



400 Bellemead Street

110,306 SF CLASS A OFFICE BUILDING

GREENSBORO, NC 27401

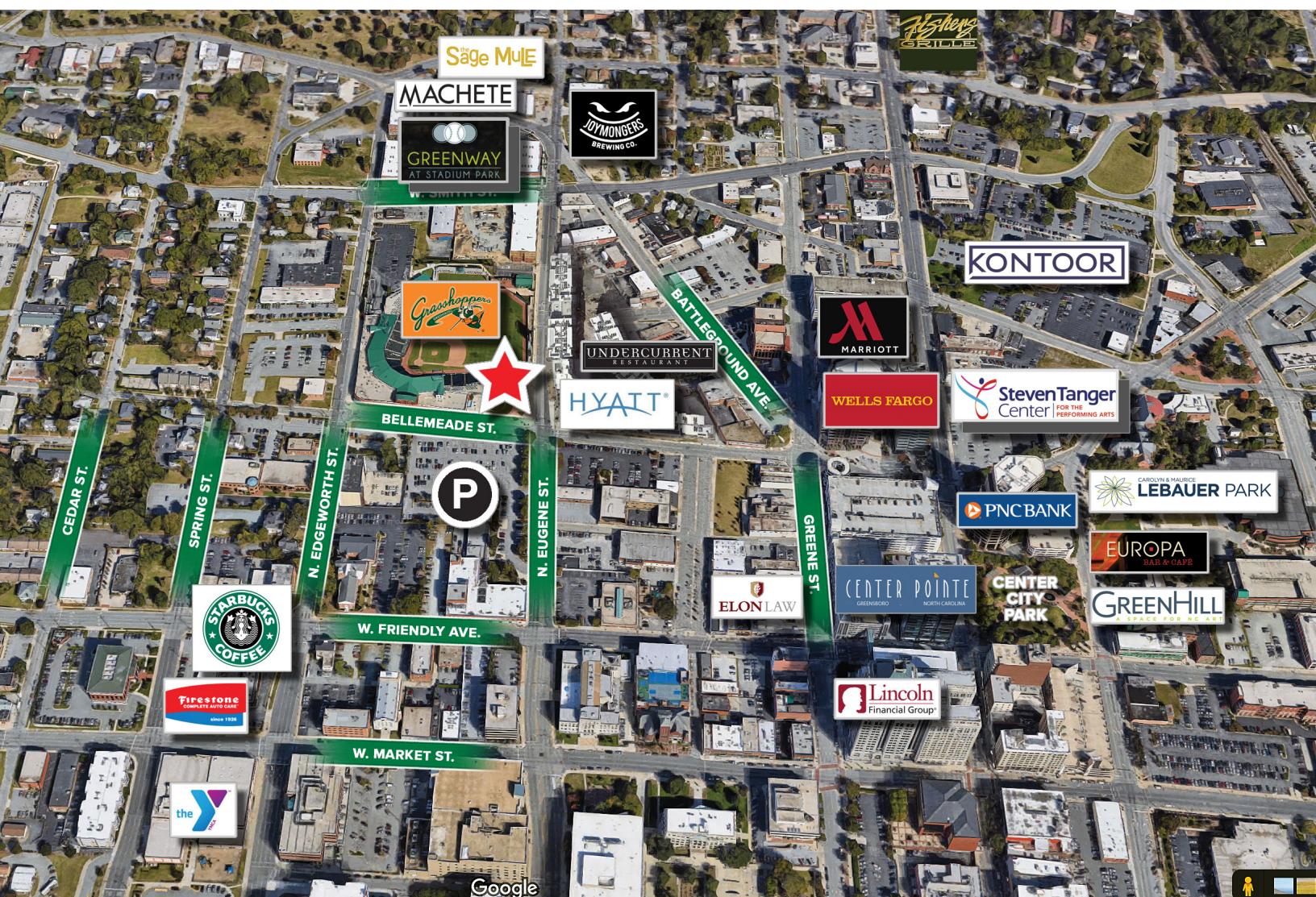


Overview

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
- 2 Machete
- 3 'Cille and 'Scoe
- 4 B. Christopher's
- 5 Blue Denim

