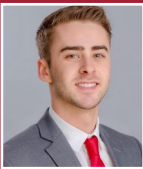




Muirwood Office Building
204 Muirs Chapel Road
Greensboro, NC 27410


BROWN INVESTMENT
PROPERTIES
EST. 1960
(336) 379-8771 | www.bipinc.com

Contact: Austin Hill, Broker
ahill@bipinc.com
P: 336-541-5510
C: 336-543-4850



Bill Strickland
Broker, CCIM, MBA
bstrickland@bipinc.com
P: 336-369-5974



FOR LEASE- Office
1,654 - 11,984 +/- RSF
\$22.50/SF

204 Muirs Chapel Road Greensboro, NC 27410

Property Summary

Second floor space available in attractive Muirwood Office Building, conveniently located between W. Market Street and Friendly Avenue. This office location is minutes away from Guilford College, Quaker Village, Friendly Shopping Center and PTI Airport with easy access to Wendover Avenue and I-40 and I-85. Potential subdivision to accommodate a minimum of 1,654 +/- SF.

PROPERTY DETAILS

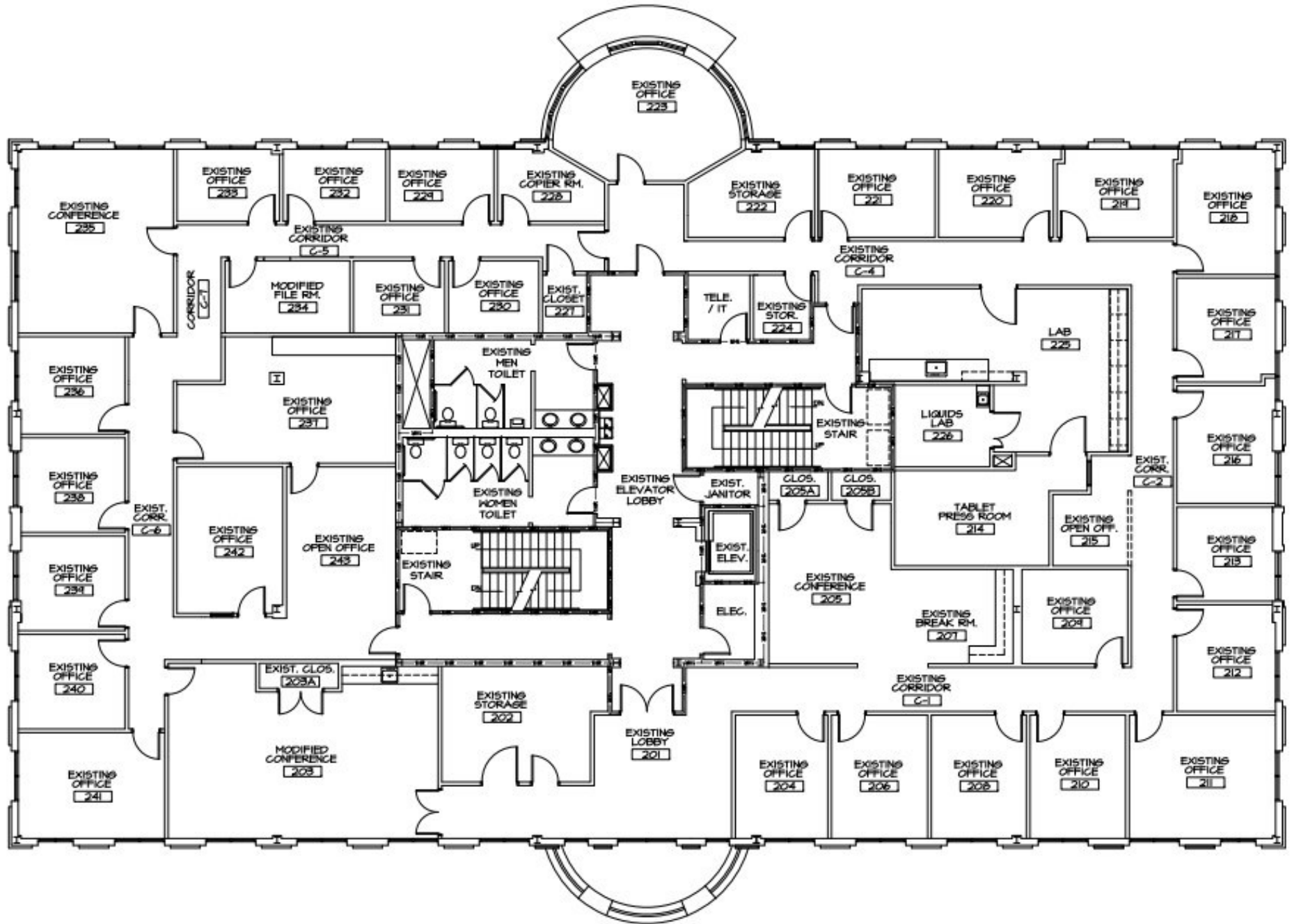
- Square Footage: 11,984 +/- subdividable SF on Second Floor
- Key Fob access 24/7
- Signage Potential
- Potential for building naming rights
- Ceiling Height: 10'
- Lease Price: \$22.50/SF
- Year Built: 2001 Renovated: 2015
- Zoning: CGOM
- Parking: Ample parking in front and rear of building
- Professional On-Site building management
- 1st and 3rd floor are Executive Suites
- Existing Bio-Tech Lab space buildout (800 +/- SF)
- Entire building is 35,000 +/- SF



