

# 310 East Sycamore Street

Greensboro, NC 27401  
[www.cbre.com/triad](http://www.cbre.com/triad)



±3,300 SF Flex Space Available in Downtown Greensboro

## Property Overview

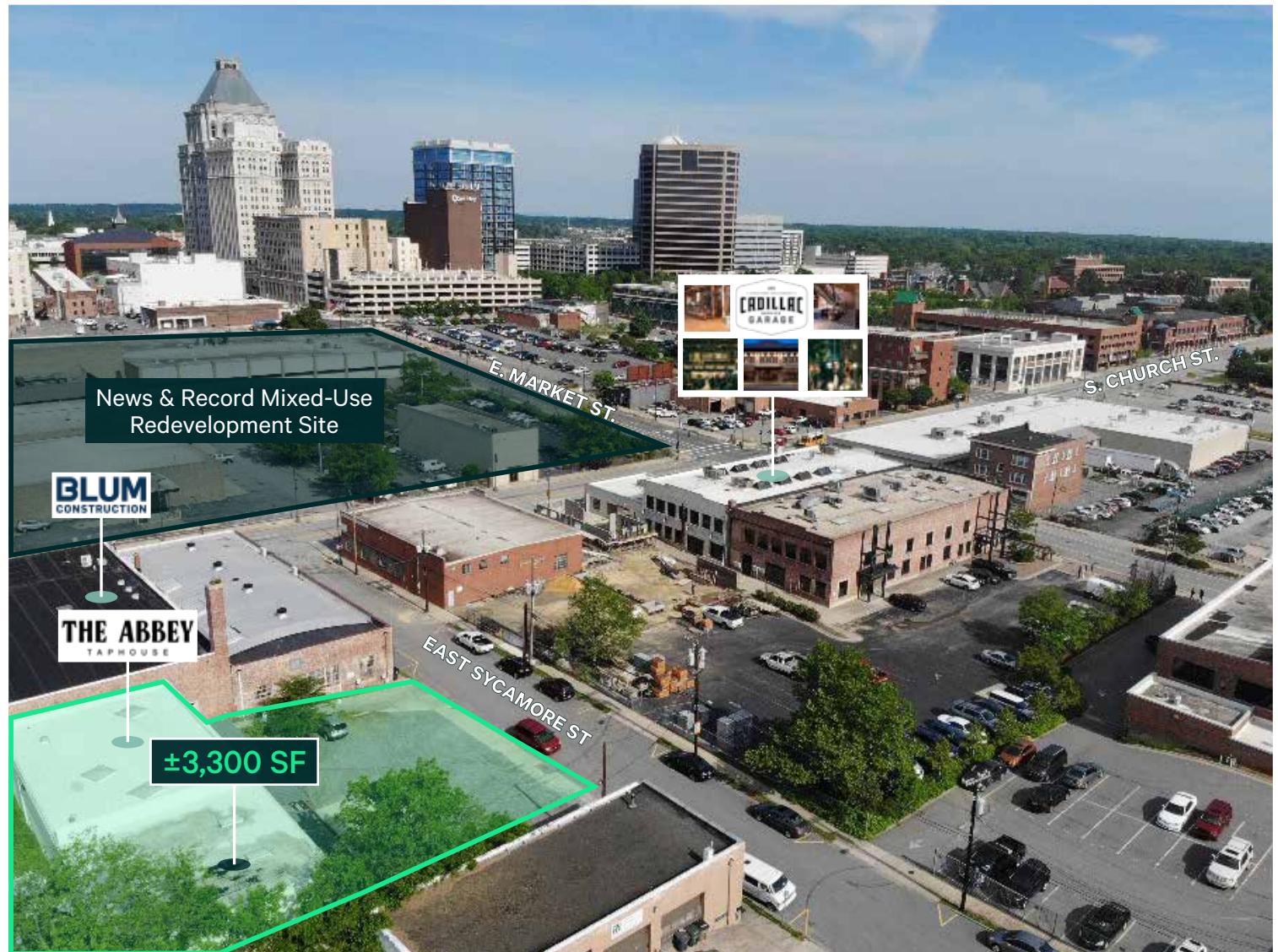
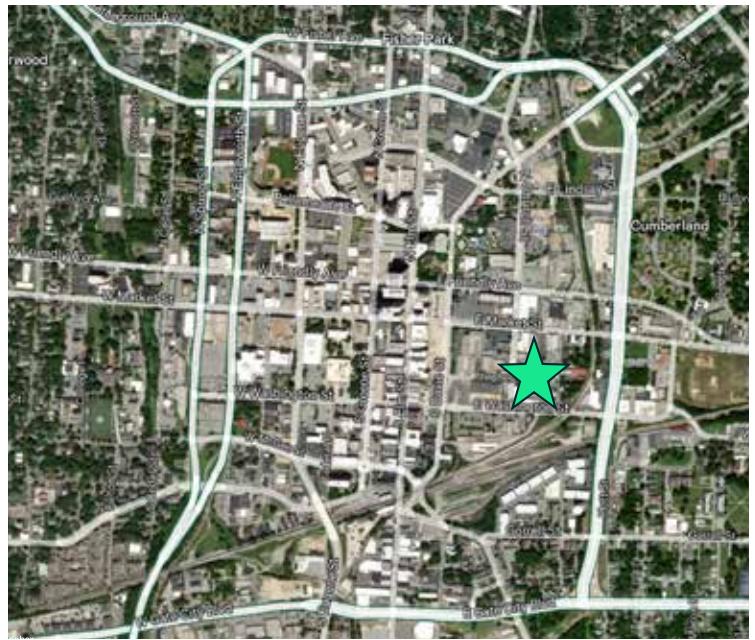
### Downtown Office Building