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

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

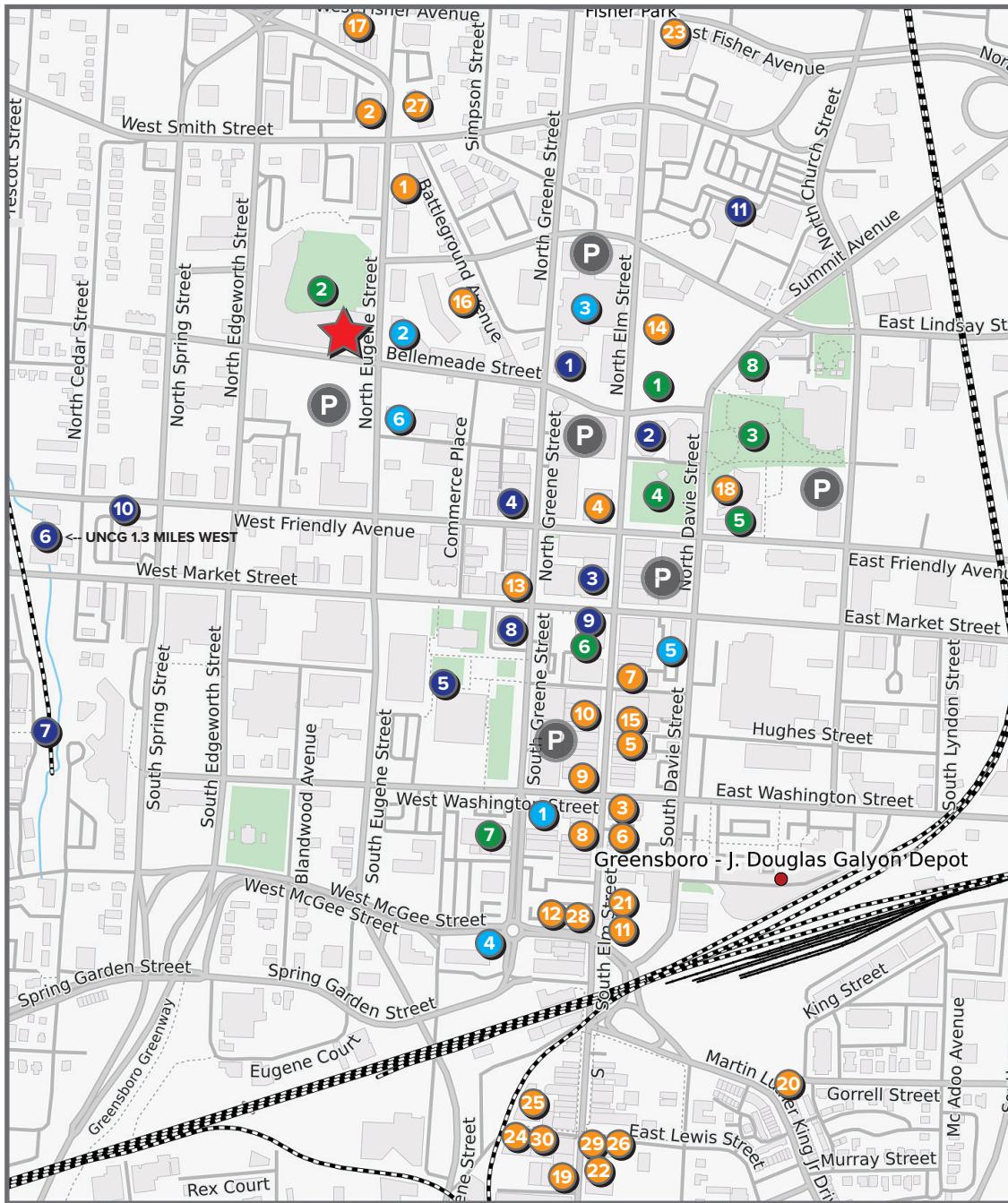
- 1 Biltmore Greensboro
- 2 Hyatt Place
- 3 Marriott GSO Downtown
- 4 Hampton Inn & Suites
- 5 Westin Hotel (Under Construction)
- 6 AC Hotel (Proposed 2025)

