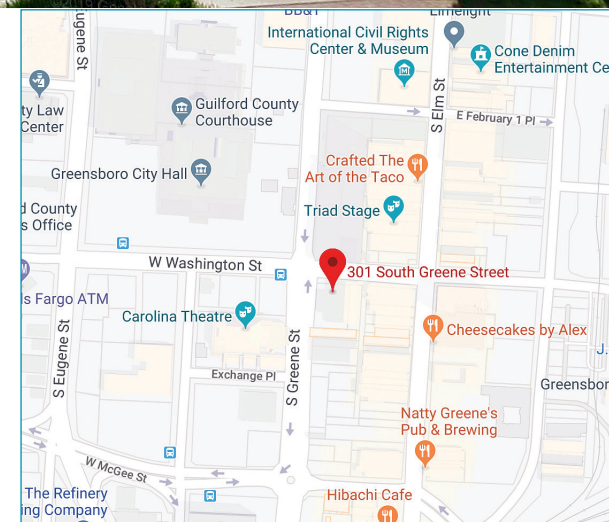


**AVAILABLE FOR LEASE**

**Property Highlights**

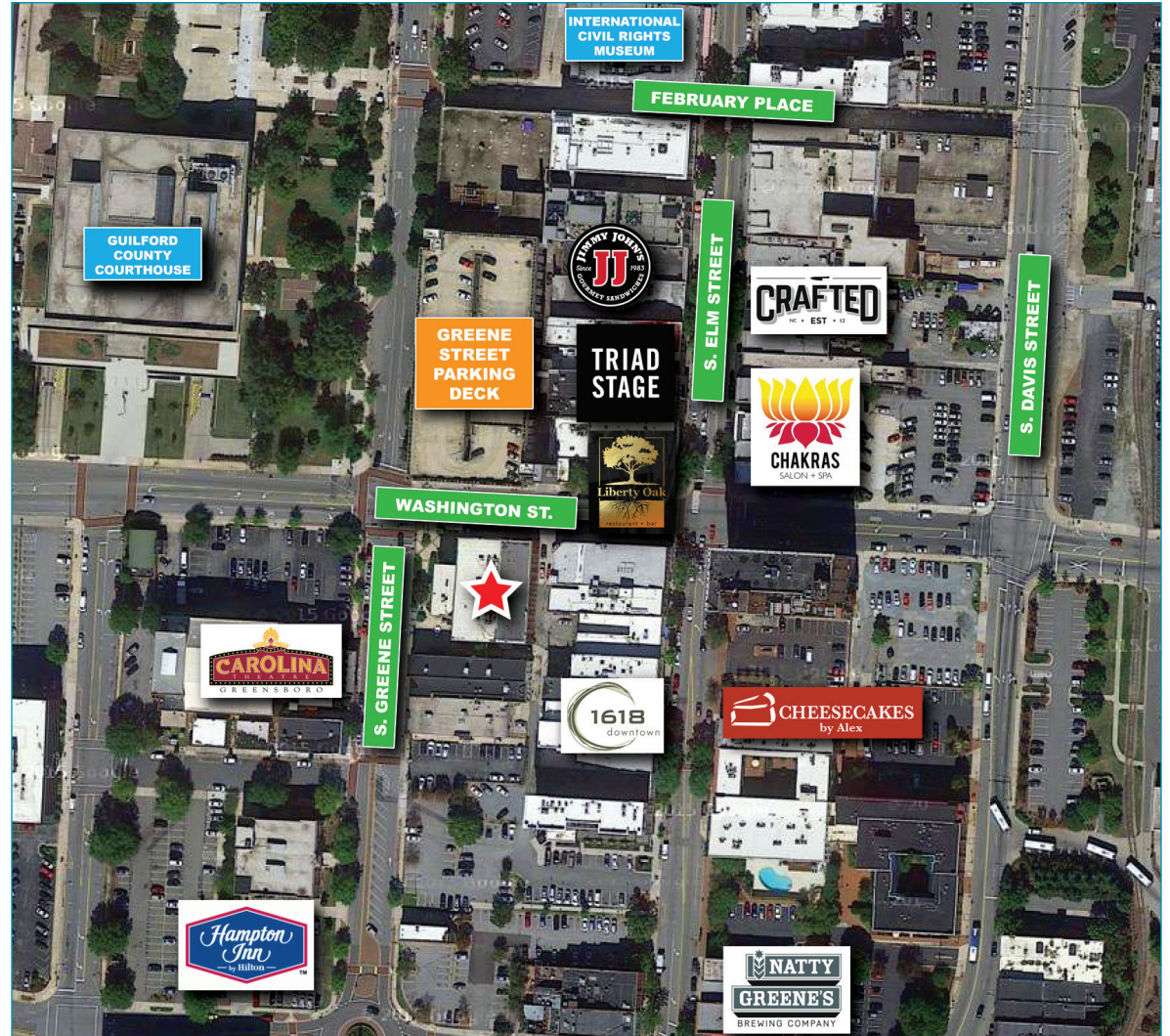
- **Premier downtown office location**
- Across from the newly renovated Carolina Theatre
- Building signage opportunity
- Restaurants, retail shopping, banks and hotels all within walking distance
- Parking available across the street at Greene St. Parking Deck
- Opportunity Zone
- Lease Rate - please inquire with listing agent



