

400 Bellemeade Street

110,306 SF CLASS A OFFICE BUILDING

GREENSBORO, NC 27401

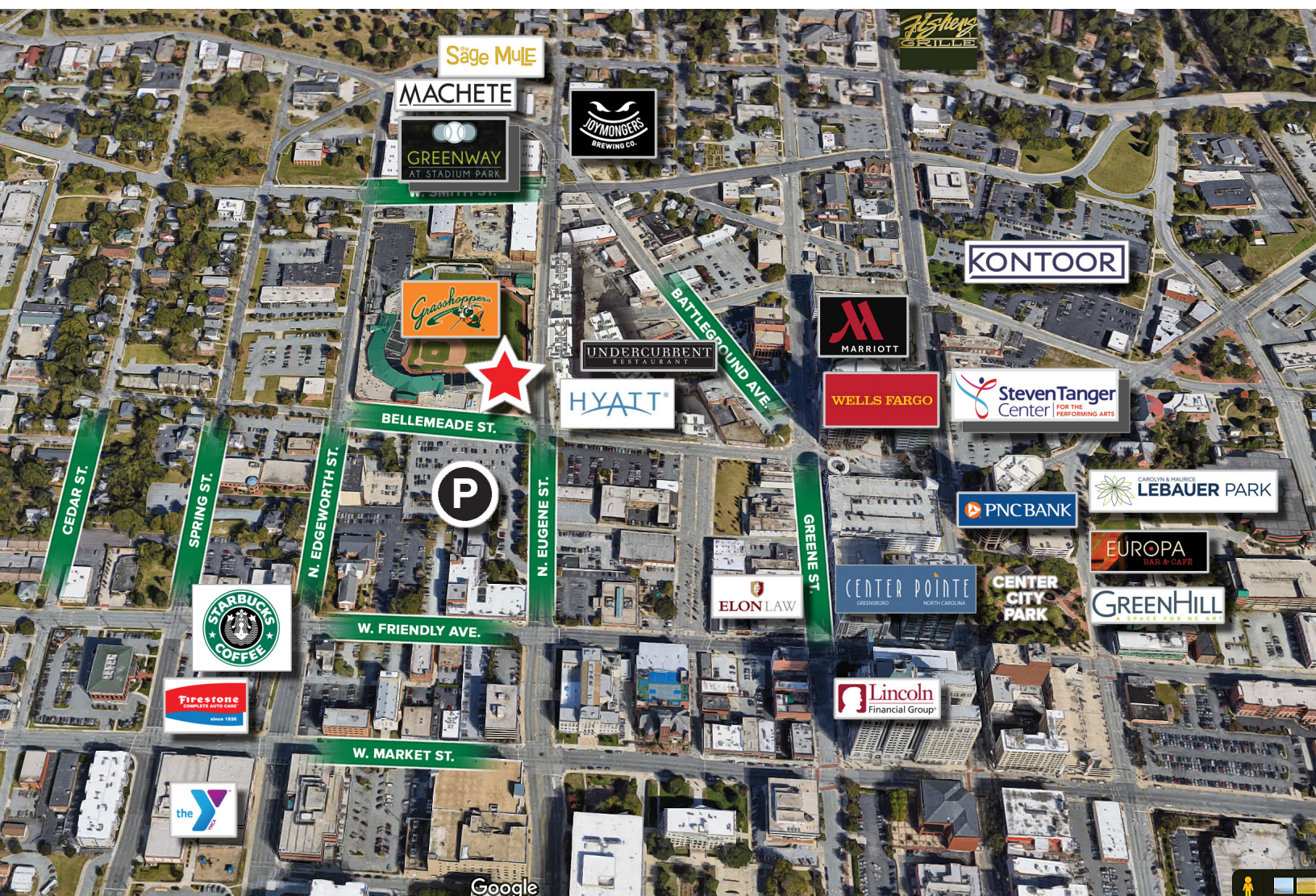


Overview

400 Bellemeade is a mid-rise office tower in an irreplaceable downtown Greensboro location. This 110,306 SF Class A office development is in the epicenter of significant redevelopment projects currently under construction at the intersection of Bellemeade and Eugene Streets.

