

Available For Sale or Lease

**1103 N ELM STREET**

GREENSBORO, NC 27401



**CUSHMAN &  
WAKEFIELD**



# 1103 N ELM STREET GREENSBORO, NC 27401

## PROPERTY HIGHLIGHTS

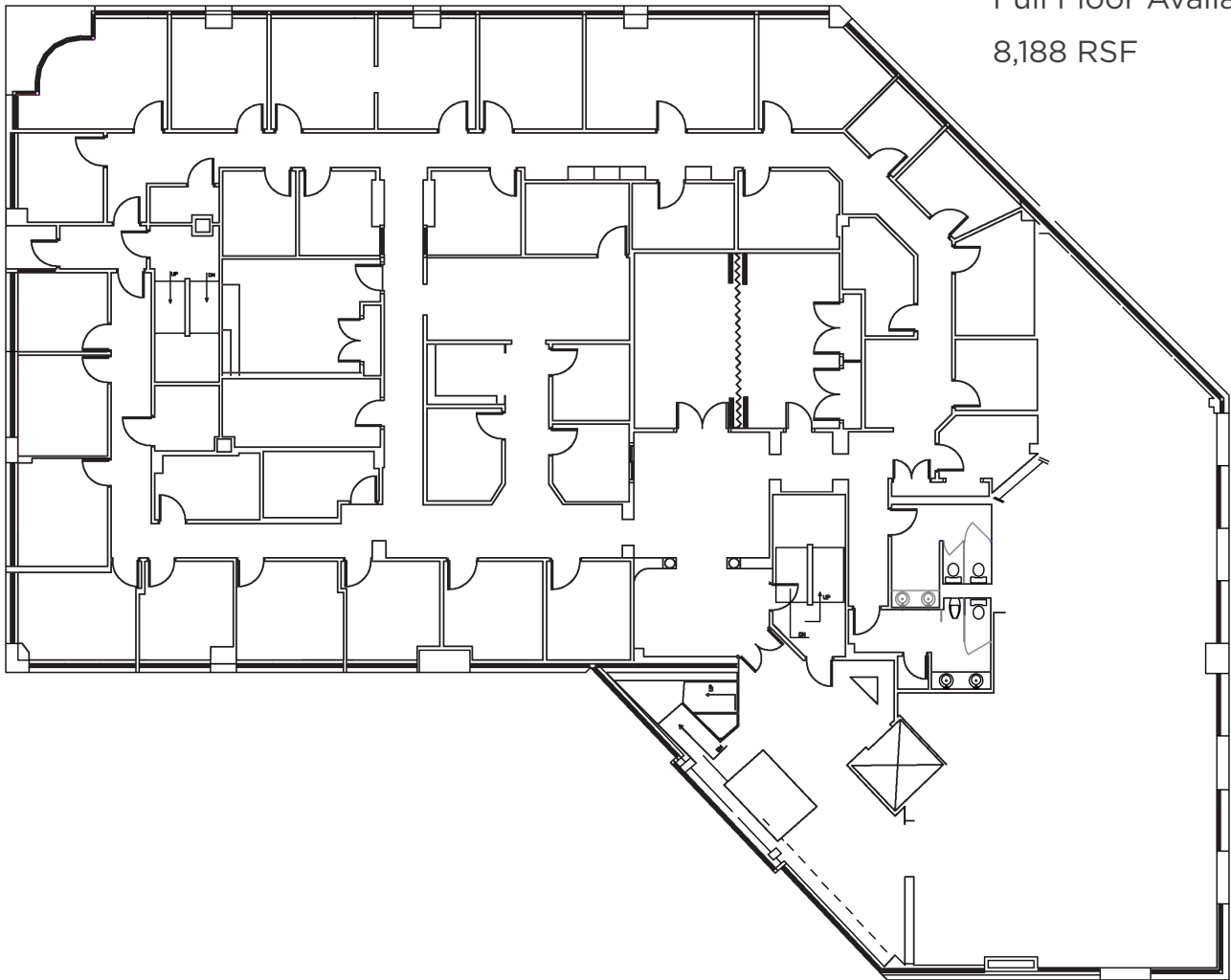
- Available For Sale or Lease (call for pricing)
- $\pm 32,000$  SF on  $\pm 1.19$  acres
- 3-story building with covered parking ( $\pm 120$  parking spaces)
- Located across the street from Cone Hospital
- Prominent visibility and accessibility to major thoroughfares
- Convenient patient/visitor covered drop off area
- Elevator access from ground level (covered parking area) to all 3 floors
- Built in 1988 and recently renovated with new common areas and building enhancements
- Ideal for any general office or medical office needs with floorplates in the  $\pm 10,000$  SF range



