	1.2 miles
Interstate 840	0.6 miles
Interstate 40	6.7 miles
NC - 68	3.7 miles

NEARBY ATTRACTIONS

Piedmont Triad International Airport
 Guilford College
 New Garden Crossing
 Battlefield Center
 Brassfield Shopping Center
 Garden Creek Center

	2-Mile	5-Mile
Population	20,507	112,051



Visit our website for more information.