

717 Green Valley Road

Greensboro, NC

2,576 – 13,228 SF Leasing Opportunity



As exclusive agent, Dowell Commercial and JLL are pleased to offer the following opportunity.



717 Green Valley Road

Greensboro, NC



Available Space: Partial 1st (2,576 RSF) & 3rd Floor (13,228 RSF) area.
Floor plans for each are available on the following pages.

Possession: 1st Floor Space available Oct 1, 2025. 3rd Floor Space is available immediately, though build out will need time for completion.

Features:

- Located in the desirable Green Valley Office Park.
- Professional services focused Class A asset.
- In close proximity to retail and service amenities at Friendly Center, Midtown and the active Battleground Avenue corridor.
- Urban meets rural as this building offers a landscaped open lawn and building common patio.
- One opportunity for Green Valley Road monument signage.

Asking Rent: Upon Request



Building Common Exterior Patio



For more information:

Sean Dowell

Tel: +1 336 378 5065

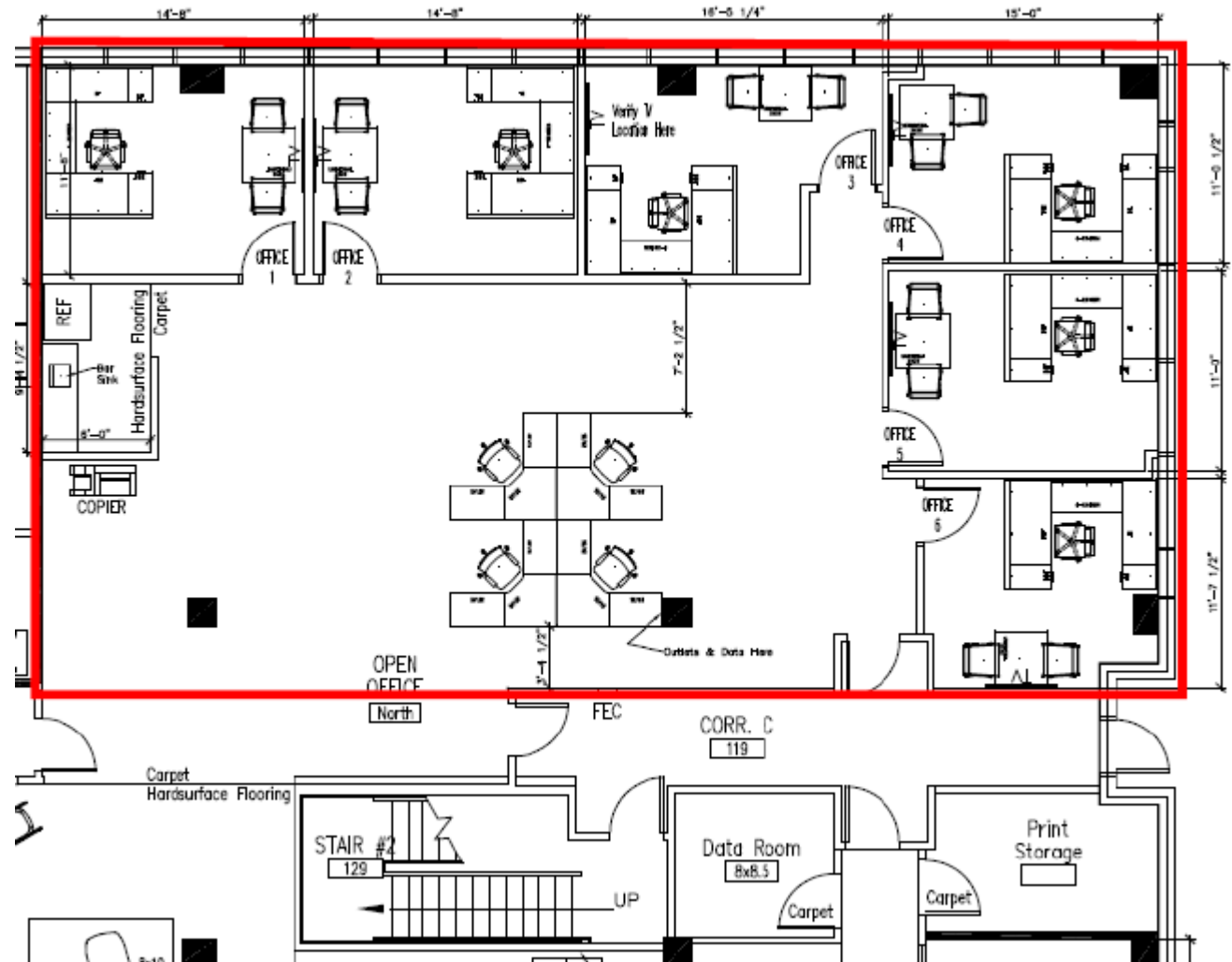
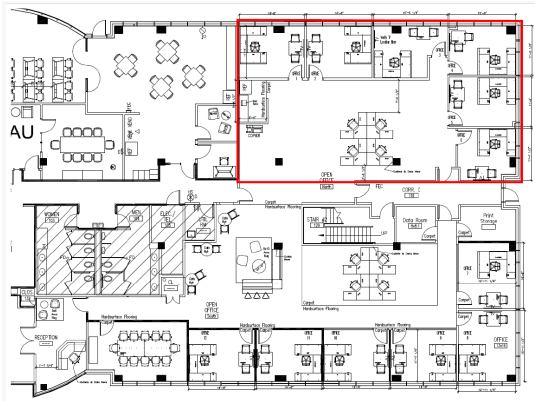
Mob: +1 919 924 4137

