

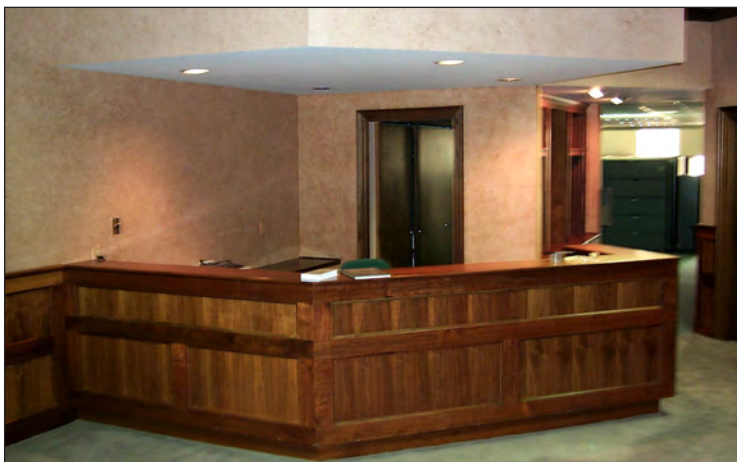


HAGAN
PROPERTIES

CORFAC INTERNATIONAL

AVAILABLE FOR SALE OR LEASE

Triton Building
1031 Summit Avenue • Greensboro, NC 27405



CORFAC
International



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Building Information:

- Total Square Feet: 28,214 SF
- Square Feet Per Floor: 14,107 SF
- Acreage: 3.19+
- Number of Floors: 2
- Year Built: 1971
- Type of Construction: Brick & Glass

Building Features:

- Elevators: One (1)
- Parking: Ample
- Sprinkler: No
- Fiber Optics: DSL

Utilities:

- Electric: Included
- Heat/Air Conditioning: Included
- Janitorial: Included
- Real Estate Taxes: Included
- Building Insurance: Included
- CAM: Included

Comments:

- Building hours are 24/7
- Equipped with two (2) kitchens/breakrooms
- Custom wood paneling in executive offices
- Common boardroom/training room
- One (1) mile from Downtown Greensboro
- Located on corner of Bessemer Avenue & Summit Avenue with easy access to Wendover Avenue & US Highway 29



Pricing Information:

- Term: Five (5) years
- Sales Price: \$2,600,000
- Escalations: Annual CPI Increases

Co-Brokerage:

- Compensation offered to Buyer/Tenant Agent subject to separate co-brokerage agreement
- Subagency is not offered
- Compensation is not offered to Principals, their Affiliates or Subsidiaries

Floor	Available SF	Largest Contiguous	Rental Rate	Load Factor	Possession Date
1	3,732 RSF	3,732 RSF	\$14.00/RSF	12%	Immediate
2	14,107 RSF	14,107 RSF	\$16.00/RSF	12%	Immediate



HAGAN[®]
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For more information or to schedule a showing, call:

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