



**42,367 SF UP TO 84,879 SF**  
ON 2ND & 3RD FLOORS

## Property Highlights

» **163,871 SF Class A Office Building with up to 84,879 SF Available for Lease**

- 2nd Floor: 42,367 SF
- 3rd Floor: 42,512 SF
- Built in 2000
- Open / flexible floor plan
- Fully furnished
- Local amenities such as restaurants, shopping, other professional services close by
- Abundant parking – 6.5 / 1,000 parking ratio
- Card access security system with CCTV
- 10' ceiling height
- Outdoor work areas with access to walking trails

- LED / Fluorescent lighting
- Two (2) elevators
- Fully sprinklered
- Prominent visibility from N. Elm St. with convenient access to/from major thoroughfares including Future I-840 (Urban Loop)

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Greensboro, NC 27408  
Main +1 336 668 9999  
Fax +1 336 668 0888  
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**SURROUNDING AMENITIES**



**CBD Greensboro**  
13 min via N Elm St.

**Friendly Center**

Harris Teeter, CHOPT, REI, belk, sears, BAKERY'S, KENDRA SCOTT, Madewell, west elm, macy's, ATHLETA

**Cone Health Moses Cone Hospital**

**New & Old Irving Park**  
**Wealthiest Zip Code in Greensboro**  
Median Home Price: \$720k

**Lawndale Crossing**

Harris Teeter, Target, Panera, PETSMART, ZAXBY'S, Krispy Kreme, UPS, Starbucks, City BARBECUE

**Green Valley**

Starbucks, Chipotle, Ruth's Chris Steak House, Meat Market, Tacofania, Chicken Salad Chick, Orangetheory Fitness, Brixx wood fired pizza, WOB World of Beer, Osteria Luca

Chick-fil-A

Panera BREAD

Harris Teeter

Walgreens, Starbucks

WELLS FARGO

First Citizens Bank



**SUBJECT PROPERTY**

**SURROUNDING BUSINESSES**





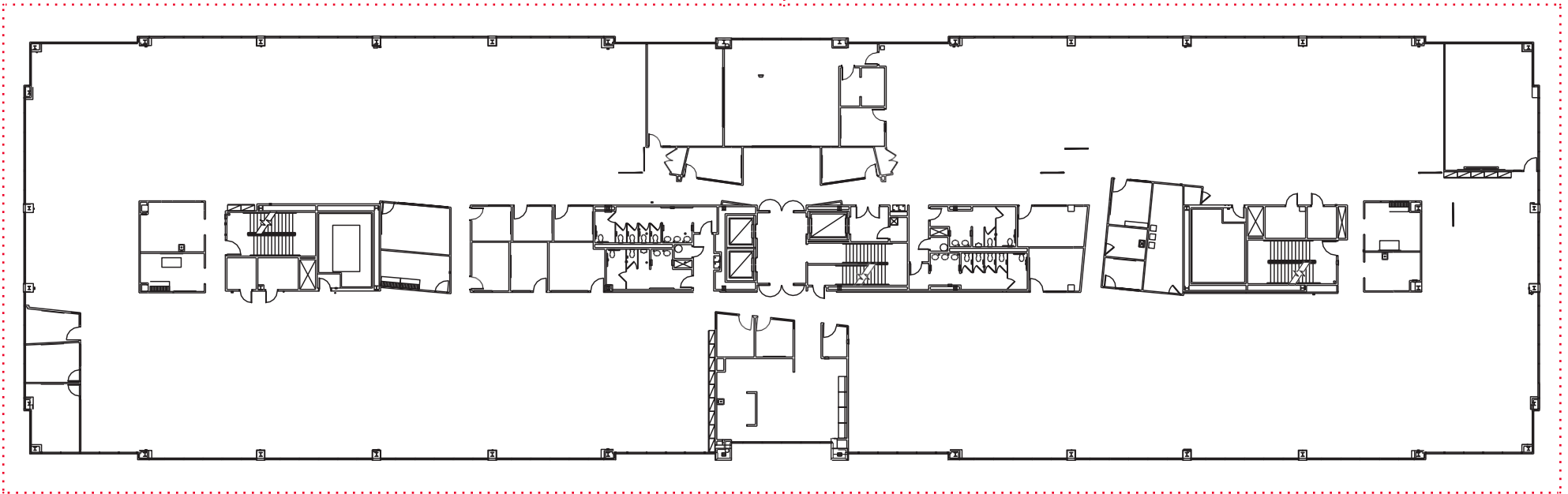
**3803 N. Elm Street**  
Greensboro, NC 27455

**AVAILABLE**  
FOR LEASE



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

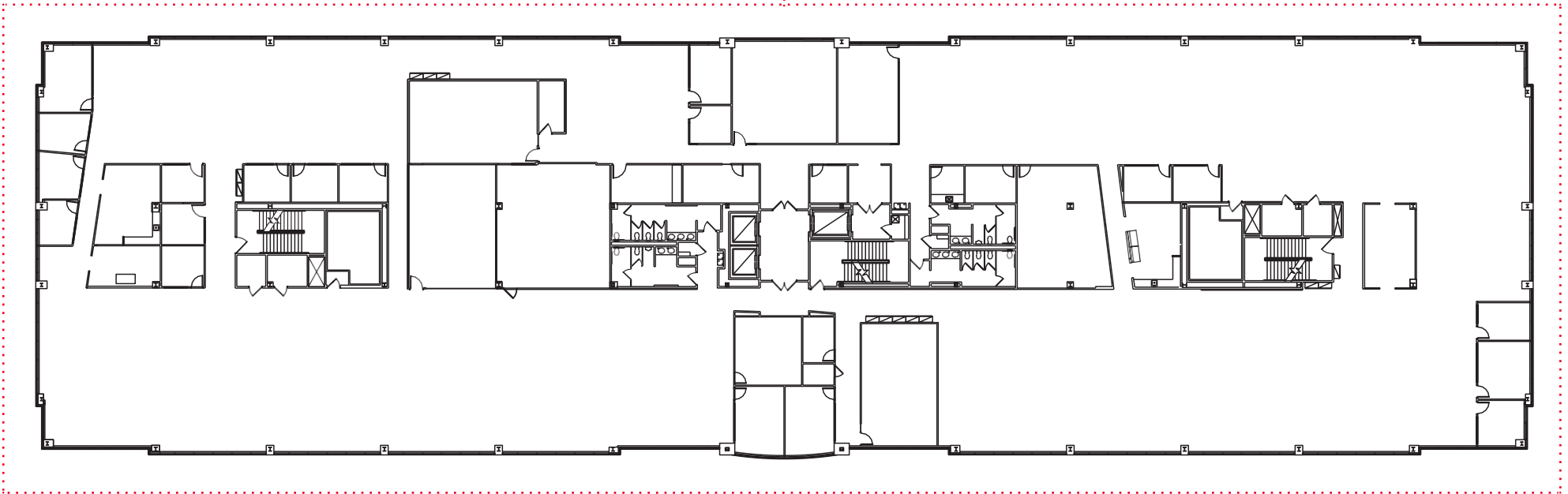


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3RD FLOOR AVAILABILITY:  
**42,512 SF (Full Floor)**



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