

7701 Airport Center Drive



Street Address:	7701 Airport Center Drive
Type:	Office Building
Total Sq. Ft.:	389,377
Divisible:	Possible
For Sale:	No
For Lease:	Yes
Parcel	7816706609
Zone:	Business Park (BP)
Lease Rate:	Neg

Description

State of the art corporate facility, formerly American Express customer service center, available for sublease (Sublease expires December 31, 2019). Aggressive sublease economics offered with true "Plug and Play" option along with furniture potentially available. 20,000 sq ft of raised floor.

Meticulously maintained building is situated on 50 acres near the Piedmont Triad International Airport. Amenities include 340-seat auditorium, 25 conference rooms, a 372-seat dining room and a full kitchen. The executive complex on the third floor executive conference room that seats approx. 25, small conference room that seats approx. 10, small kitchen area for the executive admin/reception.

Office Information

Building or Suite: Building
Class: A
Stories/Floors: 4
Year Built: 1986/renovated 1999
Number of Parking Spaces: 1,880
Type of Parking: Paved

Mechanical Information

UPS Two MGE 800-KVA m/n 6000 modules in an isolated/redundant configuration. These units are backed up by two battery strings of 120 jars, C&D m/n XT4LC11 batteries each, and have the capacity to carry the building load for 30 minutes each should power be lost

Stand-by Generation Two Caterpillar m/n 3516, 1750-KVA/1400-kW diesel generators supported by a 20,000-gallon in-ground tank capable of supplying fuel to the generators for 10 days.

Cooling Three 650-ton York centrifugal chillers; one 1000-ton BAC cooling tower; three primary and three secondary chilled water circulating pumps; three condenser pumps; one 1800-ton plate and frame HX providing for "free" cooling during periods when the outside air wet bulb is less than 52 degrees

Sprinkler System - Office: Yes
Air Condition - Office: Yes

Utilities

Electrical Service Provider: Duke Energy
Electrical Service Two separate feeds available, Friendship (primary) and Colfax (secondary), both of which enter the building under grade to a transformer vault @ 24,940v and step down to 480v for building main distribution

Water Service Provider: City of Greensboro
Sewer Service Provider: City of Greensboro
Telecommunications Provider: AT&T & Time Warner Telecom
Fiber Optics: yes

Transportation Access

Area Interstate Highways: I-40, I-85, I-840, I-73, I-74, I-77
Closest Interstate: I-40
Miles from Building/Site: 1
Closest Major Highway: NC 68
Miles from Building/Site: 1
Major Cross Street: Airport Center Dr and N. Regional Rd
Air: Piedmont Triad International Airport
Miles from Building/Site: 1

Contact Information

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Aerial View and Parcel Border

