

OFFICE BUILDING FOR SALE / LEASE

HOLDEN TOWERS

3800 S Holden Road | Greensboro, NC 27406



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CITYPLAT
COMMERCIAL REAL ESTATE

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PROPERTY DESCRIPTION

Introducing a prime opportunity for Office/Medical investors in the Greensboro area. This expansive 10,789 SF building provides the optimal canvas for realizing your commercial real estate vision. Situated in a strategic location, this property offers space to accommodate a range of office and medical uses, with ample room for growth and customization. Its adaptable layout and modern amenities make it an ideal investment for those seeking to expand or establish their presence in this thriving market. Take advantage of this exceptional offering and elevate your portfolio with this top-tier property.

PROPERTY HIGHLIGHTS

- White box condition
- Flexible layout
- Central location between highways 85, 73, and 29
- Short distance from shopping, banks, restaurants, and attractions

OFFERING SUMMARY

Sale Price:	\$1,300,000
Lease Rate:	\$18.00 SF/yr (Gross)
Available SF:	678 - 4,300 SF
Building Size:	10,789 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,620	19,781	54,197
Total Population	4,030	48,267	134,057
Average HH Income	\$70,958	\$67,935	\$75,443

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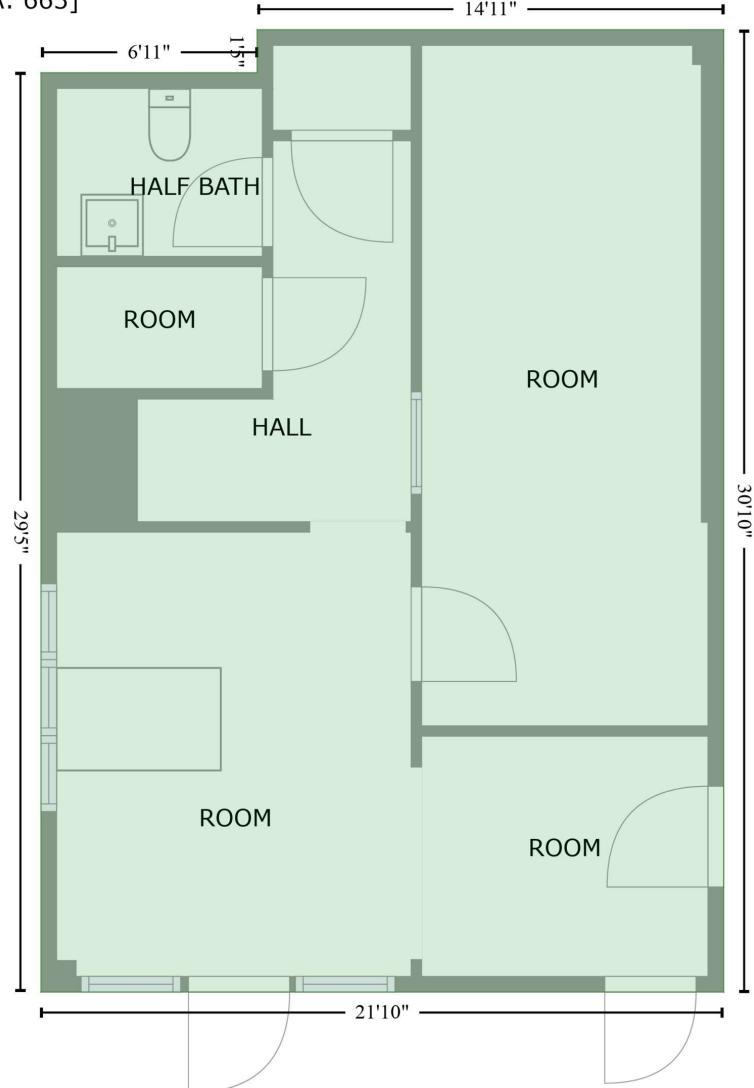
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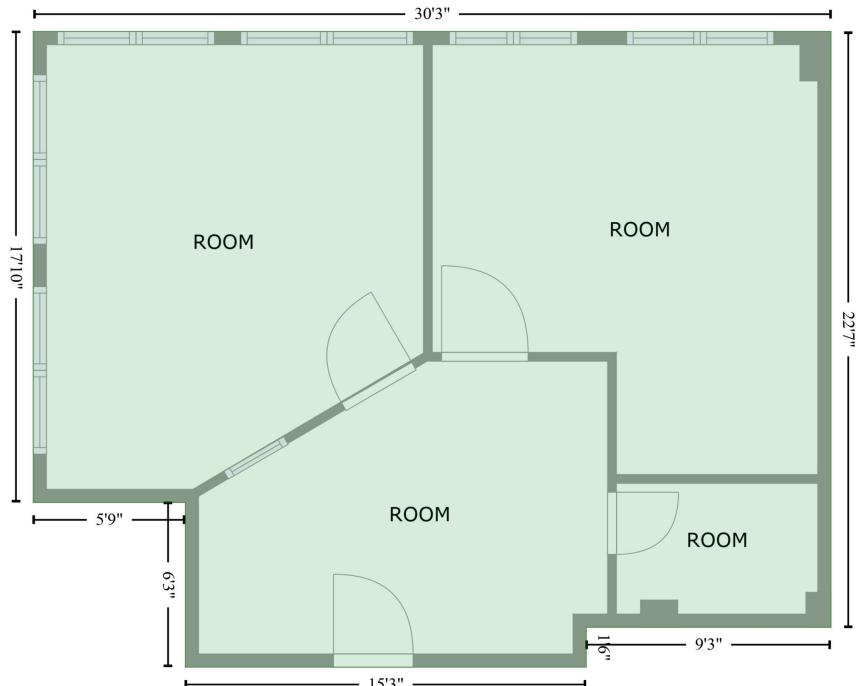
FLOOR 1