**Raffi Simel, SIOR**  
Senior Associate  
+1 336 289 2541  
raffi.simel@cushwake.com

**Kevin Kemp, SIOR**  
Senior Director  
+1 336 812 3307  
kevin.kemp@cushwake.com

628 Green Valley Road, Ste. 202  
Greensboro, NC 27408  
Main +1 336 668 9999  
Fax +1 336 668 0888  
**cushmanwakefield.com**

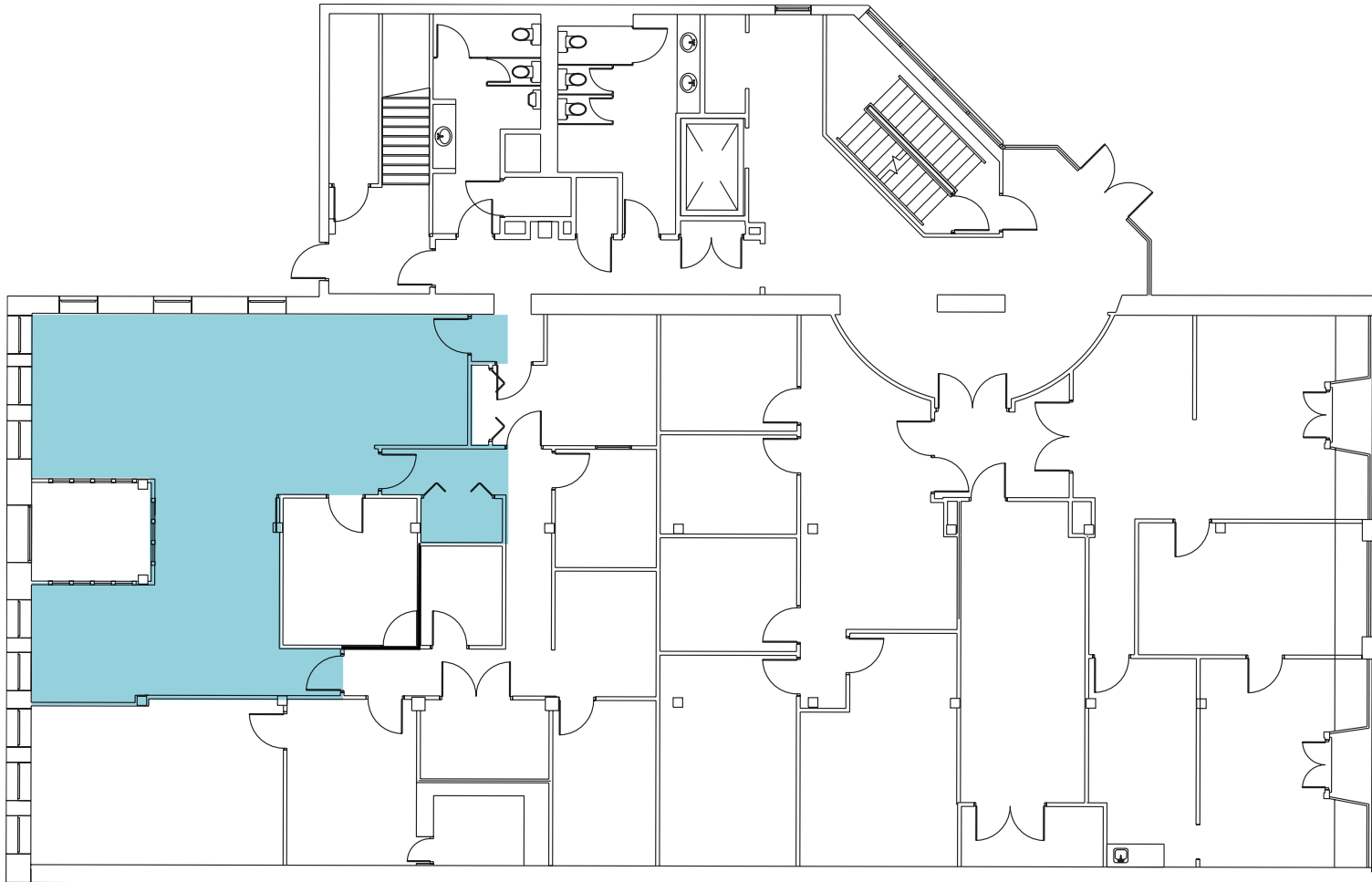


**Raffi Simel, SIOR**  
Senior Associate  
+1 336 289 2541  
raffi.simel@cushwake.com

**Kevin Kemp, SIOR**  
Senior Director  
+1 336 812 3307  
kevin.kemp@cushwake.com

628 Green Valley Road, Ste. 202  
Greensboro, NC 27408  
Main +1 336 668 9999  
Fax +1 336 668 0888  
**cushmanwakefield.com**