sean@dowellcommercial.com

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Floor Plan

Partial 1st Floor
2,576 RSF
Available Oct 1, 2025



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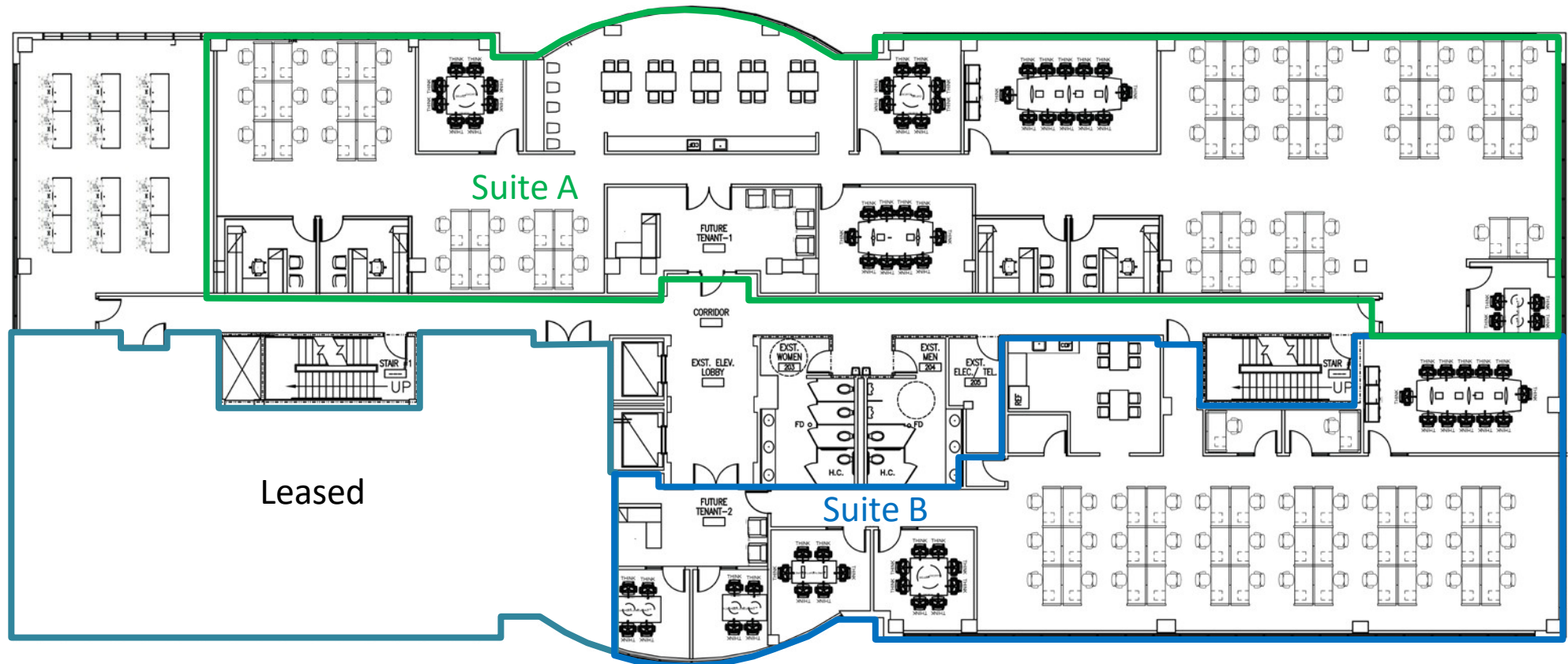
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Suggested Divisions

Partial 3rd Floor

13,228 RSF



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Suite A – 8,303 RSF

Offices: 4

Workstations: 54

Reception: 1

Total Seats: 59

Conference Rooms: 5

Café: 1

Suite B – 4,925 RSF

Workstations: 36

Reception: 1

Total Seats: 37

Conference Rooms: 5

Phone Rooms: 2

Café: 1

Second generation space ready for new design. Abundant windows overlook the beautifully landscaped property and offers an excess of natural light. Primary top floor location.

Suite A and B as outlined are suggested divisions. All in all, any reasonable division will be considered.