

Available For Sale or Lease

1103 N ELM STREET

GREENSBORO, NC 27401



CUSHMAN &
WAKEFIELD

1103 N ELM STREET GREENSBORO, NC 27401

PROPERTY HIGHLIGHTS

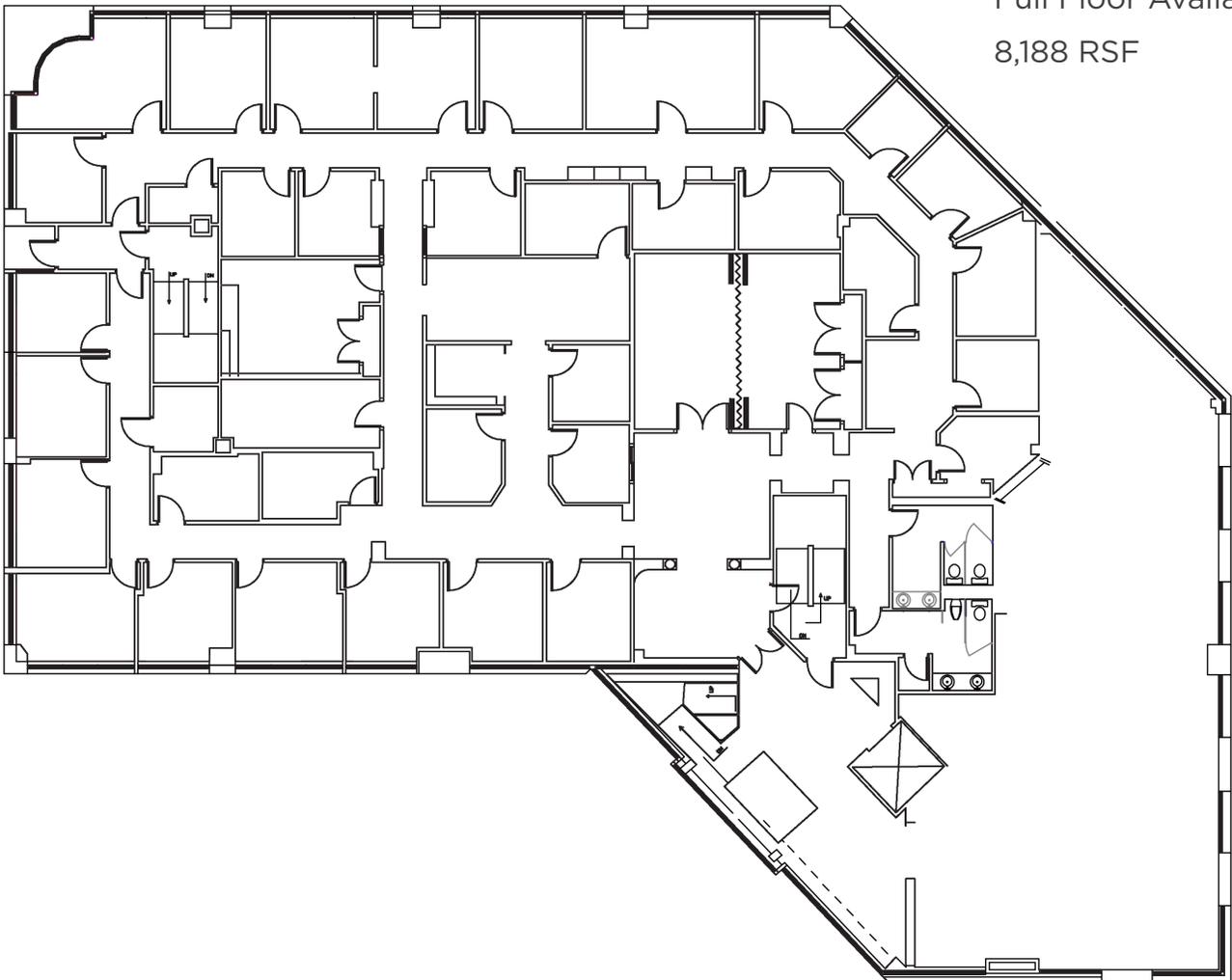
- Available For Sale or Lease (call for pricing)
- $\pm 32,000$ SF on ± 1.19 acres
- 3-story building with covered parking (± 120 parking spaces)
- Located across the street from Cone Hospital
- Prominent visibility and accessibility to major thoroughfares
- Convenient patient/visitor covered drop off 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



