



## KEY FEATURES

- Fully Leased Class A Office Building  
Located in scenic Piedmont Centre
- Quick access to I-40, I-85, PTI  
Airport, Eastchester Drive
- Ample free parking
- Shared Executive Conference Room  
with Wi-Fi and overhead projector
- 24 / 7 / 365 Access
- Professionally landscaped  
courtyard

ONE PIEDMONT CENTRE

OFFICE FOR LEASE

# ONE PIEDMONT CENTRE

4000 Piedmont Parkway  
High Point, NC 27265



## LEARN MORE ABOUT THIS PROPERTY

### BRAD KLOSTERMAN, | AICP, LEED AP ND

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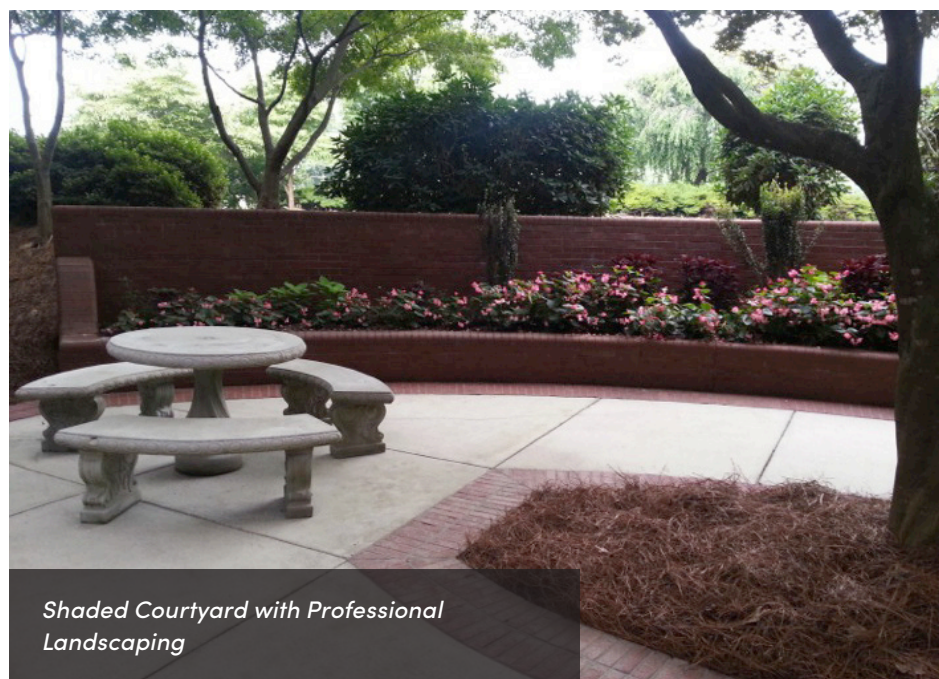
4000 Piedmont Parkway  
High Point, NC 27265



Building Entrance with Professional  
Landscaping



One Piedmont Centre Entrance with  
Professional Landscaping



Shaded Courtyard with Professional  
Landscaping



## ONE PIEDMONT CENTRE

### LOCATION

<b>Address</b>	4000 Piedmont Parkway	<b>City</b>	High Point	<b>Zip</b>	27265
<b>County</b>	Guilford				

### PROPERTY DETAILS

<b>Property Type</b>	Office	<b>Dimensions ±</b>		<b>Acres ±</b>	5.90
<b>Avail SF ±</b>		<b>Restrooms ±</b>	8	<b>Ceiling Height ±</b>	
<b>SF per Floor ±</b>	17,107	<b>Floors ±</b>	4	<b>Parking ±</b>	
<b>Building SF ±</b>	60,383	<b>Elevator ±</b>	2	<b>Bay Size ±</b>	
<b>Office SF ±</b>		<b>Flooring</b>	Marble & Carpet	<b>Docks ±</b>	
<b>Retail SF ±</b>		<b>Roof</b>		<b>Drive-ins ±</b>	
<b>Year Built ±</b>	1989	<b>Bldg Exterior</b>	Brick & Glass	<b>Sprinklered</b>	

