

CONFIDENTIAL OFFERING MEMORANDUM

4900 KOGER BOULEVARD | GREENSBORO, NC



WINGATE BUILDING
MULTI-TENANT INVESTMENT OPPORTUNITY

FURMAN
CAPITAL ADVISORS

FURMAN

CAPITAL ADVISORS

EXCLUSIVE MARKETING AGENTS

Beau McIntosh, CCIM

Director
Furman Capital Advisors
bmcintosh@furmancap.com
336 312 1835

Allen Jones

Broker
NAI Piedmont Triad
ajones@naipt.com
336 314 1631

Lawrence Cox

Broker
NAI Piedmont Triad
lcox@naipt.com
336 337 2281

Nancy Cox

Broker
NAI Piedmont Triad
ncox@naipt.com
336 686 5388

TRANSACTION SUPPORT

Mandy Foster

Administrative Coordinator
NAI Piedmont Triad
mfoster@naipt.com
336 358 3224

April Corvinus

Administrative Coordinator
NAI Piedmont Triad
acorvinus@naipt.com
336 358 3228

About Furman Capital Advisors

Founded as the Investment Services Division of NAI Earle Furman, Furman Capital Advisors specializes in real estate acquisitions, dispositions, portfolio management and loan workouts of various investment property types throughout the southeastern United States. The Furman Capital Advisors team provides clients with a full range of financial services including comprehensive financial modeling, due diligence analysis, real estate valuations, loan sourcing and more. By leveraging the team's unique combination of real estate and finance experience that has proven beneficial to its clients, Furman Capital Advisors adds value by analyzing and structuring transactions to best meet the client's financial objectives in an ever-changing market. For more information, visit www.FurmanCapital.com

INVESTMENT OVERVIEW

OFFERING SUMMARY

Furman Capital Advisors in collaboration with NAI Piedmont Triad, acting on exclusive behalf of the "Owner," is pleased to offer the following opportunity to purchase the Wingate Building (or the "Property"), located at 4900 Koger Blvd., in Greensboro, NC. The asset is a multi-tenant general office building built in 1999 and situated on the I-40 corridor in the Piedmont Triad International Airport submarket. The property has a WALT of 3.2 years and provides a promising Value-Add opportunity based on comparable basis and leasing potential. The surrounding Triad area has received significant recent economic development announcements with JetZero choosing Greensboro as the location for its first advanced manufacturing and final assembly facility, the world's first Toyota battery manufacturing facility in nearby Liberty, NC and the addition of Boom Supersonic's Overtone Super factory at PTI. The Wingate Building stands to benefit greatly over the next few years from the \$7.1 Billion economic investments and the addition of 21,200 new jobs for these projects. Minimal competing multi-tenant office construction will allow the Wingate Building and similar well-located properties to capitalize and fill a void in the market.

INVESTMENT SUMMARY

Pricing	\$3,300,000
WALT	3.2
Average Lease Rate	\$17.02/SF

PROPERTY SUMMARY

Address	4900 Koger Blvd., Greensboro, NC 27407
Ownership	Fee Simple
Property Type	Office
Building Size	96,968 SF
Rentable Area	91,651 SF
Year Built	1998
Floors	4
Parcel Size	7.75 AC
In-place Tenants	10
Occupancy	43%
Elevators	Two Passenger Elevators One Freight Elevator
Signage	Building, Monument and Digital Directory
Parking	465 Spaces 5.06 / 1,000 SF
Zoning	CD-BP



INVESTMENT HIGHLIGHTS

KEY VALUE DRIVERS



STRONG OFFICE LOCATION

Property is located in the strong Piedmont Triad International Airport submarket on the I-40 corridor. (+/-120,000 VPD). Recent economic developments have included Jetzero's advanced manufacturing and final assembly facility, as well as Boom Supersonic's Overtone Superfactory which are set to add over 21,200 new jobs to the surrounding area. Nearby supporting retail include most of the national big-box stores as well as national QSRs, with several large hotel groups offering brands within 1-mile.



EXCEPTIONAL ACCESS

Great suburban office with nearby access to the intersection of I-40 and Wendover Avenue, I-85, I-73, Greensboro Urban Loop (I-840), Piedmont Triad International Airport (PTI), and 15 minutes from downtown Greensboro, High Point and Winston-Salem.



