

AVAILABLE FOR LEASE

3803 N ELM STREET

Greensboro, NC 27455

+/- 8,000 SF up to 84,879 SF



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PROPERTY FEATURES



BUILDING SIZE

±163,871 SF



AVAILABLE AREA

±84,879 SF

(willing to subdivide)

2nd Floor: 42,367 SF

3rd Floor: 42,512 SF



FLOORPLAN

Open/Flexible



YEAR BUILT

2000



CEILING HEIGHT

10'



LIGHTING

LED/Fluorescent



ELEVATORS

2 Passenger Elevators

1 Freight Elevator



SPRINKLERED

Fully



PARKING RATIO

6.5/1,000



SECURITY SYSTEM

Card Access with CCTV



Fully Furnished



Outdoor work areas with
access to walking trails



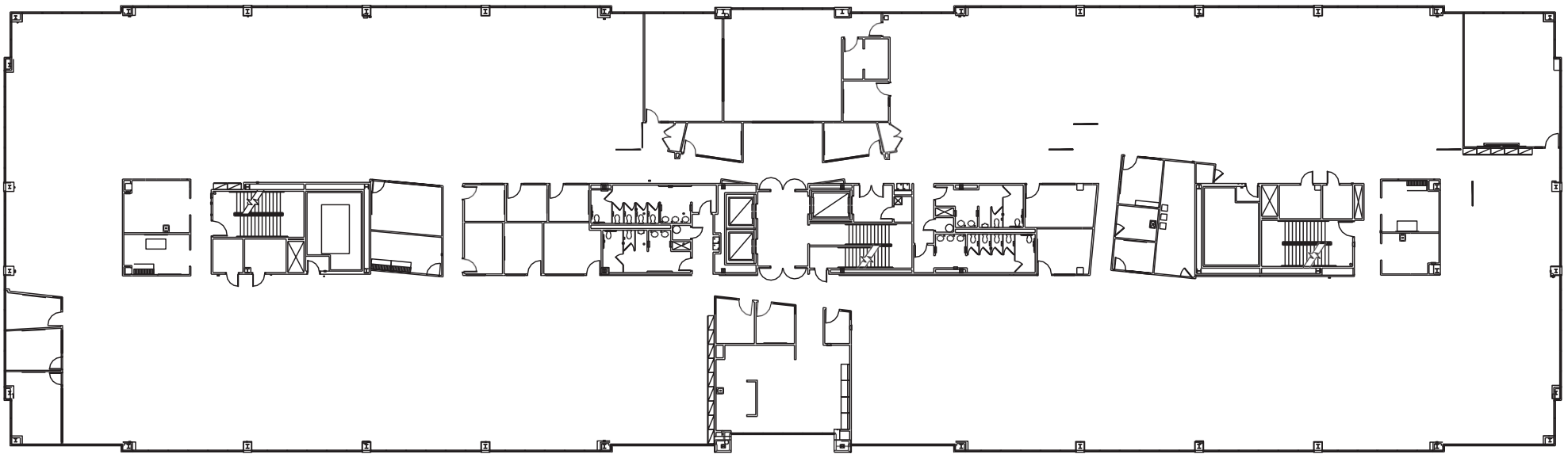
Local amenities such as
restaurants, shopping, other
professional services close by



Prominent visibility from N. Elm St.
with convenient access to/from
major thoroughfares including
I-840 (Urban Loop)

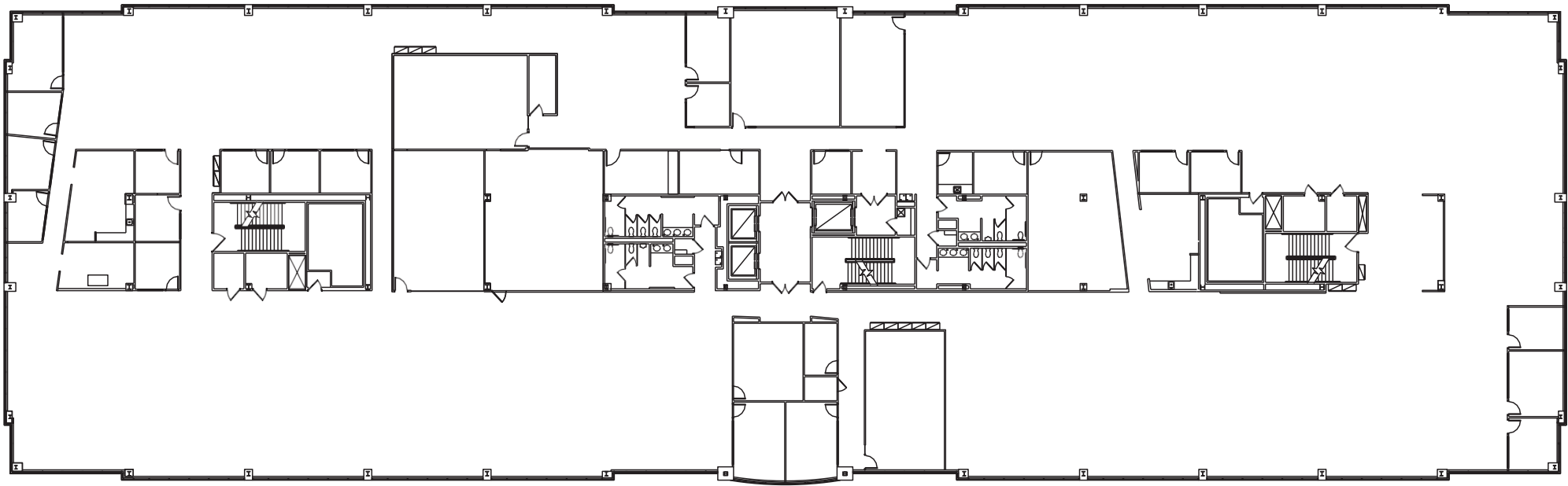
FLOORPLANS

2ND FLOOR AVAILABILITY:
42,367 SF (Full Floor)



FLOORPLANS

3RD FLOOR AVAILABILITY:
42,512 SF (Full Floor)



PROPERTY PHOTOS



SURROUNDING BUSINESSES



**DOWNTOWN
GREENSBORO**

 **CONE HEALTH**

**GREEN
VALLEY**

*Friendly
Center*

 **Atrium Health**
Wake Forest Baptist

*the
Village*
at North Elm

**INTERSTATE
840**

GREENSBORO URBAN LOOP

**INTERSTATE
840**

**PIEDMONT TRIAD
INTERNATIONAL AIRPORT**

**3803 N
Elm Street**

**LAKE JEANETTE
OFFICE PARK**

N ELM STREET

	1m (0.5 mi)
	11m (10.1 mi)
	13m (12.0 mi)
	14m (12.3 mi)
	14m (5.3 mi)



CONTACT

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**CUSHMAN &
WAKEFIELD**