



FOR SALE OR LEASE
328 East Market Street
Suite 200
Greensboro, NC 27401



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
336-379-8771

Contact: Austin Hill, Broker
ahill@bipinc.com
P: 336-541-5510

328 East Market Street, Suite 200 Greensboro, NC 27401

Class-A Office FOR SALE OR LEASE

The second floor of 328 East Market Street is a premier Class-A office property. Inside you will find spacious private offices, sleek conference rooms, and modern finishes throughout. Many of the offices offer full glass walls, and the exposed ceilings gives the space one-of-a-kind not typically found in traditional Downtown office space. Gated parking lot, and contemporary signage along East Market Street.

Size: 13,622 +/- SF (2nd floor)

Sale Price: \$1,975,000 or Lease Rate: \$16.50/sf Full-Service

Roof, Chiller, & Boiler replaced 2023

Interior Renovated in 2022

Parking: 22 reserved spaces

Zoning: CB (Central Business)

Year Built: 1931 (renovated 2022)

Secure Key Fob access



POPULATION



2 Mile	5 Miles	10 Miles
48,022	191,483	368,243

AVERAGE HH INCOME



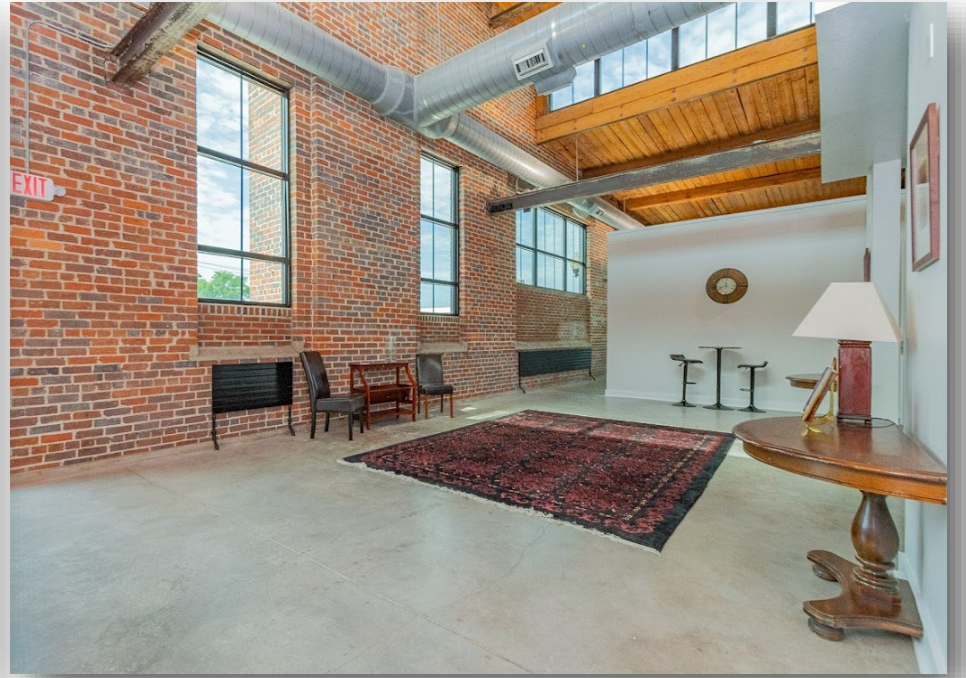
2 Mile	5 Miles	10 Miles
\$54,390	\$65,013	\$75,399

