



812 EASTCHESTER DRIVE

High Point, NC 27262

FOR LEASE

LEASE RATE	SIZE	LEASE TYPE	BUILDING TYPE
\$1,900/Mo	1,100± SF	Modified Gross	Free-Standing

- 3 Private offices
 - Large reception area
 - Large conference room
 - Breakroom with sink & refrigerator
- Screened patio
 - 1 Bathroom
 - Marquee signage — road & building
 - Ramp to front entry door

PROPERTY HIGHLIGHTS

Free-Standing Building	Former State Farm Insurance Office — purpose-built for professional services with a highly functional layout.
Prime Eastchester Dr Visibility	Heavily travelled corridor near High Point University. Marquee signage at road and on building maximises exposure.
Exceptional Parking	Large parking areas in both front and rear with dedicated entry and exit at each end of the property.
Turnkey Professional Layout	3 private offices, spacious reception, large conference room, breakroom (sink & refrigerator), screened patio, and 1 bathroom. Exceptionally clean and move-in ready.
Accessibility	ADA-friendly ramp to front entry door. Adjacent to other established professional services.
Ideal Tenant Profile	Law office, insurance, real estate, financial advisory, medical practice, consulting, or any professional service requiring high visibility with a small, efficient footprint.
Lease Terms	Modified Gross — tenant pays own utilities and operating expenses. \$1,900/month.