This intersection will become one of the most vibrant corners in downtown Greensboro with dense urban development including hotels, apartments, retail, entertainment, and office space.

Greensboro's population booms with 1.4 million visitors attending over 100 events each year downtown.





Property Highlights

- **Available RSF: +/- 1,388 – 6,741 RSF**
- Nine-story, 110,306 SF mid-rise office tower
- Class A office building with 1st floor retail / restaurant availability
- Unique, modern architecture
- Masonry and glass façade
- Fitness center on ground floor
- Expansive views of Downtown Greensboro and First National Bank Field (home of the Greensboro Grasshoppers)
- City of Greensboro Parking Deck
- Located at the intersection of Bellemeade and Eugene Streets

Downtown Amenities

- Over 2,200 theater seats
- 4 miles of greenway
- 41 public art pieces
- 13 art galleries
- 6 museums
- 1 Cultural Arts Center
- Over 80 bars and restaurants
- 4 breweries and 1 distillery
- 50 locally-owned shops
- 6 fitness, yoga and workout studios
- 13 banks & ATMs
- Over 22 salons
- 4 schools
- 10 places of worship
- 3 parks

**Information provided by DowntownGreensboro.org*

Location / Amenities

RESTAURANTS & BREW PUBS

- | | | | | |
|--------------------|--------------------------------|----------------------|-----------------------------|----------------------------|
| 1 Acropolis | 6 Cheesecakes by Alex | 13 Stumble Stilskins | 20 Dame's Chicken & Waffles | 27 Joymongers |
| 2 Machete | 7 Cincy's | 14 W on Elm | 21 Green Bean Coffee | 28 Little Brother Brewing |
| 3 'Cille and 'Scoe | 8 Jerusalem Market on Elm | 15 White & Wood | 22 Mellow Mushroom | 29 Horigan's House of Taps |
| 4 B. Christopher's | 9 Liberty Oak | 16 Undercurrent | 23 Fishers Grille | 30 Fainting Goat Spirits |
| 5 Blue Denim | 10 Crafted The Art of the Taco | 17 The Sage Mule | 24 SouthEnd Brewing Co. | |
| | 11 Natty Greene's | 18 Europa Bar & Cafe | 25 Boxcar Bar & Arcade | |
| | 12 M'Coul's | 19 Chez Genese | 26 The Bearded Goat | |