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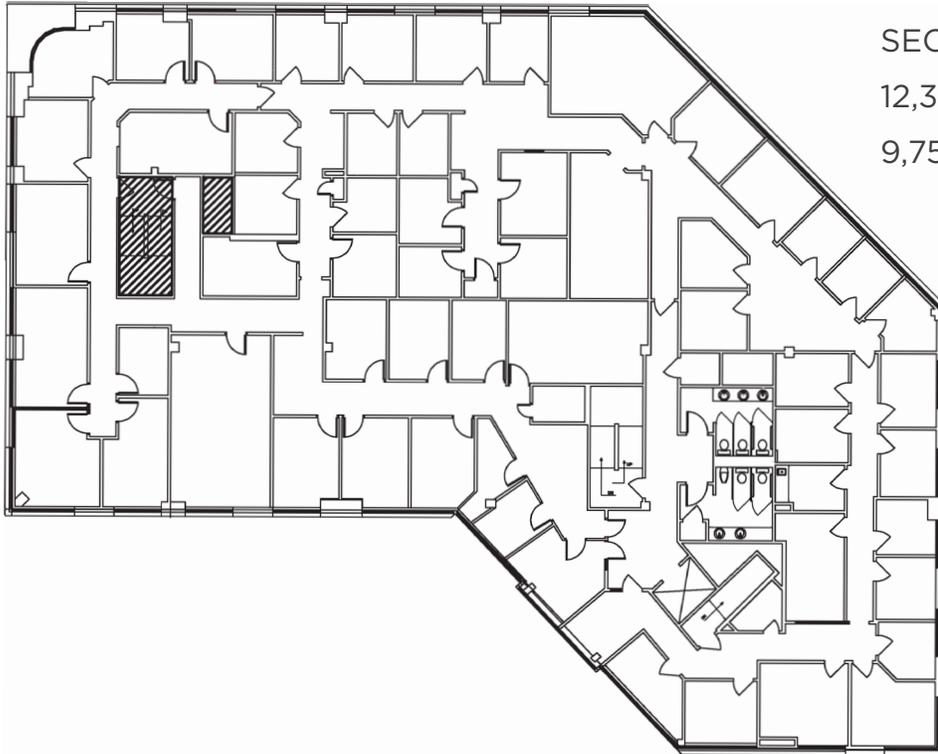
FLOOR PLANS

FIRST FLOOR
Full Floor Available
8,188 RSF

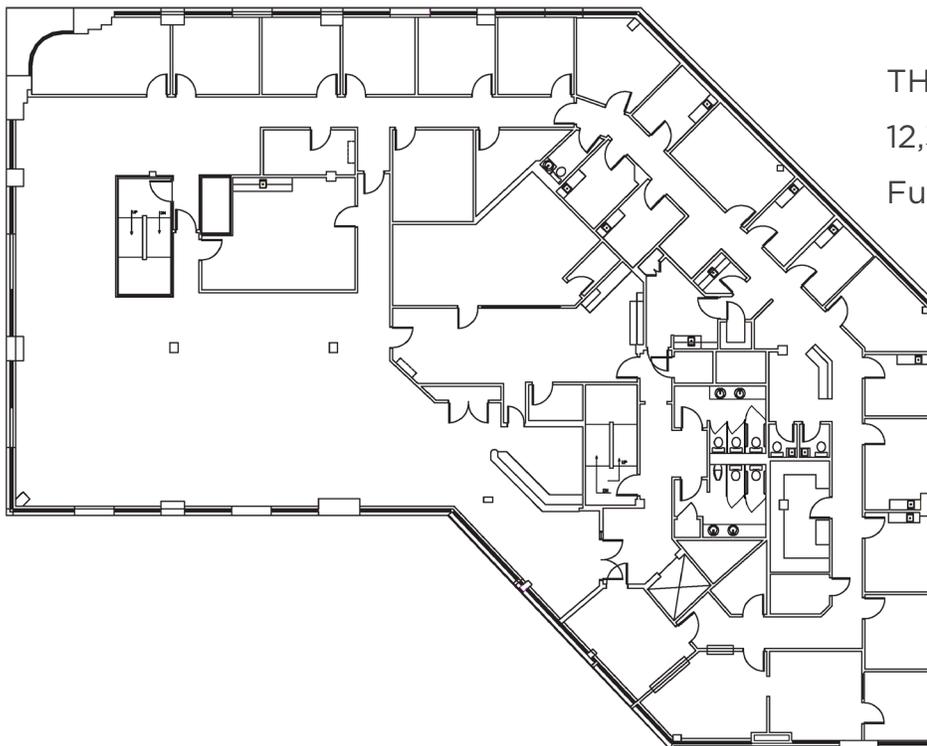


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FLOOR PLANS



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



THIRD FLOOR
12,389 RSF Total
Fully Leased

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AMENITIES MAP



8,556
POPULATION
1 MILE



\$95,663
AVG HH INCOME
1 MILE



58%
ASSOCIATES DEGREE
OR HIGHER
1 MILE



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