



NEW CONSTRUCTION

**4,500 SF**  
**FLEX SPACE FOR LEASE**  
GARNER, NC

**ACT FAST. ONE SPACE LEFT!**  
\$14.00/SF for the first 3 months.





# 505

## N. GREENFIELD PKWY. GARNER, NC 27529

### PROPERTY SPECIFICATIONS

PROPERTY TYPE	Class A Flex Space
BUILDING SIZE	14,000 SF
SUITE SIZE	≈ 4,500 SF
ASKING RATE	<b>Special Rate</b> - \$14.00/SF for the first 3 months. \$18.80/SF thereafter. NNN, Restrictions apply.
TICAM	\$3.58/SF
T/I ALLOWANCE	Negotiable
YEAR BUILT	2023
WAREHOUSE	14' clear height, Heat/AC included
OFFICE	Build to suite
ELECTRICAL	Three phase, 120/208 V
LIFE SAFETY	Fully sprinklered
ZONING	Mixed-use (MXD-1)
EXTERIOR	Masonry, brick exterior walls
AMENITIES	12-acre campus with beautiful grounds and walking trail

**ACT FAST. ONE SPACE LEFT!**  
\$14.00/SF for the first 3 months.



### AREA HIGHLIGHTS



Located in Greenfield Business Park, which includes amenities such as walking trails, and outdoor seating



Minutes away from abundant retail, shopping and restaurants



Direct access to major interstates and highways, such as I-40 and US-70



Proposed I-540 Interchange, once completed will be less than one mile away



# NEARBY RETAIL AERIAL

505 N. GREENFIELD PKWY.

GARNER, NC 27529



amazon



**Cabela's** **LONGHORN STEAKHOUSE**

**Panera BREAD** **Alpaca PERUVIAN CHARCOAL CHICKEN**

**SHEETZ** **RED ROBIN**

**GREENFIELD BUSINESS PARK**



**WHITE OAK CROSSING**

**TJ-maxx** **DOLLAR TREE**

**DICK'S SPORTING GOODS** **ROSS DRESS FOR LESS** **BEST BUY**

**BUFFALO WILD WINGS** **McDonald's** **chili's**

**TARGET** **PETSMART** **KOHL'S**





# 505

## N. GREENFIELD PKWY.

### GARNER, NC 27529

PROPERTY PHOTOS



**FLEX SPACE**  
THAT FITS YOU

**ACT FAST. ONE SPACE LEFT!**  
\$14.00/SF for the first 3 months.



**FIRST-CLASS**  
**AMENITIES**



**UNPARALLELED**  
**QUALITY**



# 505

## N. GREENFIELD PKWY.

### GARNER, NC 27529

#### FLOOR PLAN



FOR MORE INFORMATION, PLEASE CONTACT GREGG MASON AT 919.868.3369