ENTERTAINMENT & PARKS

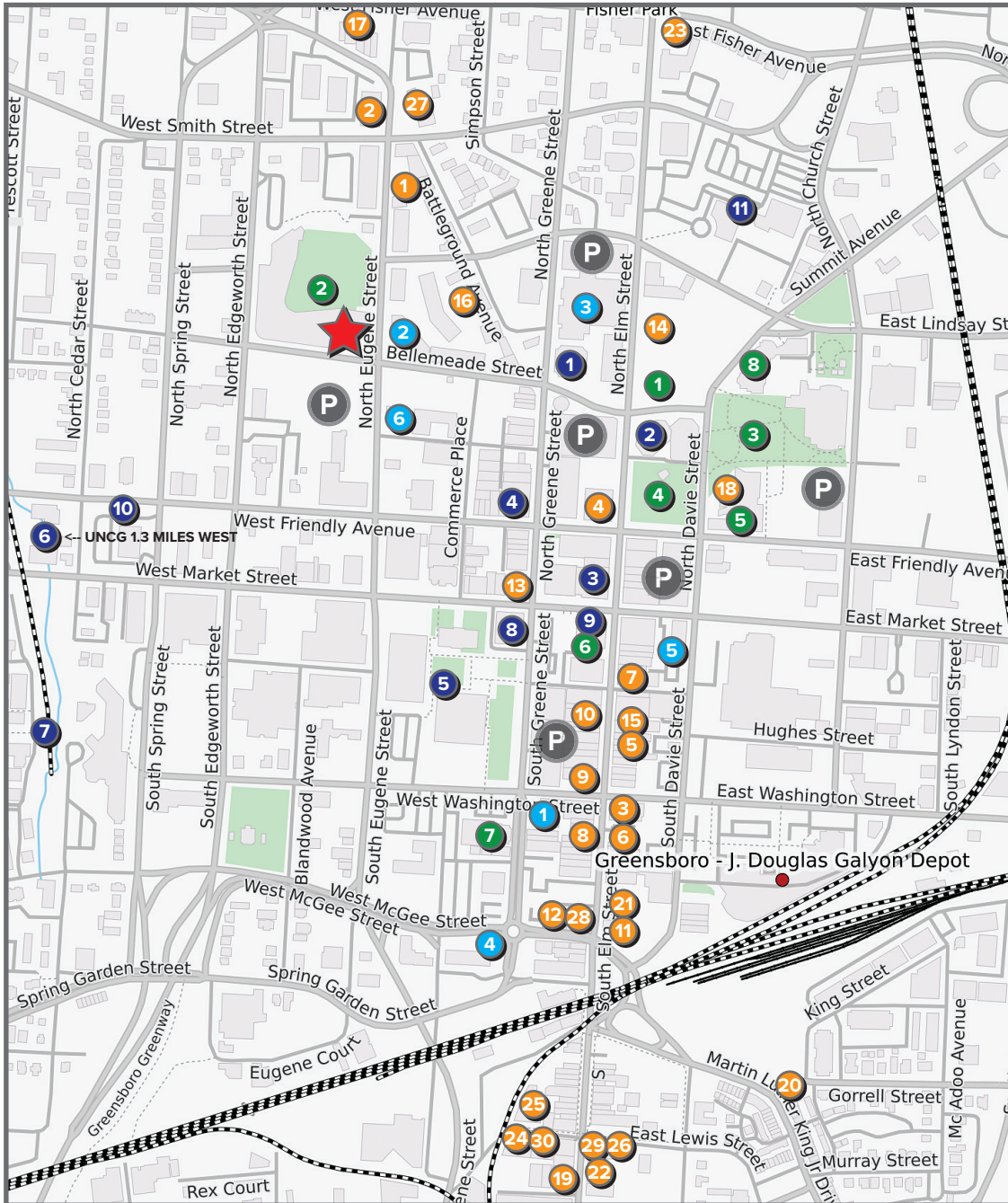
- 1 Tanger Performing Arts Center
- 2 First National Bank Field
- 3 LeBauer Park
- 4 Center City Park
- 5 GreenHill Center for NC Art
- 6 International Civil Rights Center & Museum
- 7 Carolina Theatre
- 8 Greensboro History Museum

HOTELS

- 1 Biltmore Greensboro
- 2 Hyatt Place
- 3 Marriott GSO Downtown
- 4 Hampton Inn & Suites
- 5 Westin Hotel (Under Construction)
- 6 AC Hotel (Proposed 2025)

INSTITUTIONS / BUSINESSES

- 1 Wells Fargo Bank
- 2 PNC Bank
- 3 Lincoln Financial
- 4 Elon University School of Law
- 5 Guilford County Courthouse
- 6 UNC Greensboro
- 7 Greensboro College
- 8 BB&T
- 9 First Southern Bank
- 10 First Bank
- 11 Kontoor Brands