[AREA: 663]



FLOOR 1

[AREA: 678]



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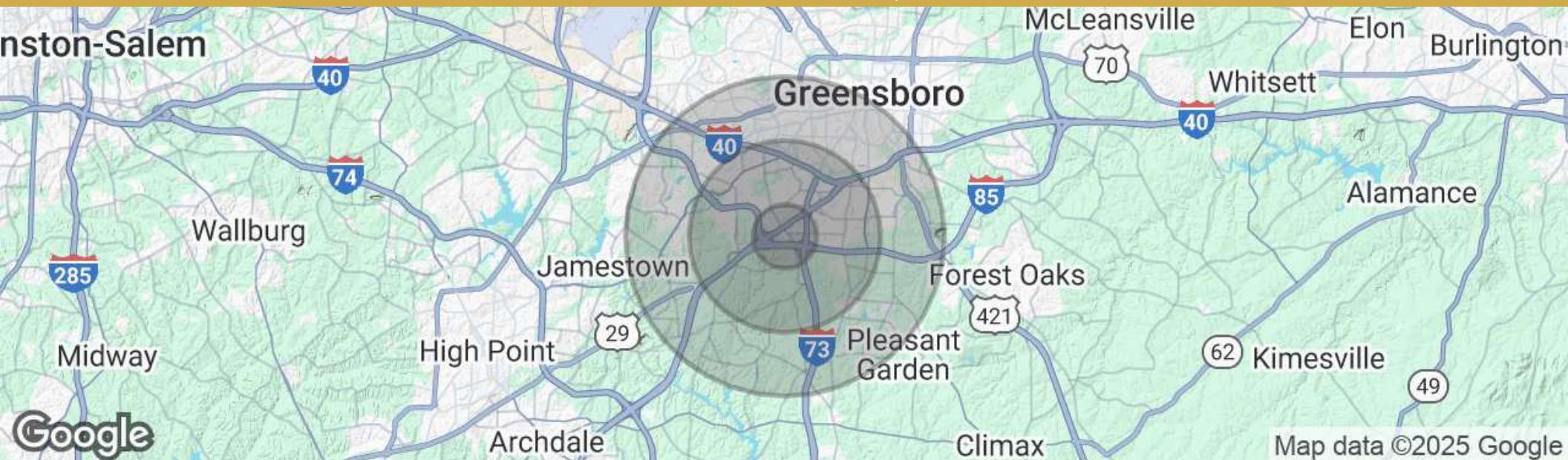
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,030	48,267	134,057
Average Age	39	39	38
Average Age (Male)	38	37	37
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,620	19,781	54,197
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$70,958	\$67,935	\$75,443
Average House Value	\$233,781	\$196,936	\$241,383

Demographics data derived from AlphaMap

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. City Plat makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. City Plat does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by City Plat in compliance with all applicable fair housing and equal opportunity laws.

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