1103 N ELM STREET  
GREENSBORO, NC 27401

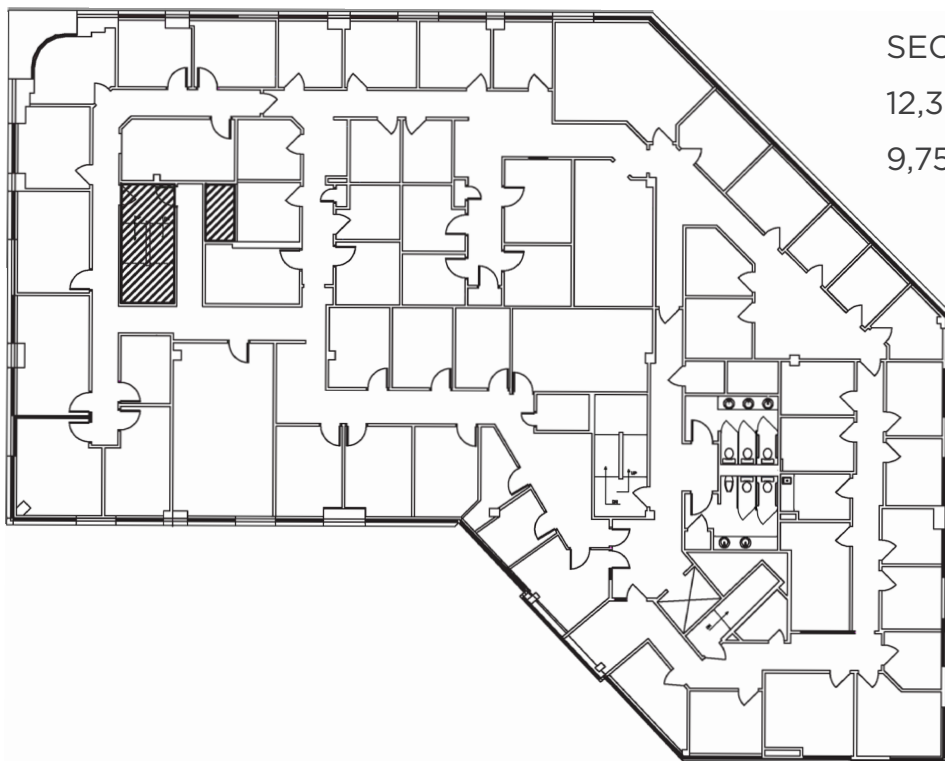


FIRST FLOOR  
Full Floor Available  
8,188 RSF

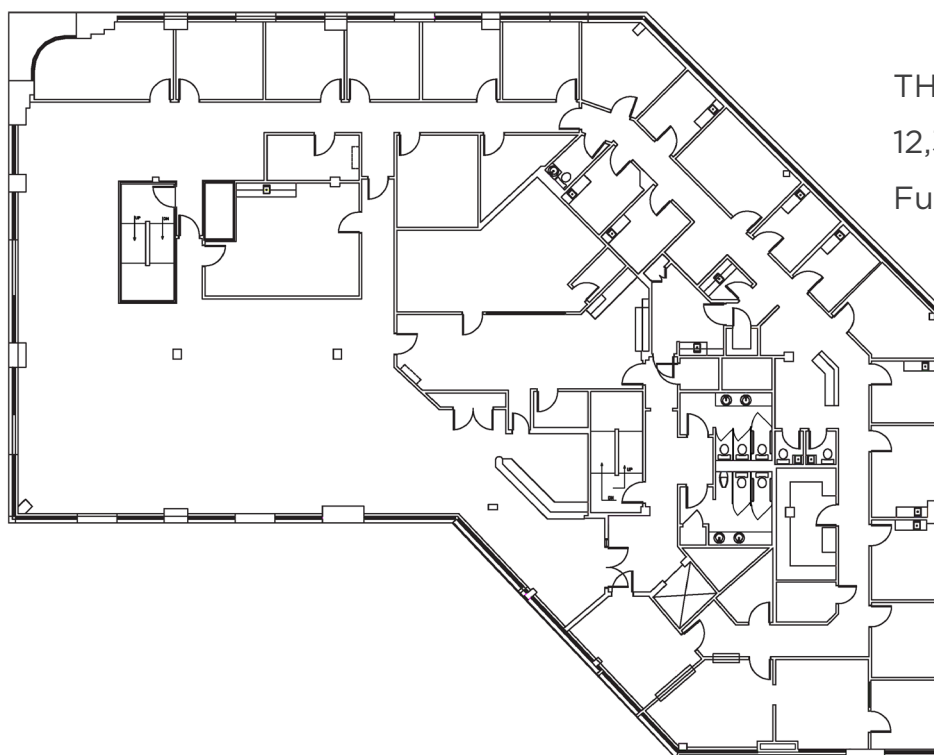


**1103 N ELM STREET**  
**GREENSBORO, NC 27401**

**FLOOR PLANS**



SECOND FLOOR  
12,389 RSF Total  
9,757 RSF Available



THIRD FLOOR  
12,389 RSF Total  
Fully Leased



1103 N ELM STREET  
GREENSBORO, NC 27401

## AMENITIES MAP



**8,556**  
POPULATION  
1 MILE



**\$95,663**  
AVG HH INCOME  
1 MILE



**58%**  
ASSOCIATES DEGREE  
OR HIGHER  
1 MILE





## CONTACT INFO

Ryan Gioffre  
Senior Director  
+1 336 601 3488  
[Ryan.Gioffre@cushwake.com](mailto:Ryan.Gioffre@cushwake.com)

Kevin Kemp  
Managing Director  
+1 336 812 3307  
[Kevin.Kemp@cushwake.com](mailto:Kevin.Kemp@cushwake.com)



628 Green Valley Rd #202,  
Greensboro, NC 27408  
+1 336 668 9999  
[cushmanwakefield.com](http://cushmanwakefield.com)

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.