**1ST FLOOR: +/- 1,136 SF AVAILABLE**

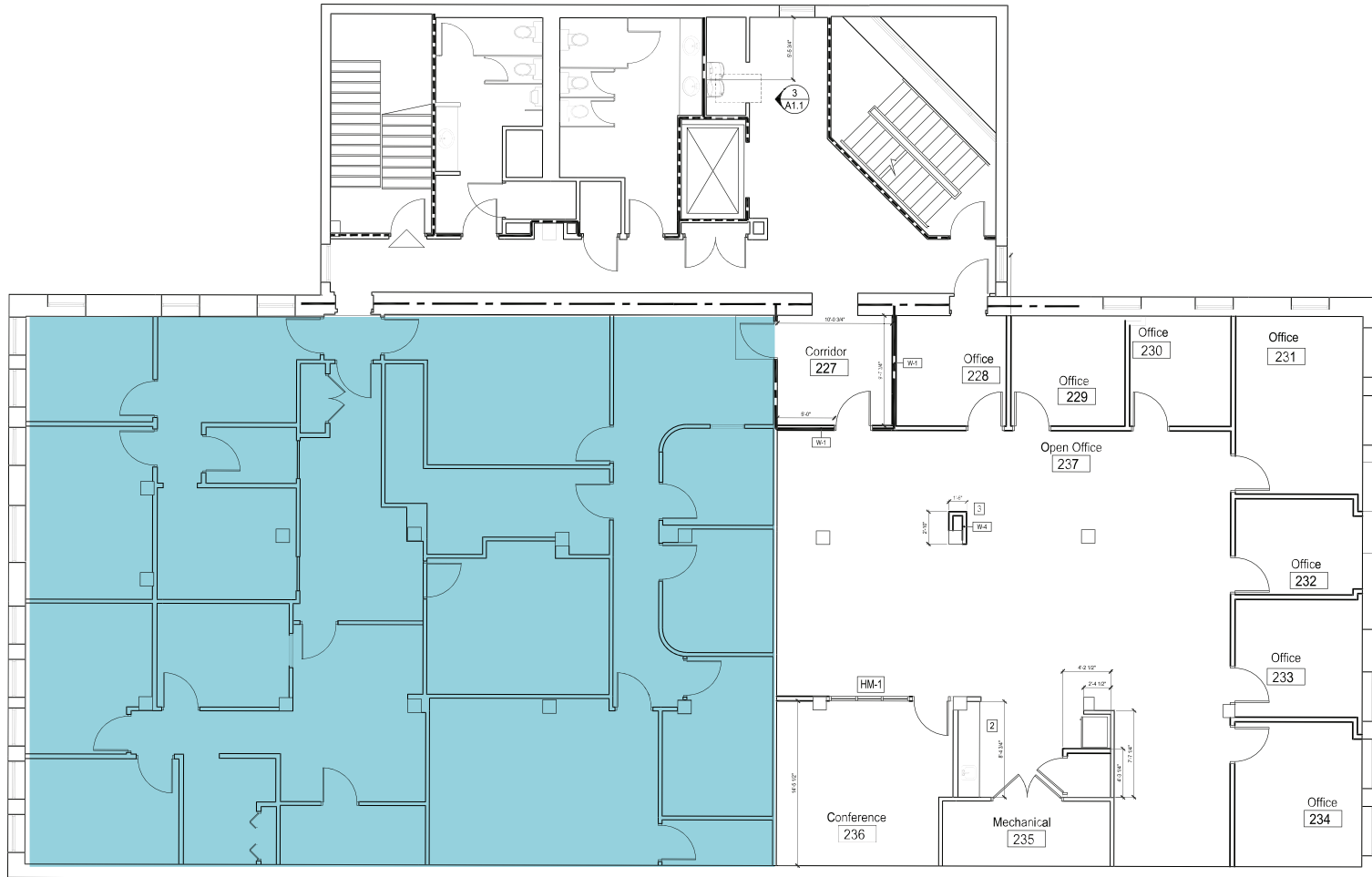


**Raffi Simel, SIOR**  
Senior Associate  
+1 336 289 2541  
raffi.simel@cushwake.com

**Kevin Kemp, SIOR**  
Senior Director  
+1 336 812 3307  
kevin.kemp@cushwake.com

628 Green Valley Road, Ste. 202  
Greensboro, NC 27408  
Main +1 336 668 9999  
Fax +1 336 668 0888  
**cushmanwakefield.com**

**2ND FLOOR: +/- 3,953 SF AVAILABLE**



**Raffi Simel, SIOR**  
Senior Associate  
+1 336 289 2541  
raffi.simel@cushwake.com

**Kevin Kemp, SIOR**  
Senior Director  
+1 336 812 3307  
kevin.kemp@cushwake.com

628 Green Valley Road, Ste. 202  
Greensboro, NC 27408  
Main +1 336 668 9999  
Fax +1 336 668 0888  
**cushmanwakefield.com**