 400 Bellemeade Street

 Parking Deck

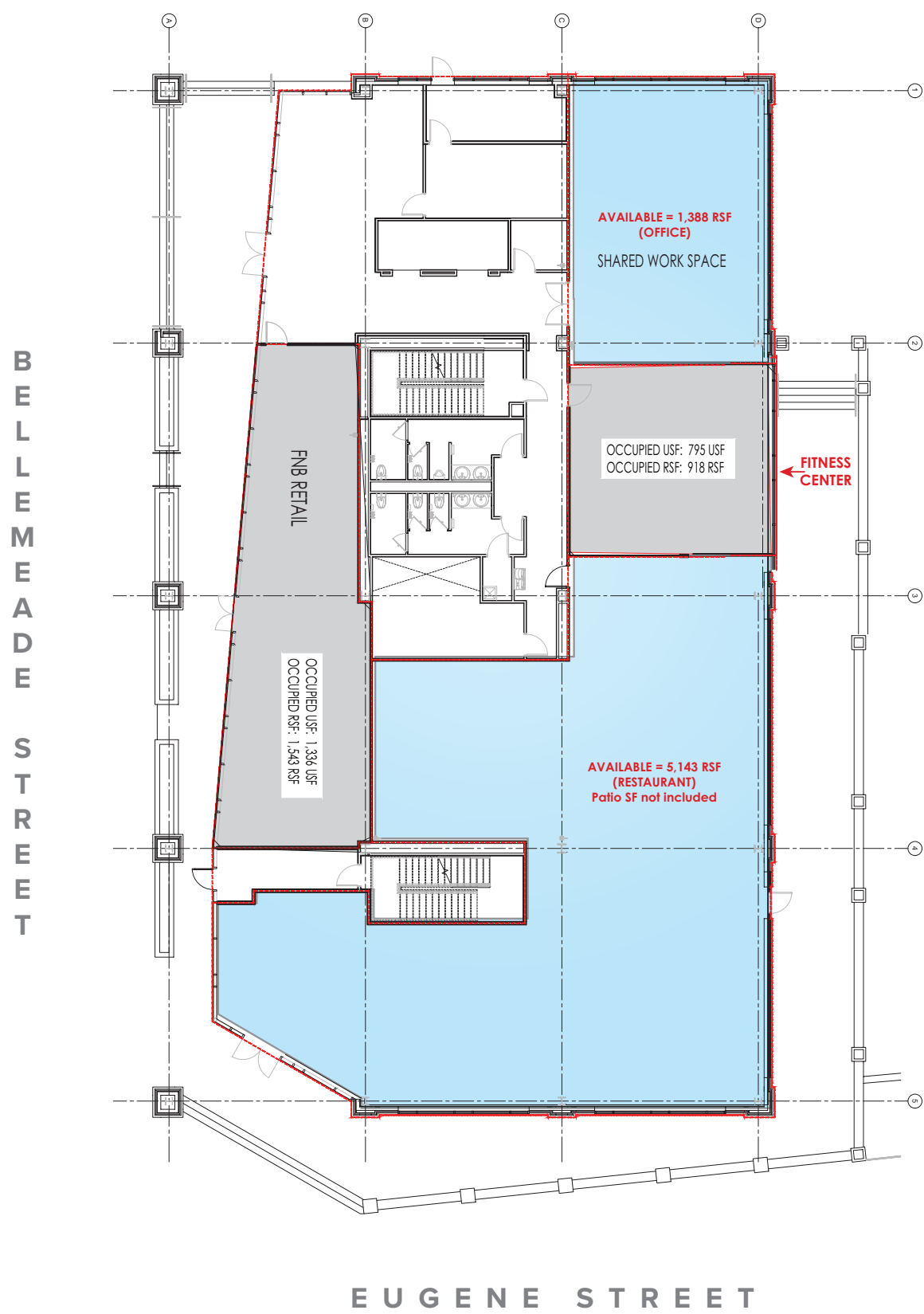
1st Floor

Availability



1st Floor Availability

1,388 RSF OFFICE / 5,143 RSF RETAIL



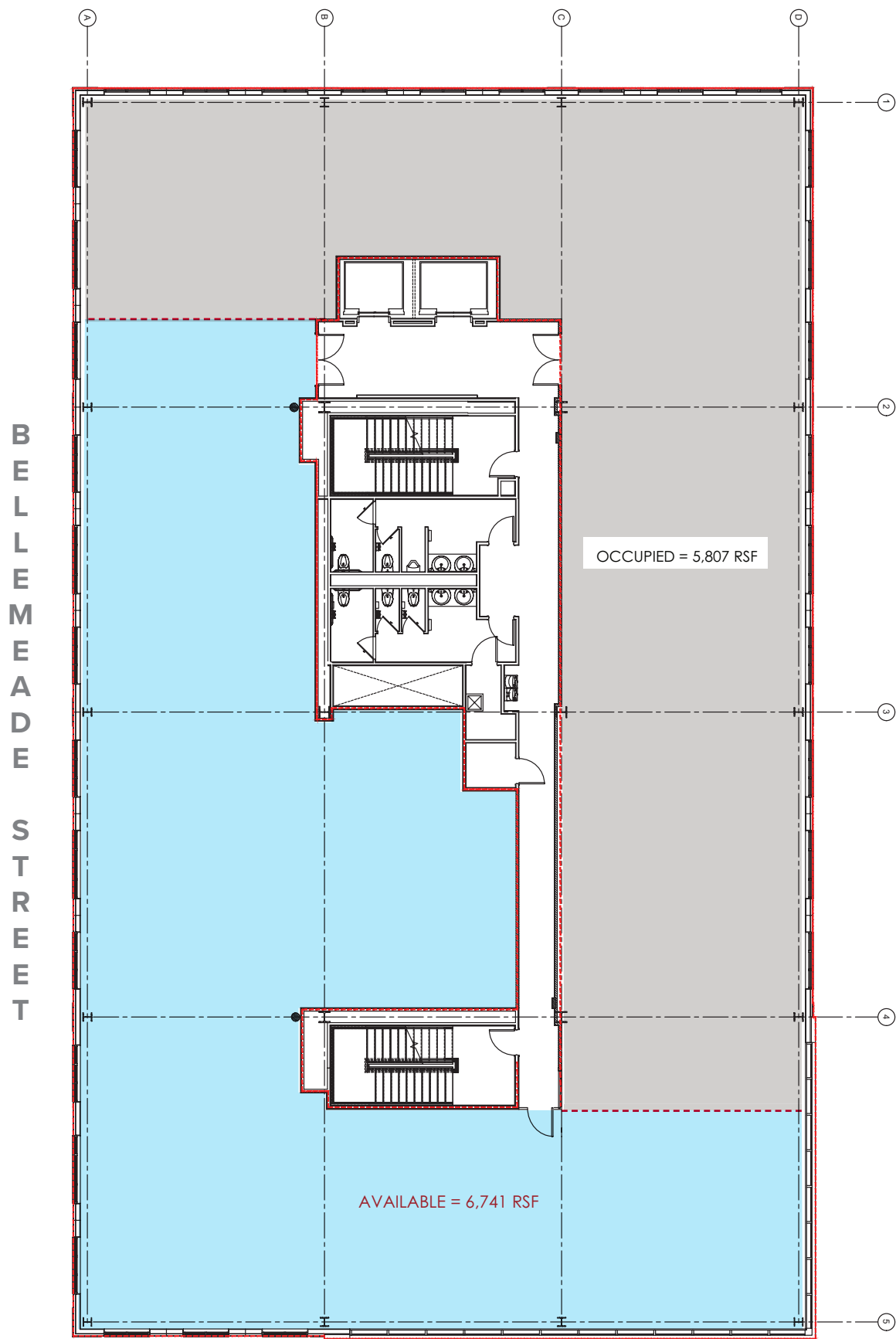
3rd Floor

Availability

FLOOR 3 6,741^{RSF}
AVAILABLE

3rd Floor Availability

6,741 RSF OFFICE





Contact

JASON OFSANKO

Executive Director

+1 336 812 3300

jason.ofsanko@cushwake.com

RYAN CONBOY, SIOR

Managing Director

+1 336 821 3832

ryan.conboy@cushwake.com

BOBBY FINCH

Executive Managing Director

+1 336 812 3303

bobby.finch@cushwake.com