EXTERIOR

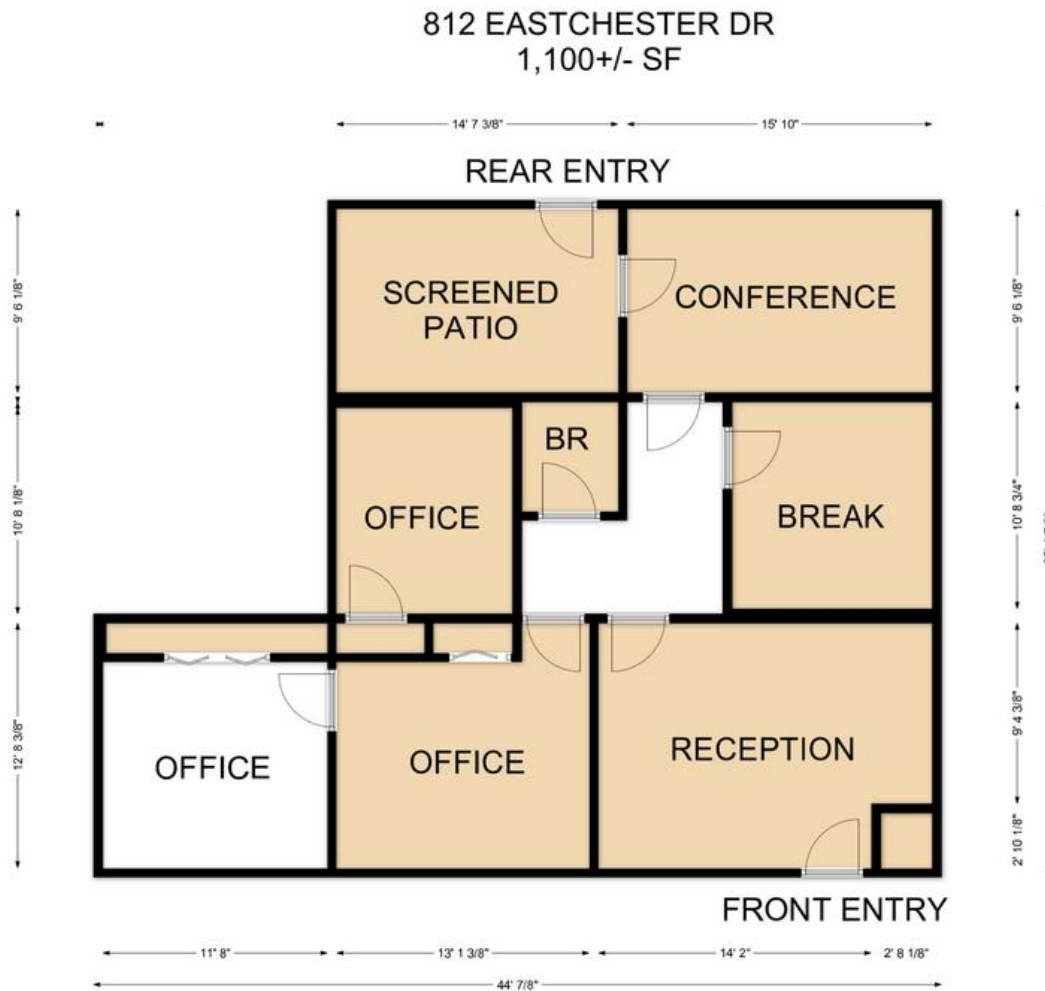


Screened Patio / Rear Entrance



Eastchester Dr Street View

FLOOR PLAN — 812 EASTCHESTER DR | ~1,100 SF



ROOM BREAKDOWN

SPACE	DESCRIPTION	LOCATION
Reception	Large open reception area at front entry	Front of building
Office 1	Private office — front-left	Front
Office 2	Private office — front-center	Front
Office 3	Private office — middle	Interior
Conference Room	Large conference / meeting room	Rear
Breakroom	Full breakroom with sink & refrigerator	Rear
Bathroom	Full bathroom	Interior
Screened Patio	Covered screened outdoor area	Rear — rear entry

INTERIOR PHOTOS



Reception / Large Room



Breakroom with Sink & Refrigerator



Private Office



Private Office



Office / Hallway



Private Office

LOCATION & MARKET OVERVIEW

812 Eastchester Drive sits on one of High Point's most heavily travelled commercial corridors, offering outstanding daily traffic counts and exceptional visibility for any professional service business. The property is positioned near High Point University and surrounded by established professional services, retail, dining, and healthcare — giving tenants both credibility and convenience.

High Point University	Minutes away — consistent foot traffic and academic community
Eastchester Dr Corridor	High-visibility, heavily trafficked commercial corridor
Adjacent Businesses	Surrounded by professional services, medical offices, and retail
Accessibility	Ramp access, abundant parking front & rear, dual entry/exit
Signage	Marquee signage at road and on building — maximum brand exposure

GUILFORD COUNTY MARKET SNAPSHOT

COUNTY POPULATION	HIGH POINT POPULATION	MEDIAN HH INCOME	LABOR FORCE
541,000+	~115,000	\$52,000±	270,000+

High Point is globally recognized as the **Furniture Capital of the World**, home to the biannual High Point Market — the largest furnishings industry trade show on earth. The city's diverse economy spans manufacturing, healthcare, education, and professional services. Eastchester Drive is a primary artery connecting the city's commercial and medical districts, making 812 Eastchester an ideal address for client-facing businesses.

IDEAL FOR PROFESSIONAL SERVICES

• Law / Legal Services	• Insurance Agency	• Real Estate Office
• Financial Advisory	• Accounting / CPA	• Medical / Therapy Practice
• Consulting Firm	• Non-Profit Office	• Title Company
• Staffing Agency	• Government Services	• Educational Services

PROPERTY SUMMARY

DETAIL	INFORMATION
Address	812 Eastchester Drive, High Point, NC 27262
Availability	Immediately Available
Lease Rate	\$1,900/Month — Modified Gross
Lease Type	Modified Gross — Tenant pays utilities & operating expenses
Building Size	~1,100 SF
Building Type	Free-Standing — Former State Farm Insurance Office
Offices	3 Private Offices
Other Spaces	Large Reception, Conference Room, Breakroom (sink & fridge), Screened Patio, 1 Bathroom
Signage	Marquee signage at road and on building
Parking	Large lots front and rear — dual entry/exit points
Access	Ramp to front entry door
Location	Heavily trafficked Eastchester Dr near High Point University
Condition	Exceptionally clean and move-in ready

CONTACT LISTING AGENT

Mark Lindsay

Lindsay Commercial Properties

■ 336-692-5612

mlindsay.lcp@gmail.com

All information deemed reliable but not guaranteed.
Measurements are approximate and subject to
verification.