

# 1916 N. CHURCH STREET

## SINGLE-STORY STANDALONE BUILDING

AVAILABLE  
FOR  
**LEASE**

GREENSBORO  
NC  
**27405**

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628 Green Valley Rd.  
Suite 202  
Greensboro, NC 27408  
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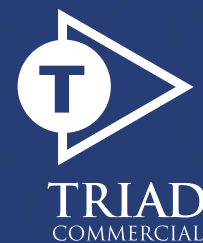
# REDEVELOPMENT

MEDICAL OFFICE / GENERAL OFFICE SPACE

**CONTACT:**

**Ryan Gioffre**  
**(336) 821-3822**  
[Ryan@TriadCommercial.com](mailto:Ryan@TriadCommercial.com)

**Kevin Kemp**  
**(336) 812-3307**  
[Kevin@TriadCommercial.com](mailto:Kevin@TriadCommercial.com)



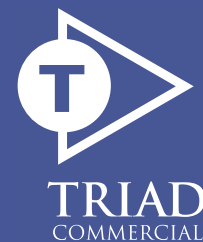
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## Property Information / Highlights

- Single Story, Standalone Building
- Up to +/-16,500 SF available; with individual Suites from +/-3,000 SF and up
- Above average Parking Ratio of 5 per 1,000 SF (83 parking spaces)
- Flexible floor plate to meet different medical office / general office layout requirements
- High ceilings with an abundance of natural light from windowed exterior walls
- Easy and convenient points of egress with stress-free drop-off areas for visitors and patients
- Excellent Signage opportunities for Tenants with high visibility making it easy for patients to locate
- Neighboring amenities include: Restaurants, Banks, Shopping, Public Transportation, Grocery Stores, Cone Hospital
- Minutes from major thoroughfares such as HWY 70 (Wendover Ave), Elm St, Cornwallis Dr and HWY 220 (Battleground Ave)

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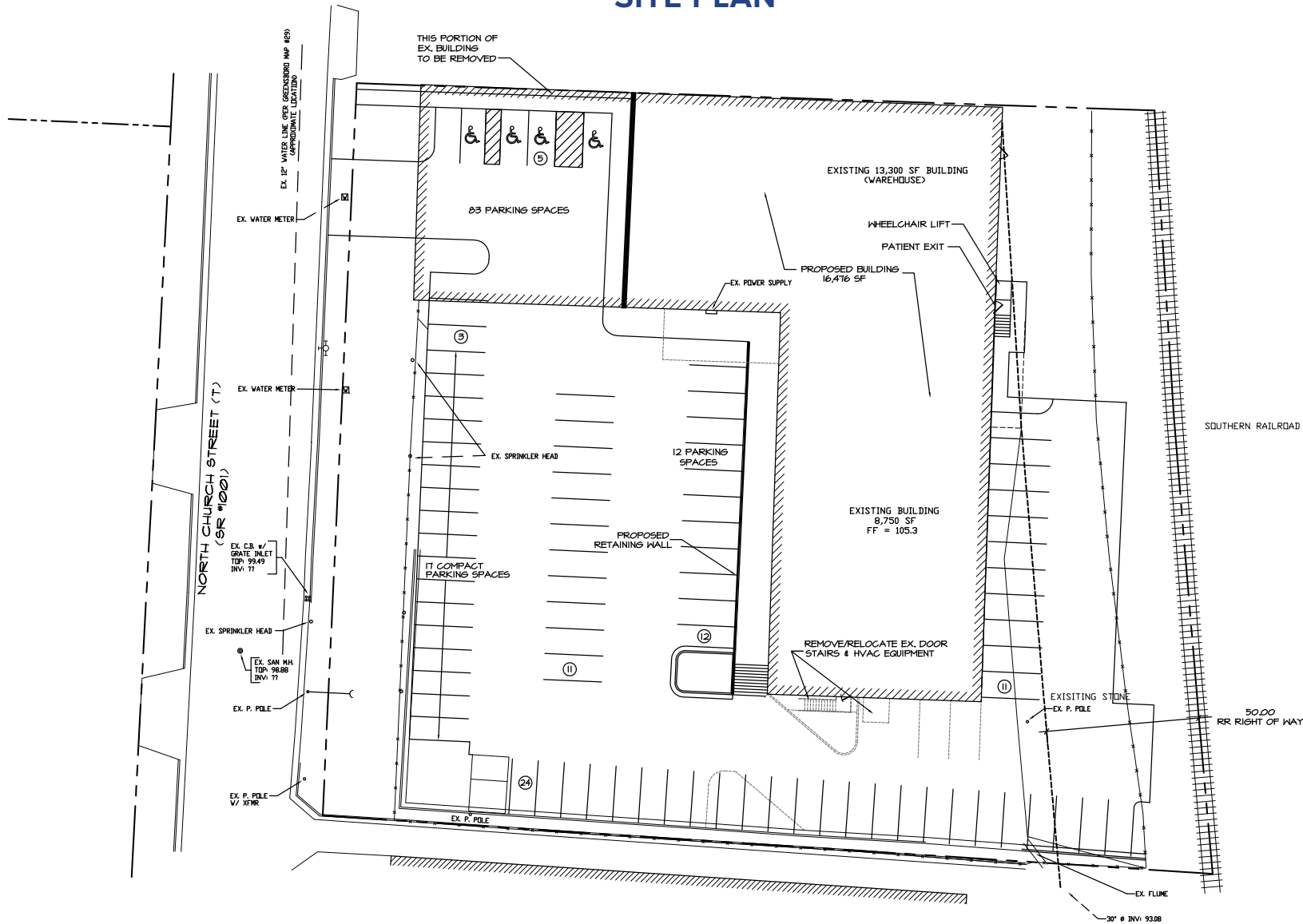
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## SITE PLAN

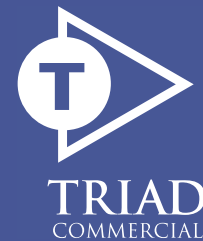


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