ATTRACTIVE BASIS AND WALT

The property is being offered at a very attractive basis for an office property and is well below replacement cost. Weighted Average Lease Term is also appealing for an investor with almost 3.2 years remaining and the upside of leasing the existing vacancies at market rental rates.



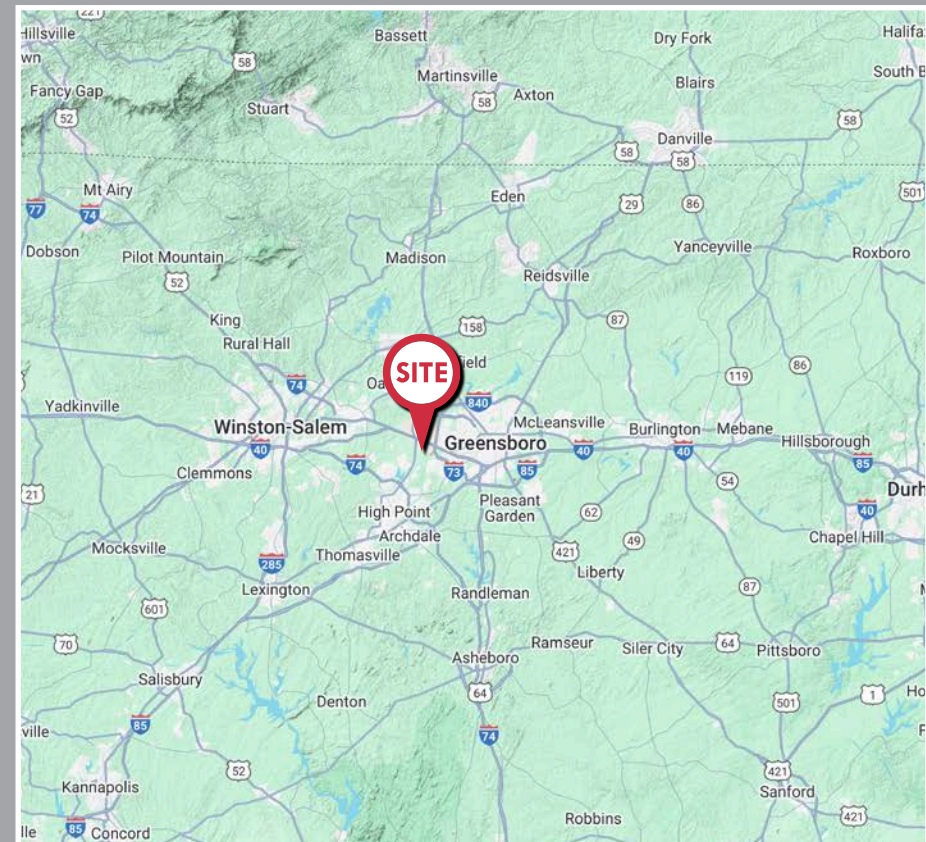
BELOW MARKET RENTAL RATES

Office lease rates are trending above the property's average of \$17.02/SF Full Service and competitive basis in the property allows a new owner to capitalize on offering economical options to potential office tenants.



HIGH GROWTH MARKET

The Greensboro MSA has seen an unprecedented increase in economic activity overall and North Carolina has consistently been a Top State to do business with a CNBC ranking of 1st in 2025 and 2023 and had the 3rd highest YOY increase in population. The Triad Region of NC has close to 2 million residents and a 5-mile Average Household Income of \$93,210.



