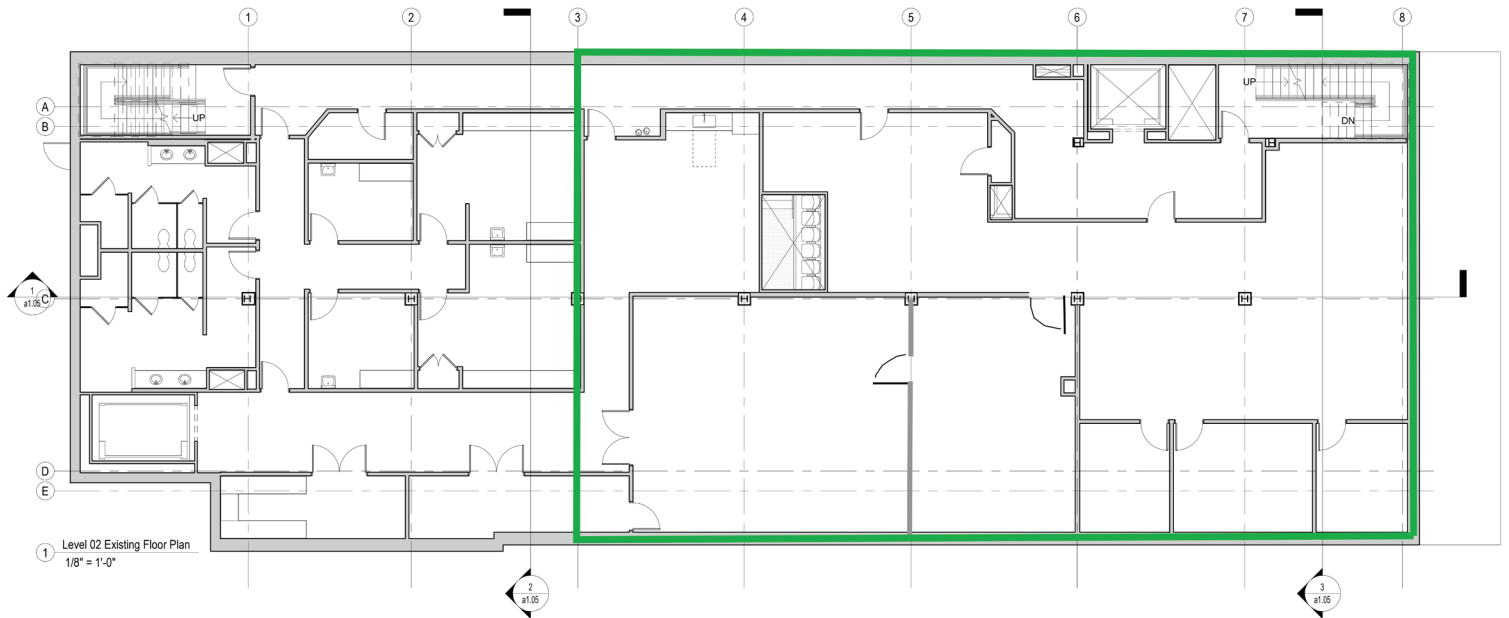


MODERN CREATIVE SPACE FOR LEASE

232 S. Elm Street / Downtown Greensboro, NC



FLEXIBLE SPACE — Up to approximately 4,400 SF rentable space, with the option to subdivide.

PRIME LOCATION — Frontage on S. Elm Street with direct access to a city-owned and managed parking deck via a pedestrian bridge.

SPACIOUS DESIGN — Features impressive 11-foot ceilings, and original hardwood floors creating a loft-like environment.

CONVENIENT ACCESS — Located on the second floor with elevator access.

INCLUSIVE LEASE TERMS — Modified gross lease with the landlord covering taxes, insurance, and common-area maintenance charges.

VIBRANT TENANT MIX — Home to 7 Cinematics, with exciting future plans for a national music venue and cocktail bar.

CALL FOR PRICING —