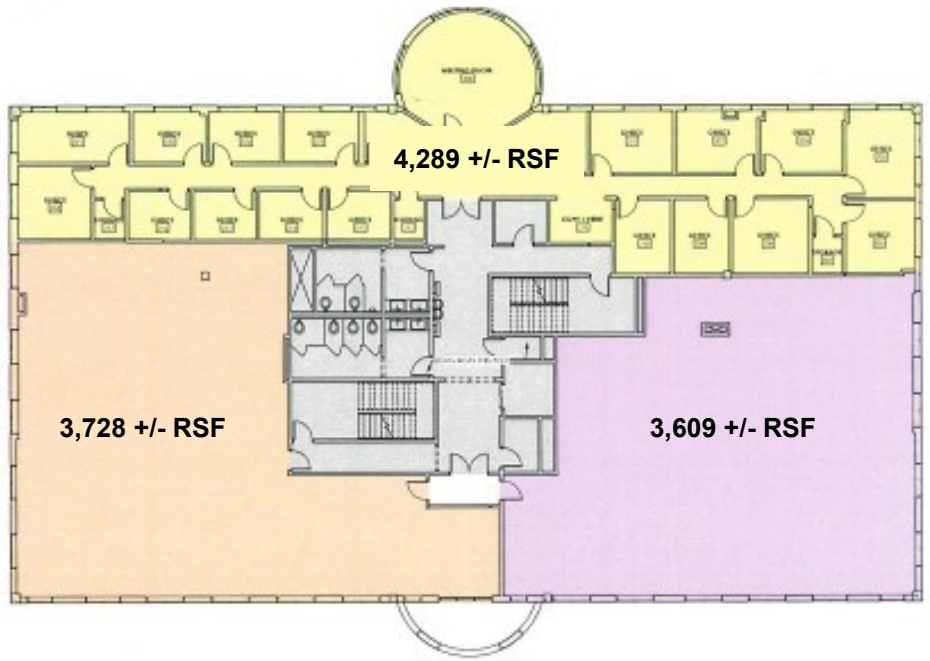
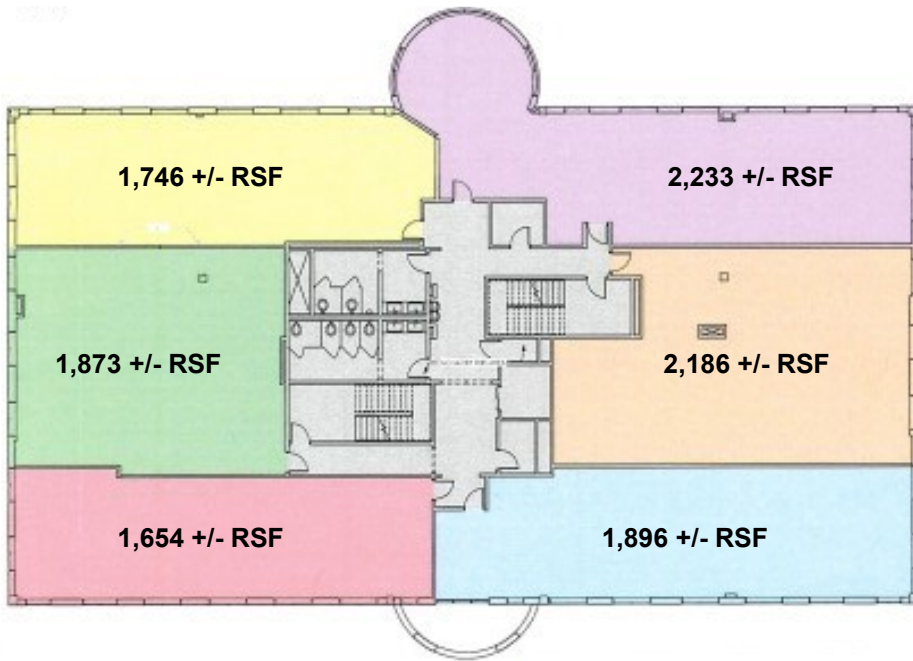