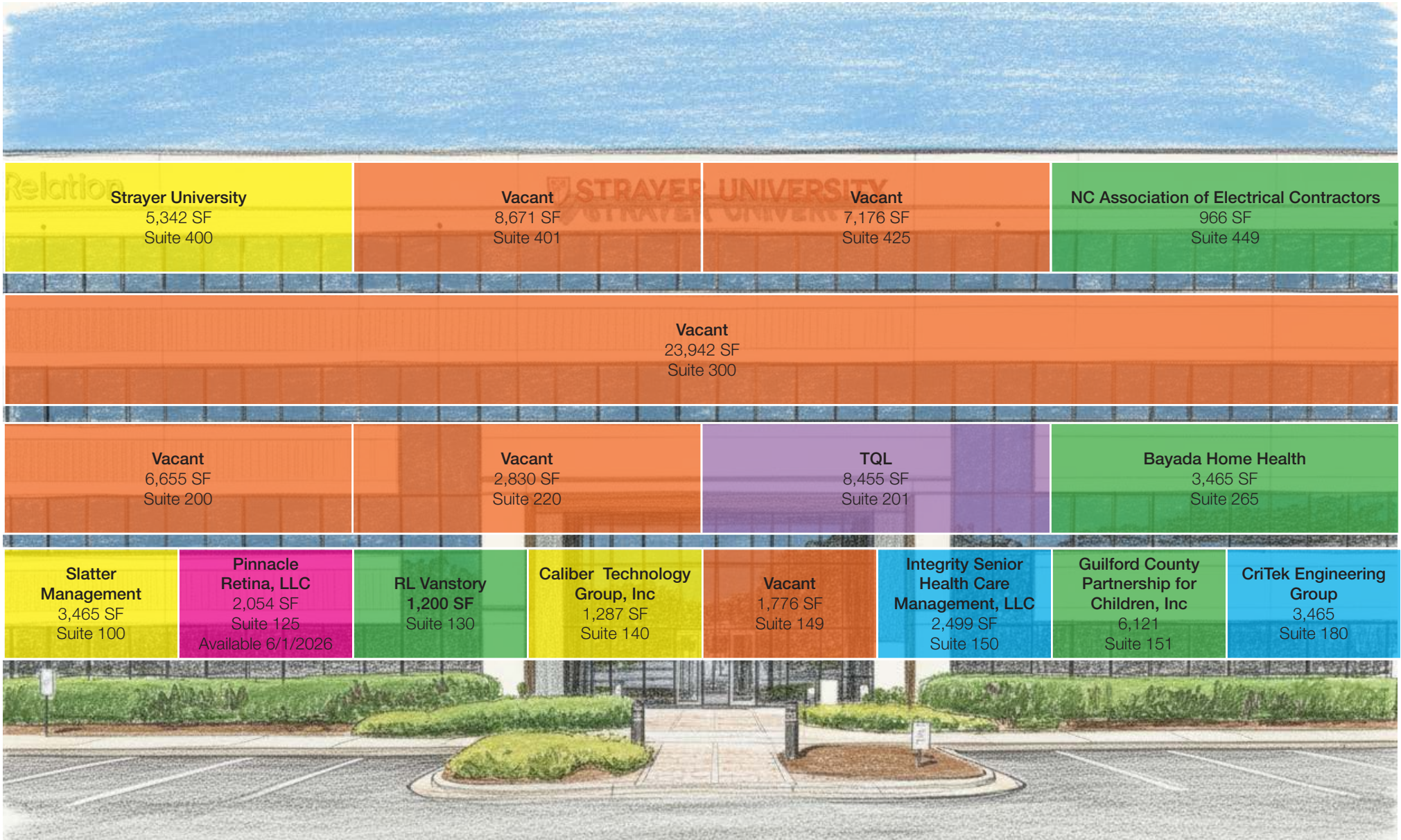
VALUATION OVERVIEW

RENT ROLL

Tenant	Suite	Size	Lease Start	Lease End	Rent PSF	Monthly	Annual	Lease Type	Annual Increases	Options / Option Rate
Slatter Management Services, Inc	100	3,465	09/01/2023	08/31/2028	\$16.48	\$4,758	\$57,096	FS	3.00%	1 x 5yr
Pinnacle Retina, LLC	125	2,054	08/01/2016	08/31/2025	\$18.00	\$3,081	\$36,972	FS		
RL Vanstory	130	1,200	03/01/2025	03/31/2030	\$17.72	\$1,772	\$21,262	FS	3.00%	1 x 5yr
Caliber Technology Group, Inc.	140	1,287	07/01/2023	06/30/2028	\$17.47	\$1,873	\$22,481	FS	3.00%	1 x 3yr
RL Vanstory	149	1,776	02/15/2025	03/31/2030	\$17.50	\$2,590	\$31,080	FS	3.00%	1 x 5yr
Integrity Senior Health Care Management, LLC.	150	2,499	10/01/2021	02/28/2027	\$16.39	\$3,413	\$40,956	FS	3.00%	1 x 5yr
Guilford County Partnership for Children, Inc.	151	6,121	11/01/2023	11/30/2030	\$16.11	\$8,219	\$98,631	FS	3.00%	
CriTek Engineering Group	180	2,344	01/01/2022	04/30/2027	\$14.86	\$2,903	\$34,836	FS	2.00%	
Total Quality Logistics, LLC	201	8,455	1/8/2026	6/30/2031	\$18.00	\$12,683	\$152,190	FS	3.00%	1 x 5yr
Vacant	220	2,760								
Vacant	250	6,655								
Bayada Home Healthcare Inc.	265	4,221	06/01/2025	06/30/2030	\$17.00	\$5,980	\$71,757	FS	3.00%	1 x 2yr
Vacant	300	17,467								
Vacant	350	8,226								
Strayer University	400	5,342	09/01/2016	04/30/2028	\$17.68	\$7,871	\$94,452	FS	3.00%	1 x 5yr