TRAFFIC



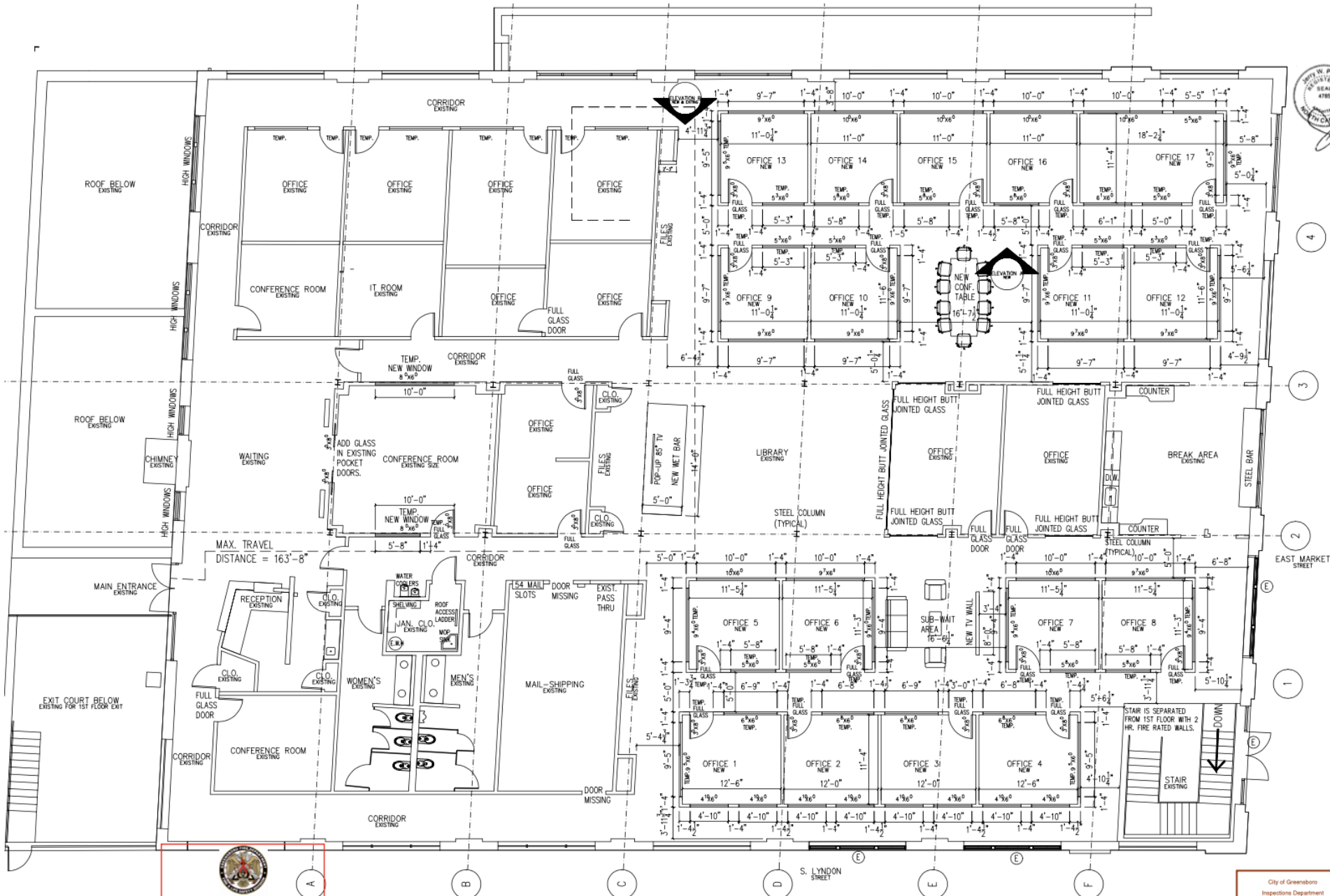
E Friendly Avenue & N Church Street

18,367 Vehicles Per Day









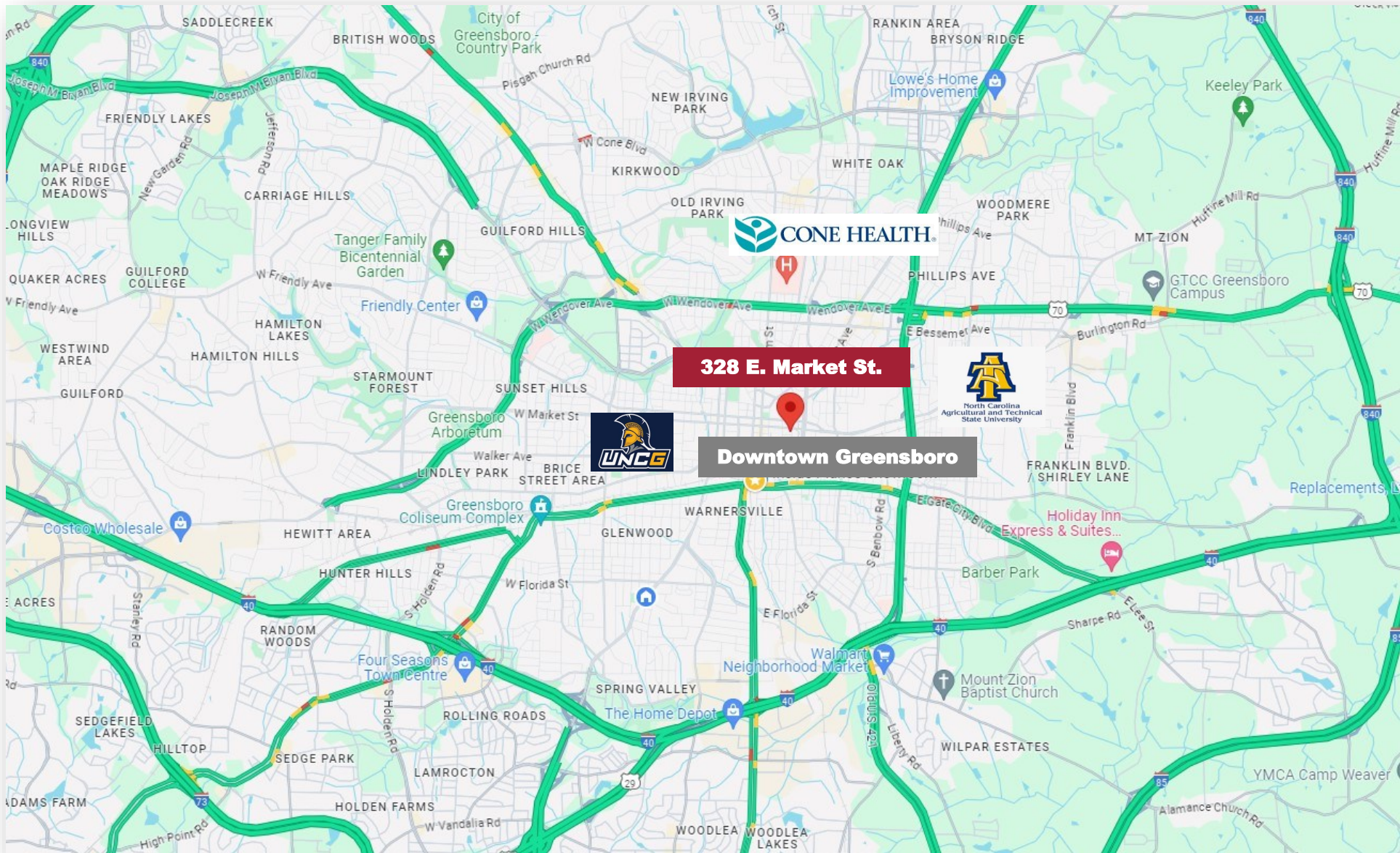
THIS REVIEW SHALL BE CONFINED TO THE WORK SHOWN WITHIN THE BOUNDARIES OF THE PLAN AND SHALL NOT BE CONSIDERED TO BE A GUARANTEE OR WARRANTY OF ANY KIND AND IS SUBJECT TO THE PROVISIONS OF THE BUILDING CODE AND ANY OTHER APPLICABLE REGULATIONS. THE REVIEWER DOES NOT ASSUME RESPONSIBILITY FOR THE DESIGN OR CONSTRUCTION OF THE WORK SHOWN ON THIS PLAN. THE REVIEWER'S SERVICES ARE LIMITED TO THE REVIEW OF THE WORK SHOWN ON THIS PLAN AND DO NOT INCLUDE THE DESIGN OR CONSTRUCTION OF THE WORK SHOWN ON THIS PLAN. THE REVIEWER'S SERVICES ARE LIMITED TO THE REVIEW OF THE WORK SHOWN ON THIS PLAN AND DO NOT INCLUDE THE DESIGN OR CONSTRUCTION OF THE WORK SHOWN ON THIS PLAN.

10/26/2022 2:29:53 PM

1 SECOND FLOOR PLAN - NEW ENCLOSED OFFICES
SCALE: 3/16" = 1'-0"

City of Greensboro
Inspections Department
Plan Review # 2022-3166
REVIEWED FOR CODE COMPLIANCE

All Appropriations Code Sections 244.2
The City of Greensboro is not responsible for the design, construction, or maintenance of any structure or equipment shown on this plan. The City of Greensboro is not responsible for the design, construction, or maintenance of any structure or equipment shown on this plan. The City of Greensboro is not responsible for the design, construction, or maintenance of any structure or equipment shown on this plan.



1007 Battleground Avenue, Suite 401, Greensboro NC 27408

The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.