

CLASS A OFFICE SPACE
**HEART OF
DOWNTOWN
GREENSBORO**
Greensboro, NC



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Greensboro, North Carolina 27401

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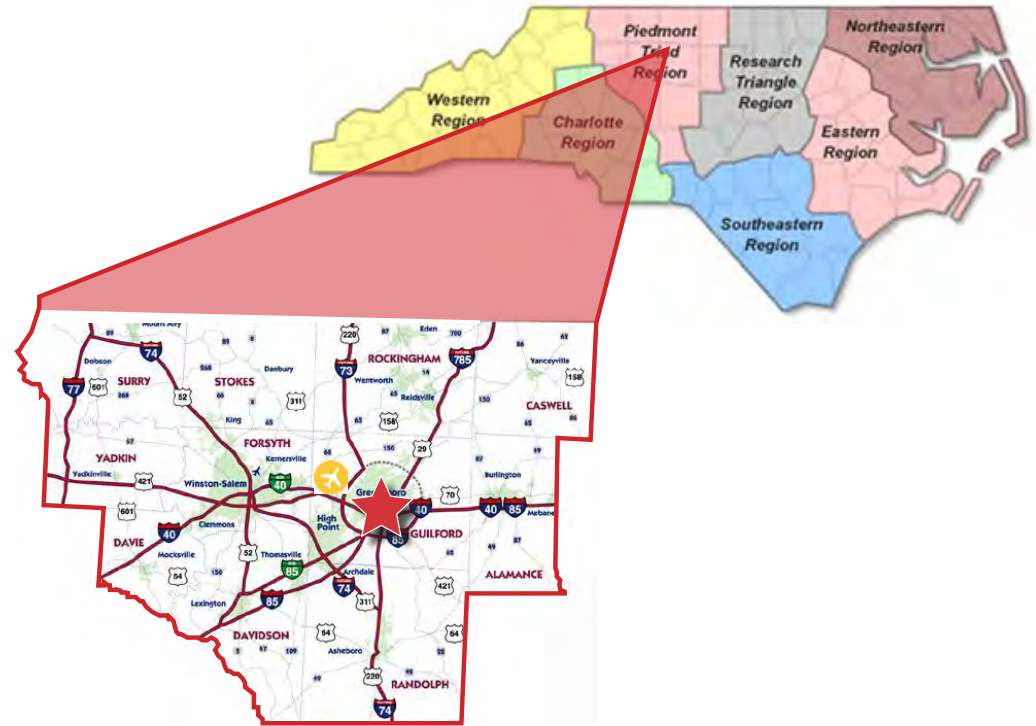
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PROPERTY HIGHLIGHTS

- Multiple tenant office building
- Total Building SF: ±26,602 SF
- Available SF: ±3,492 SF (unfinished) on the first floor
- Acre: 1.24 acre lot
- Zoning: Central Business District
- Built in 1924, renovated in 2008
- Surface parking adjacent to building
- **Lease Rate: \$20/SF Full Service plus parking at prevailing city rates**

LOCATION OVERVIEW

- Walkability score of 79 out of 100 making this location very walkable
- Prime location in Downtown Greensboro directly across from premier Governors Court condominiums
- In walking distance to: Greensboro Public Library, LeBauer Park, Greensboro Children’s Museum, Greensboro Cultural Arts Center and the Tanger Center for the Performing Arts opening in 2019; accessible to Downtown Greensboro’s top restaurants



DEMOGRAPHICS (5 MILES)



POPULATION



HOUSEHOLDS



AVG HOUSEHOLD INCOME

FLOOR PLAN



 **FIRST FLOOR**
SCALE 1/8" = 1'-0"

Aerial Map



**INTERIOR
PHOTOS**