- + Total Building Size: 5,997 SF (0.34 AC)
- + Available Space: Flex/Retail/Office/Warehouse
- Suite A: 3,300 SF | \$10.00/SF NNN
- + Zoning: Central Business
- + Year Built: 1950; Renovated in 2019
- + On-site parking & well maintained building
- + Single or Multi-Tenant Building
- + Great opportunity for small office users
- + Prime location in Greensboro's Central Business District

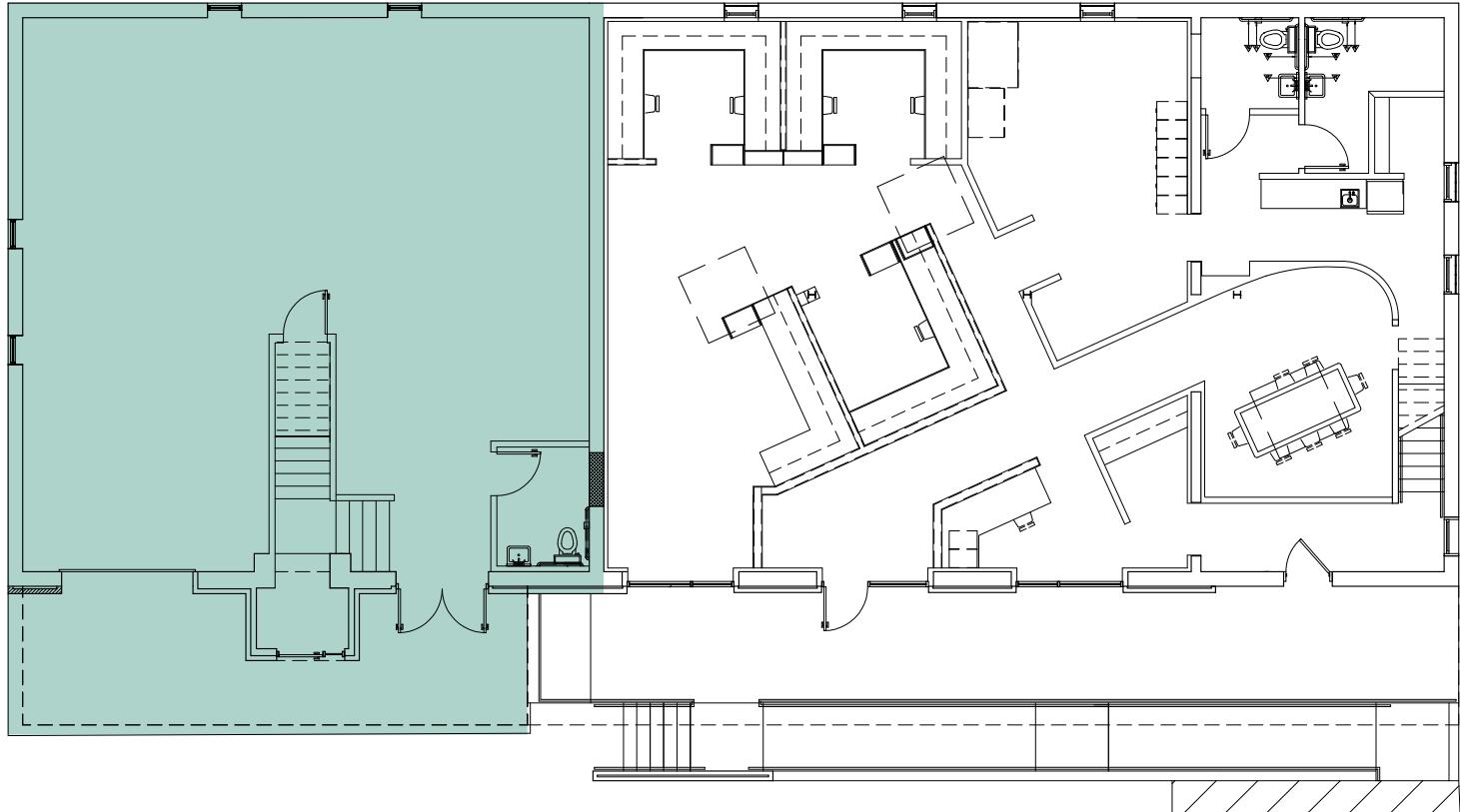
# Location Overview

## Prime Downtown Greensboro Location

- + Close proximity to many downtown amenities including apartments, restaurants and retail shops
- + Located in an Opportunity Zone
- + Near mixed-use and office developments
- + Located across from News & Record, a potential redevelopment site
- + Located by the J. Douglas Gaylon Depot (Train Station)
- + Located inside the planned Downtown Greenway with easy access to site
- + Easy access to I-40 and I-85



# Floor Plan



## AVAILABLE: SUITE A

- + Total Square Feet: 3,300 SF
- + Asking Rate: \$10.00/SF NNN
- + Two Story Office/Flex/Retail Space
- + 1st floor - 1,650 SF - 100% Warehouse, One (1) Modern Drive-in Roll Up door, bathroom
- + 2nd floor - 1,650 SF - 100% Office, bathroom



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For Lease



## Contact Us

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