Vacant	401	8,671								
Vacant	425	7,176								
NC Association of Electrical Contractors	449	966	07/01/2025	06/30/2030	\$16.56	\$1,333	\$16,000	FS	3.00%	1 x 5yr
	Occupancy:	39,730	43.3%		\$17.09 Avg.	\$60,720	\$728,641			
	Vacancy:	51,921	56.7%							
	Total:	91,651								

SITE PLAN

TENANT ROSTER



COMPARABLE OVERVIEW

SALES COMPS



Property	714 Green Valley Rd.	190 Oak Plaza Blvd.	1500 Pinecroft Rd.	7025 Albert Pick Rd.%
City	Greensboro, NC	Winston-Salem, NC	Greensboro, NC	Greensboro, NC 27409
Built/Renovated	1996	1998	1988/1997	1990
Size (SF)	149,389	90,264	134,464	140,587
Occupancy	0%	100%	93%	100%
Typical Floor Size	37,347	30,000	26,893	N/A
Date	3/28/2024	11/20/2024	12/30/2020	6/29/2022
Price	\$9,360,000	\$11,000,000	\$7,350,000	\$9,647,692
Price PSF	\$62.66	\$121.86	\$54.66	\$68.62
Cap Rate	N/A	Not Disclosed	Not Disclosed	Not Disclosed

LEASE COMPS



Property	1801 Stanley Rd.	101 Centerport Dr.	7736 McCloud Rd.	7900 McCloud Rd.
City	Greensboro, NC	Greensboro, NC	Greensboro, NC	Greensboro, NC
Built/Renovated	1989	1997	1985	1999
Size (SF)	126,000	86,976	73,995	59,887
Occupancy	60%	66%	14%	68%
Stories	4%	4	3	4
Vacant	49,939	37,473	63,665	19,155
Parking Ratio	3.90/1000	3.99/1000	4.00/1000	6.16/1000
Est. Rent (Costar)	\$17-\$21/SF FS	\$21-\$22/SF FS	\$22/SF FS	\$16-\$20/SF FS