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

P Parking Deck



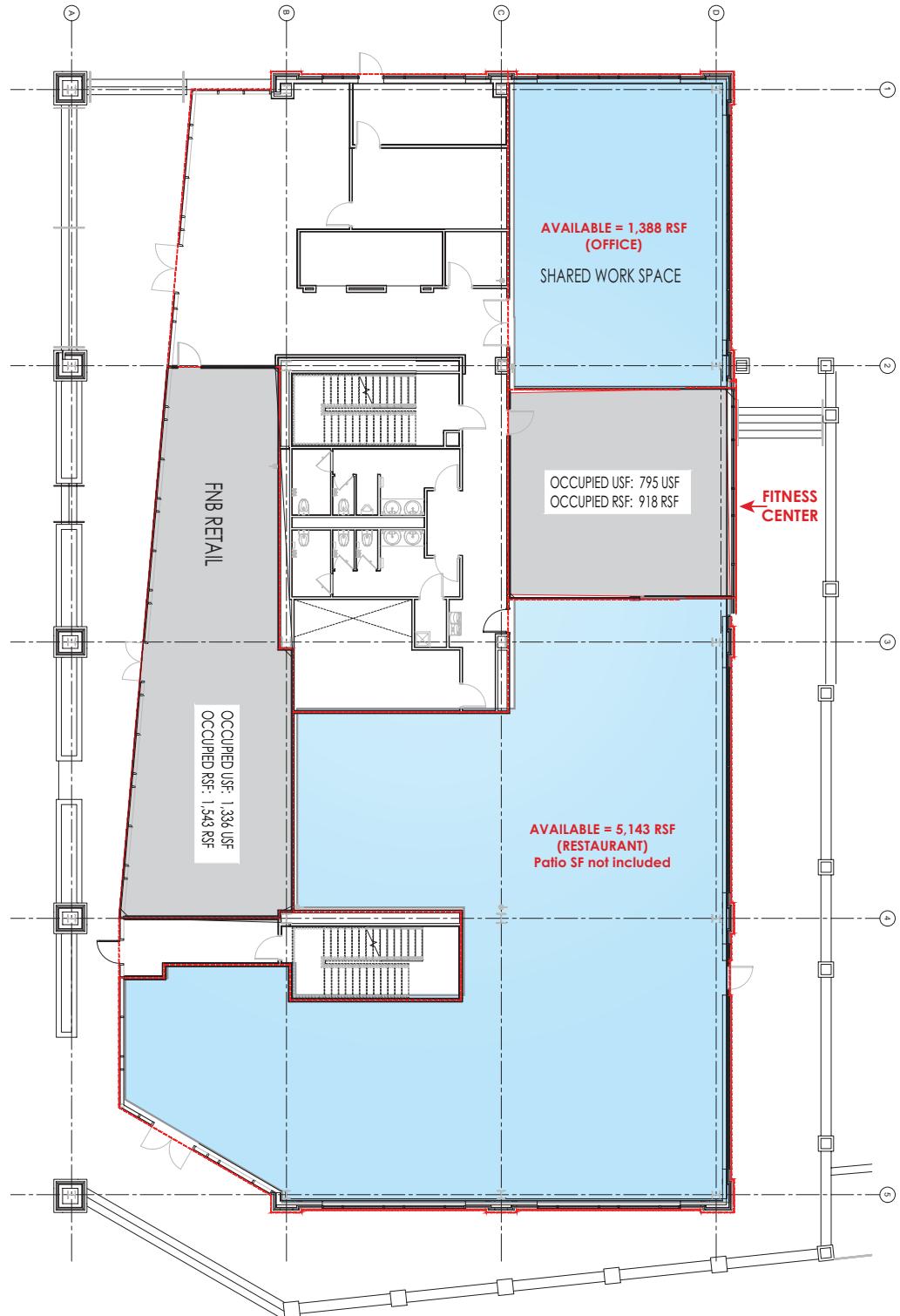
1st Floor Availability



1st Floor Availability

1,388 RSF OFFICE / 5,143 RSF RETAIL

