



510 North Elam Avenue, Greensboro, NC 27403
Located In Wesley Long Professional Building

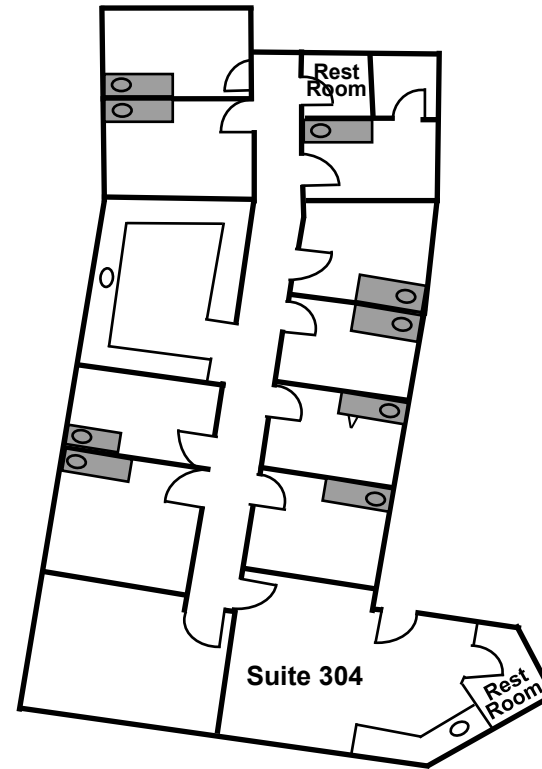
For Lease



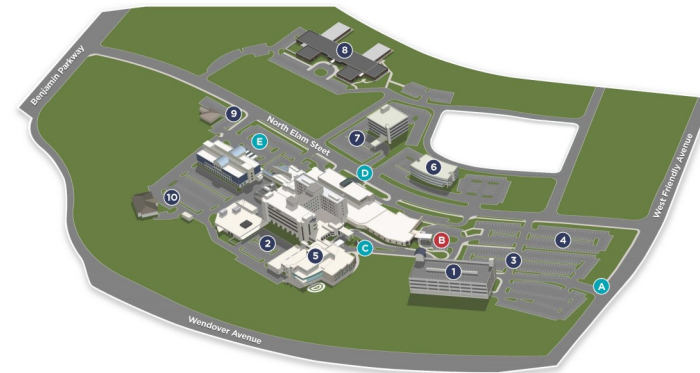
Contact:
Bill Strickland, CCIM, MBA
bstrickland@bipinc.com
336-369-5974

Property Features

- **Suite 304** - 1,876 +/- SF
- 3-story 35,292 +/- RSF prime, class A medical/dental attractive office building
- Ample parking - 176 spaces
- Zoned - PI
- Elevator
- Telecom/fiber: AT&T, Spectrum
- Green features: Motion detected lighting, water conserving fixtures
- Fully sprinklered
- Located across from Wesley Long Hospital, near Cone Health Behavioral Health Hospital and minutes from Moses Cone Hospital
- Located near restaurants, banks, hotels, shopping and residential neighborhoods
- Easy access to Wendover Avenue and minutes from CBD
- City bus stop



Wesley Long Hospital & Behavioral Health Hospital



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|---|---|
| A Main Entrance Road to Hospital, Emergency Department and Cancer Center | 2 Physician Parking |
| B Emergency Department Entrance and Parking | 3 Patient/Visitor Parking |
| C Hospital and Cancer Center Entrances | 4 Event Parking |
| D Education Center Entrance | 5 Cancer Center |
| E N. Elam Medical Plaza and Parking | 6 Wesley Long Professional Building |
| 1 Employee Parking | 7 LeBauer Healthcare |
| | 8 Cone Health Behavioral Health Hospital |
| | 9 Cone Health Outpatient Pharmacy |
| | 10 Cone Health Kids Connection |

Lease Information: \$23.50/SF
Full Service Lease



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
336-379-8771 | www.bipinc.com

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