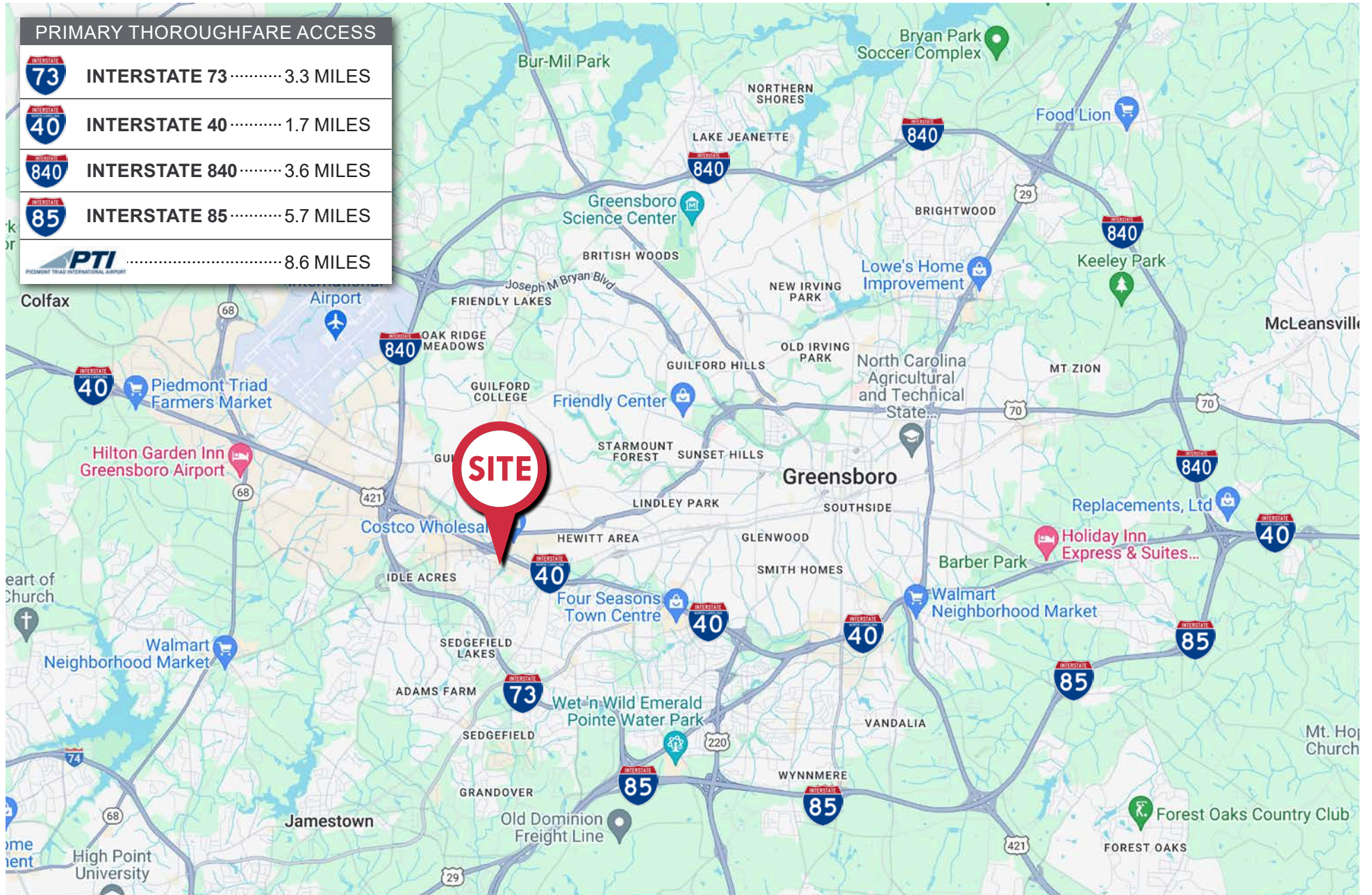
PROPERTY OVERVIEW

PROPERTY AERIAL PHOTO | 4610 - 4626 W. MARKET ST. GREENSBORO, NC



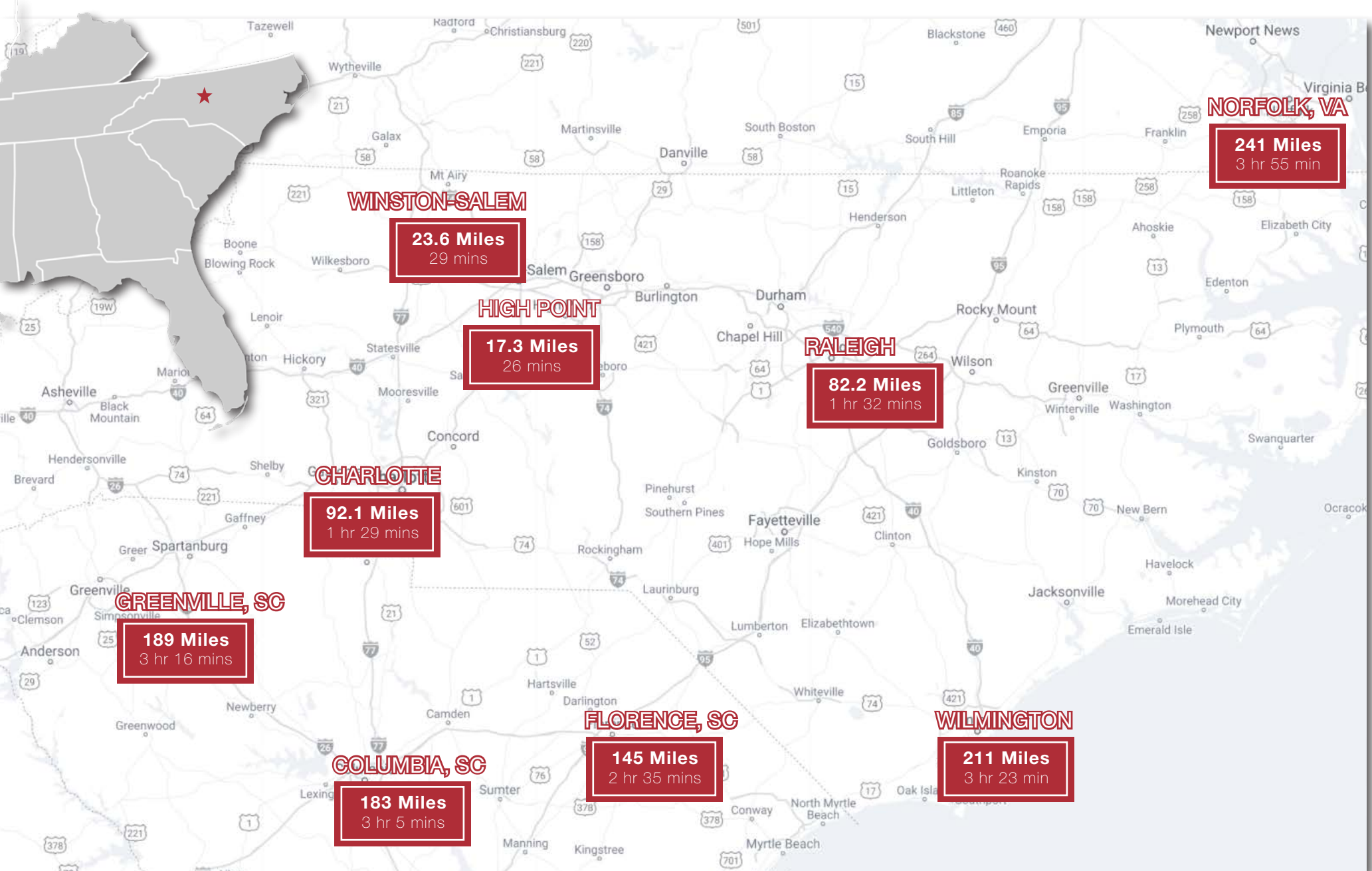
PROPERTY OVERVIEW

SITE MAP



PROPERTY OVERVIEW

MARKET MAP



PROPERTY OVERVIEW

EXTERIOR PROPERTY PHOTOS



PROPERTY OVERVIEW

INTERIOR PROPERTY PHOTOS



ECONOMIC DEVELOPMENT

Jetzero

Location	PTI Airport, Greensboro NC
Jobs	14,700
Product Type	Blended Wing Aircraft
Total Investment	\$4.7 Billion

BOOM

Location	PTI Airport, Greensboro NC
Jobs	1,761
Product Type	Overture Supersonic Jetliner
Total Investment	\$500 Million

TOYOTA

Location	Greensboro-Randolph Megasite, NC
Jobs	2,100 Employees
Product Type	Electric Vehicle Batteries
Total Investment	\$3.5 Billion

Wolfspeed

Location	Chatham Advanced Manufacturing Site near Siler City, NC
Jobs	1,805 Employees
Product Type	Semiconductors
Total Investment	\$5 Billion

VINFAST

Location	Chatham County, NC
Jobs	7,500
Product Type	Electric Vehicles
Total Investment	\$4 Billion



MARKET OVERVIEW

MARKET ANALYSIS

PIEDMONT TRIAD OVERVIEW

The Piedmont Triad is located in the southeastern US, in the central part of North Carolina. We are located halfway between New York and Florida and halfway between Washington DC and Atlanta GA . We are a 12 county region serving 1.7 million people. Twelve counties and 63 municipalities comprise the Piedmont Triad Regional Council.