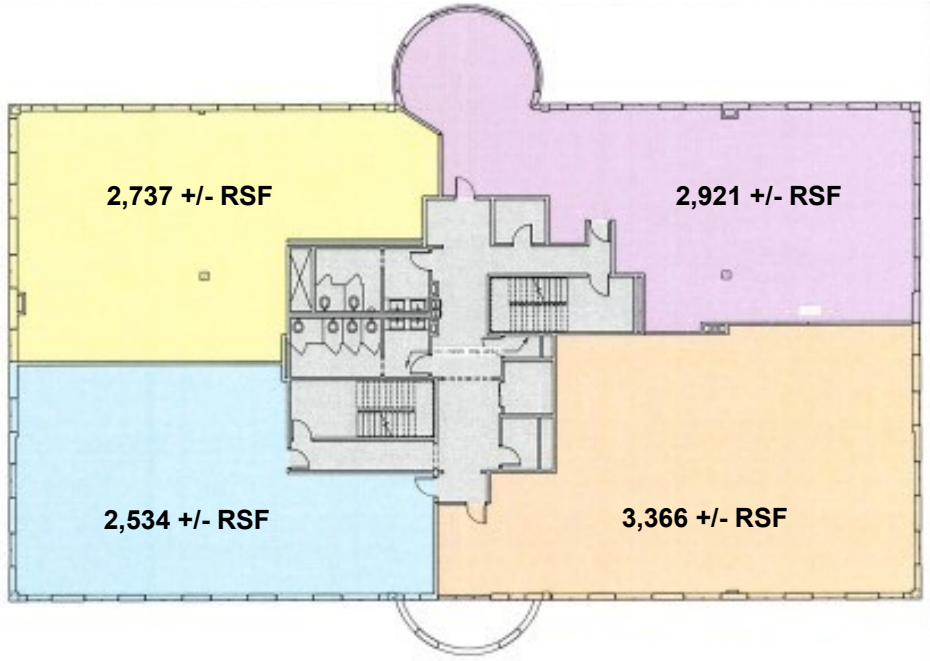
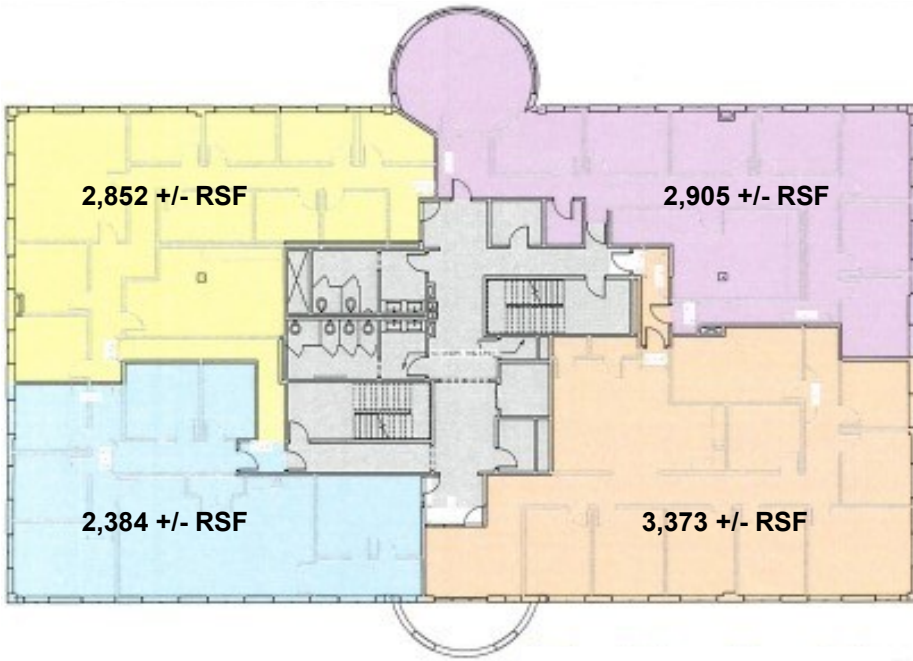