### UTILITIES

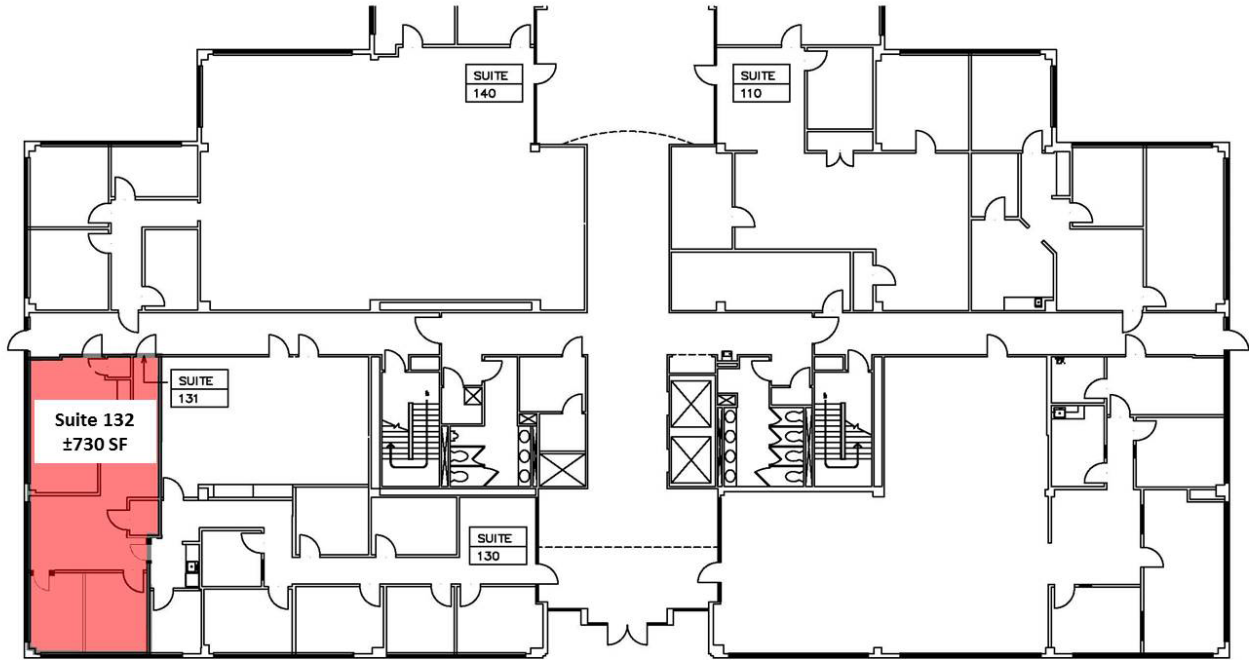
<b>Electrical</b>	City of High Point	<b>Sewer</b>	City of High Point	<b>Heat</b>	Yes
<b>Water</b>	City of High Point	<b>Air</b>	Yes	<b>Gas</b>	N/A

### TAX INFORMATION

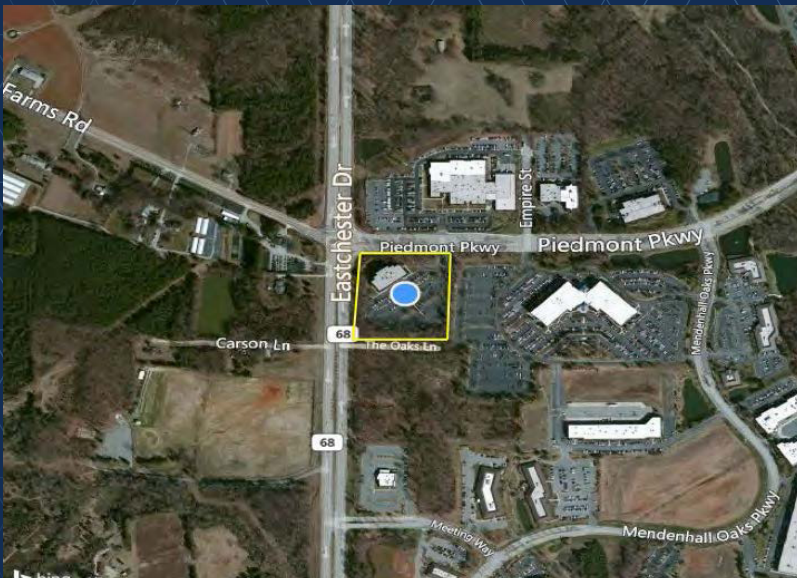
<b>Zoning</b>	GO	<b>Tax Map</b>	007310-00019	<b>Tax PIN</b>	7813589973
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### PRICING & TERMS

<b>Price</b>		<b>Lease Type</b>	Full Service
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ONE PIEDMONT CENTER – 1st Floor



## LOCATION FEATURES

- Quick access to I-40, I-85, PTI Airport, Eastchester Drive