The Piedmont is the area lying between the Atlantic Ocean and the Appalachian Mountains. The Triad is named for the three largest cities in the region: Greensboro, Winston-Salem, and High Point. The region boasts excellent transportation and educational facilities, making the region a hub for commerce along the mid Atlantic region. There are approximately 900,000 jobs in the Piedmont Triad.

Among the 12,000 miles of roadways in the region are Interstates 40 and 85 which bisect the region east to west and Interstate 77 running north/south. Two new interstates, I-73 and I-74, are already completed in most areas and under construction in others. Piedmont Triad International Airport is located in the center of the region and 8 additional airports handle both commuter and corporate aircraft.

There are 13 colleges and universities in the region with a total enrollment exceeding 60,000. In addition, 9 technical and community colleges serve an additional 50,000 students. The region's economy has historically been tied to textiles, furniture, and tobacco, but new growth industries are emerging rapidly, including distribution, logistics, bio-technology, and aviation & aerospace.

Source: <https://www.ptrc.org/about/about-the-region>

TALENTED WORKFORCE



800,000+
Regional Labor Force

110,000+
College Students

66%
of the population has
attended College/
University

MAJOR EMPLOYERS

Company	Description
Ralph Lauren	Apparel & Brand Management
Bank of America	Financial Services
Volvo Group	Volvo Mack Trucks HQ
AT&T	Communications
United Parcel Services	Package, Freight & Logistics
Truist	Financial Services
Honda Aircraft Company	Global HQ & Manufacturing
Qorvo	Microchips & Circuits
LabCorp	Health Care
Lincoln Financial Group	Financial Services
Proctor & Gamble	Consumer Products
TE Connectivity	Automotive Electronic
VF Corporation	Apparel
Koury Corporation	Builder & Developer



DEMOGRAPHIC SUMMARY

1 MILE RADIUS

Summary	2025	2030
Population	8,272	8,200
Households	3,960	4,104
Average Household Income	\$75,168	\$83,046
Median Age	36.8	38.9
Daytime Employment	8,801	-
Businesses	501	-

3 MILE RADIUS

Summary	2025	2030
Population	73,028	75,149
Households	32,601	35,177
Average Household Income	\$86,385	\$96,870
Median Age	36.7	38.2
Daytime Employment	44,021	-
Businesses	4,598	-

5 MILE RADIUS

Summary	2025	2030
Population	162,481	166,293
Households	67,665	72,289
Average Household Income	\$93,210	\$104,443
Median Age	36.1	37.6
Daytime Employment	113,037	-
Businesses	11,156	-

DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the properties being offered for sale and owned by 4610-4626 W. Market St. Greensboro, NC ("Property"). It has been prepared by Furman Capital Advisors ("Agent"). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. The Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner and Agent expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed by all parties and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to the Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the creation of this Offering Memorandum.

EXCLUSIVE MARKETING AGENTS

Beau McIntosh, CCIM

Director

Furman Capital Advisors

bmcintosh@furmancap.com

336 312 1835

Allen Jones

Broker

NAI Piedmont Triad

ajones@naipt.com

336 314 1631

Lawrence Cox

Broker

NAI Piedmont Triad

lcox@naipt.com

336 337 2281

Nancy Cox

Broker

NAI Piedmont Triad

ncox@naipt.com

336 686 5388

TRANSACTION SUPPORT

Mandy Foster

Administrative Coordinator

NAI Piedmont Triad

mfoster@naipt.com

336 358 3224

April Corvinus

Administrative Coordinator

NAI Piedmont Triad

acorvinus@naipt.com

336 358 3228

Beth Nixon

Marketing Specialist

NAI Piedmont Triad

bnixon@naipt.com

336 358 3230

FURMAN

CAPITAL ADVISORS



336.373.0995



FurmanCapital.com

348 N Elm Street | Greensboro, NC 27401