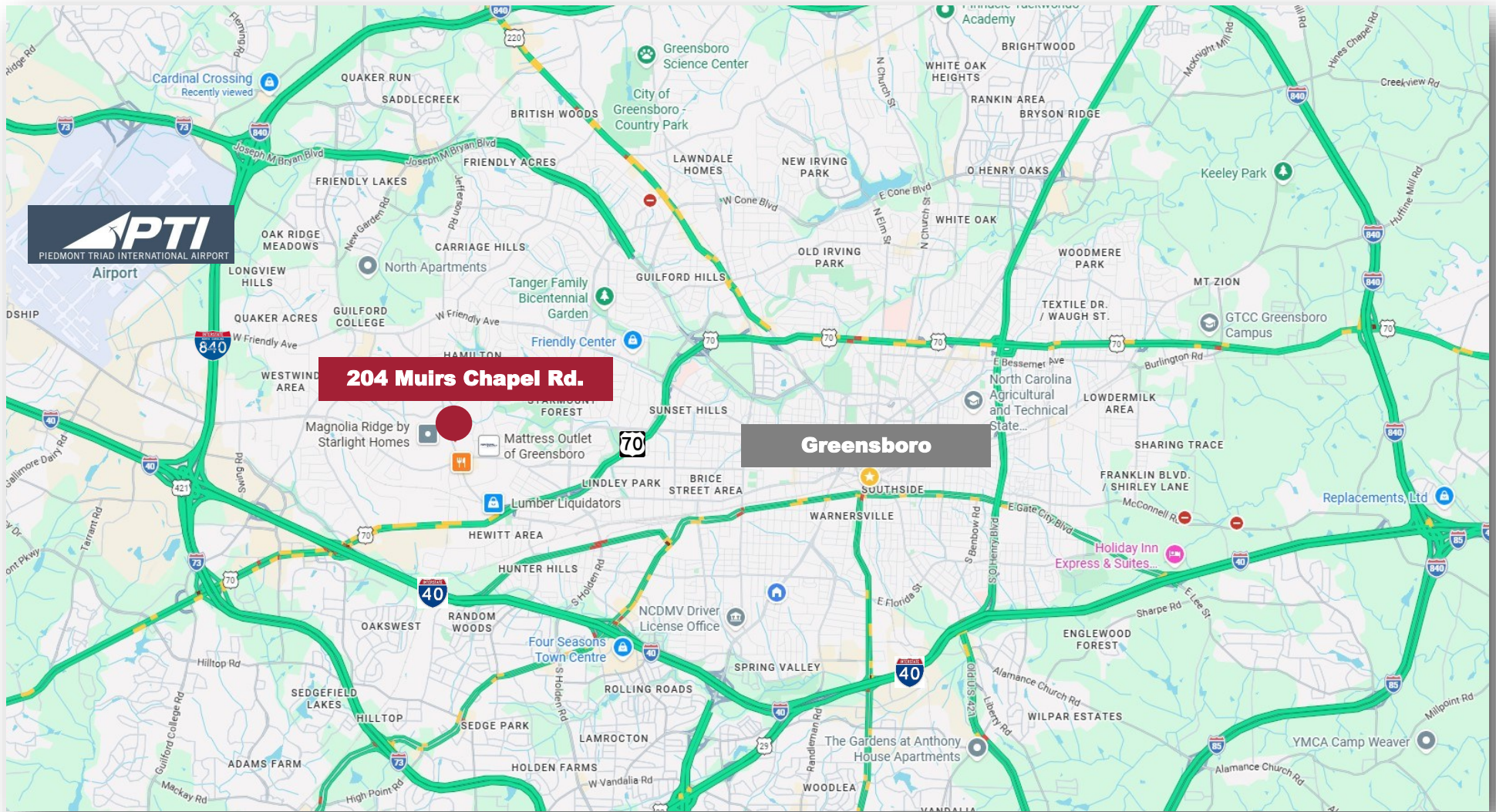


Second Floor Layout



Potential Floor Plans





1007 Battleground Avenue, Suite 401, Greensboro NC 27408

The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information. Variable commission for Brokers.