B E L L E M E A D E S T R E E T



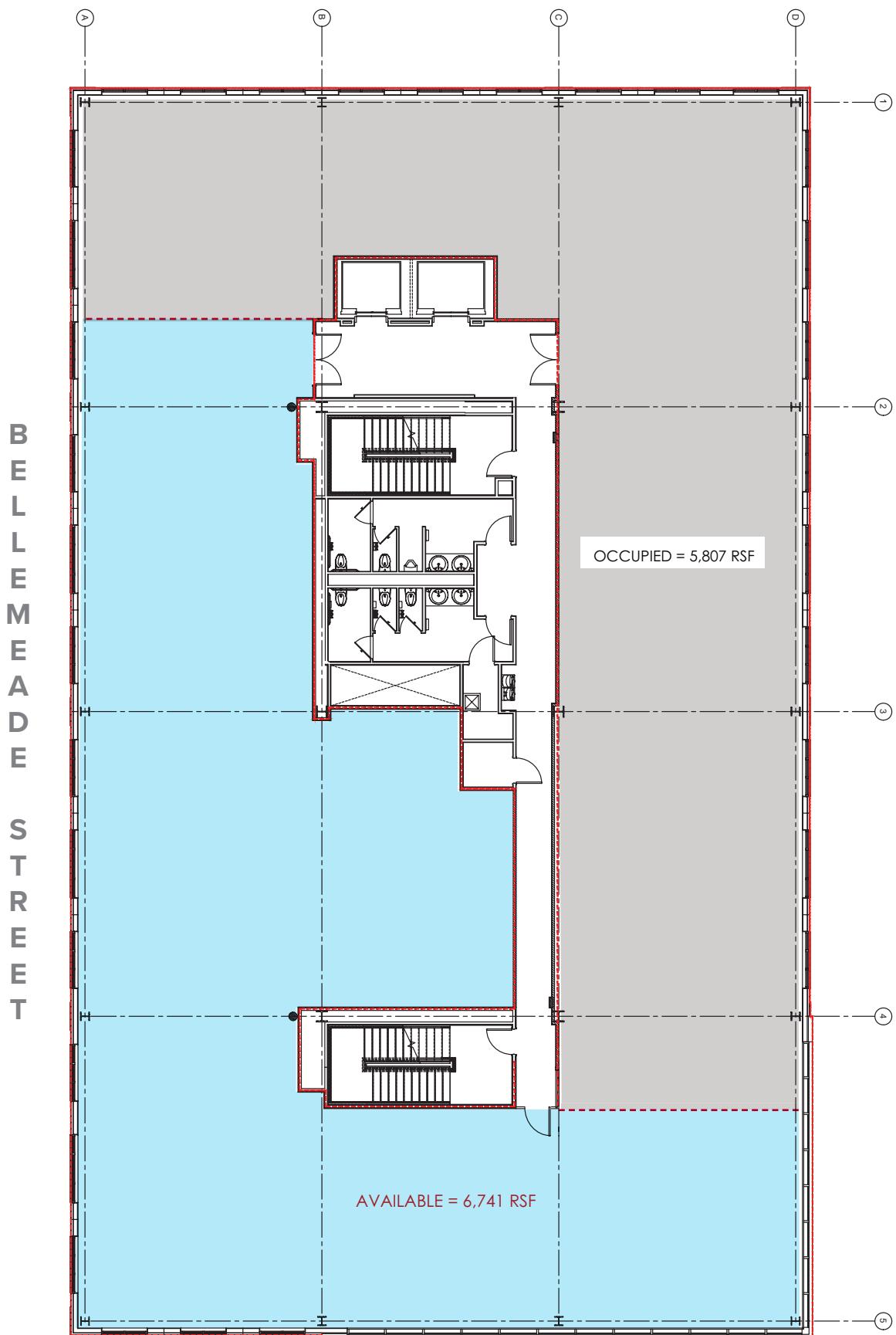
E U G E N E S T R E E T

3rd Floor Availability



3rd Floor Availability

6,741 RSF OFFICE





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