



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

For Lease

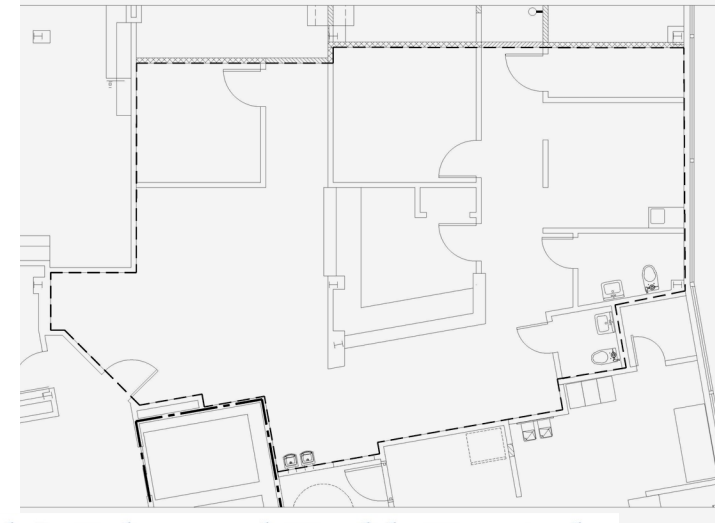


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## Property Features

- Suite 102 available, 1,509 +/- RSF
- 4,605 +/- RSF will become available March 1, 2022
- 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 and Women's Hospitals
- 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



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

Lease Information: \$23.50/SF  
Full Service Lease



440 West Market Street, Greensboro, NC 27401  
336-379-8771 www.bipinc.com

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