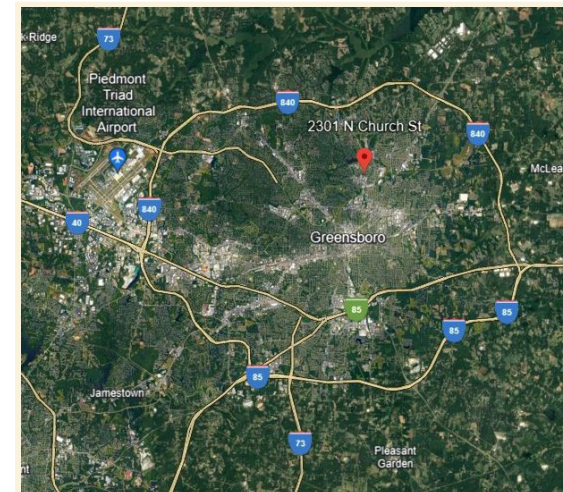


**AVAILABLE FOR LEASE**



### Property Highlights

- ±5,061 SF Available For Lease
- \$ 14/SF NNN
- Two-story, standalone building in excellent condition. Main level is +/- 3,759 SF & upper level is +/- 1,302 SF
- Medical or general office use with production space
- 0.46-acre lot with ample parking in front and rear of building
- Zoning: C-L
- Prominent signage on N Church St via pylon pole and building signage
- Convenient to numerous retail amenities, great access to I-840 (Greensboro Urban Loop), US-29 and US-220

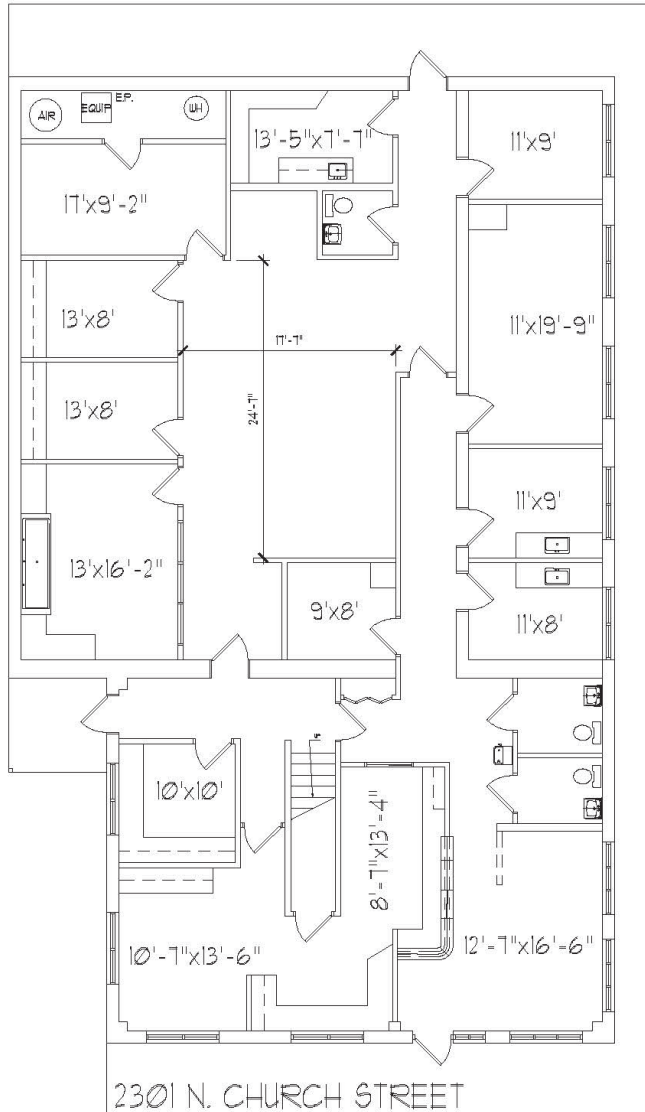


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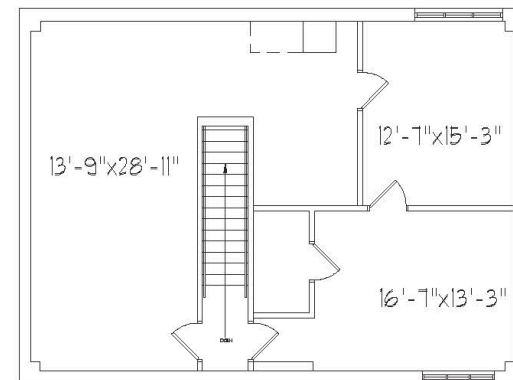
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2301 N. CHURCH STREET  
1ST FLOOR  
3,759 SF

Front Entrance



2301 N. CHURCH STREET  
2ND FLOOR  
1,302 SF

