

THE MEYERS BUILDING
200 S. Elm Street
Greensboro, NC 27401

Fully Leased Investment Property
Available for Sale In The Heart of
Downtown Greensboro



Slide Show



3D Tour



Video



1007 Battleground Avenue, Suite 401
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THE MEYER'S BUILDING HISTORY

Known as one of the architectural gems of Greensboro's Elm Street, the Meyer's building was built in 1924 and has been a beloved institution in Greensboro for over 80 years. In the 1980's the Meyer's Department Store was converted into commercial real estate space and has been renovated many times to date. Today, the Meyer's Building offers full service Class 'A' professional office space with ample parking. This iconic building is located in the heart of downtown Greensboro's social, business, and restaurant district on the corner of South Elm Street and February One Place.

Rising four-stories above Elm Street, the Meyer's Building incorporates terra cotta tile, pressed grey brick, and granite in a Neoclassical composition that includes pilasters, and a handsome projecting cornice. The street level of the building features an ornate art nouveau-inspired frieze with floral and foliage motifs. Designated as a local landmark, The Meyer's Building still maintains it's beautiful exterior features while offering updated interior amenities for it's tenants.



PROPERTY FEATURES

- 55,975+/- SF, 39,035 USF, Class A Office, 4 floors
- Local landmark in the heart of Downtown Greensboro's social, business, and restaurant district
- Modern interior finishes
- Security cameras, key fob entry
- Ample parking with fourth floor bridgeway to Greene Street parking deck
- 1 elevator
- Built in 1924 with historic designation
- Located in an Opportunity Zone

SALES PRICE

\$7,600,000

CAP RATE

7.17%

Full Offering Memorandum available upon request with CA agreement



Building Entrance on Elm Street



POPULATION



2 Mile

5 Miles

10 Miles

48,473

196,030

369,567

AVERAGE HH INCOME



2 Mile

5 Miles

10 Miles

\$55,870

\$65,363

\$75,492

TRAFFIC



Elm Street & Friendly Avenue

18,669 vehicles per day



1st Floor Tenant Space



1st Floor Restaurant



1st Floor



1st Floor



1st Floor Stairway



1st Floor Conference Room



2nd Floor Tenant Space



2nd Floor Tenant Space



3rd Floor Tenant Space



3rd Floor Tenant Space



4th Floor Tenant Space

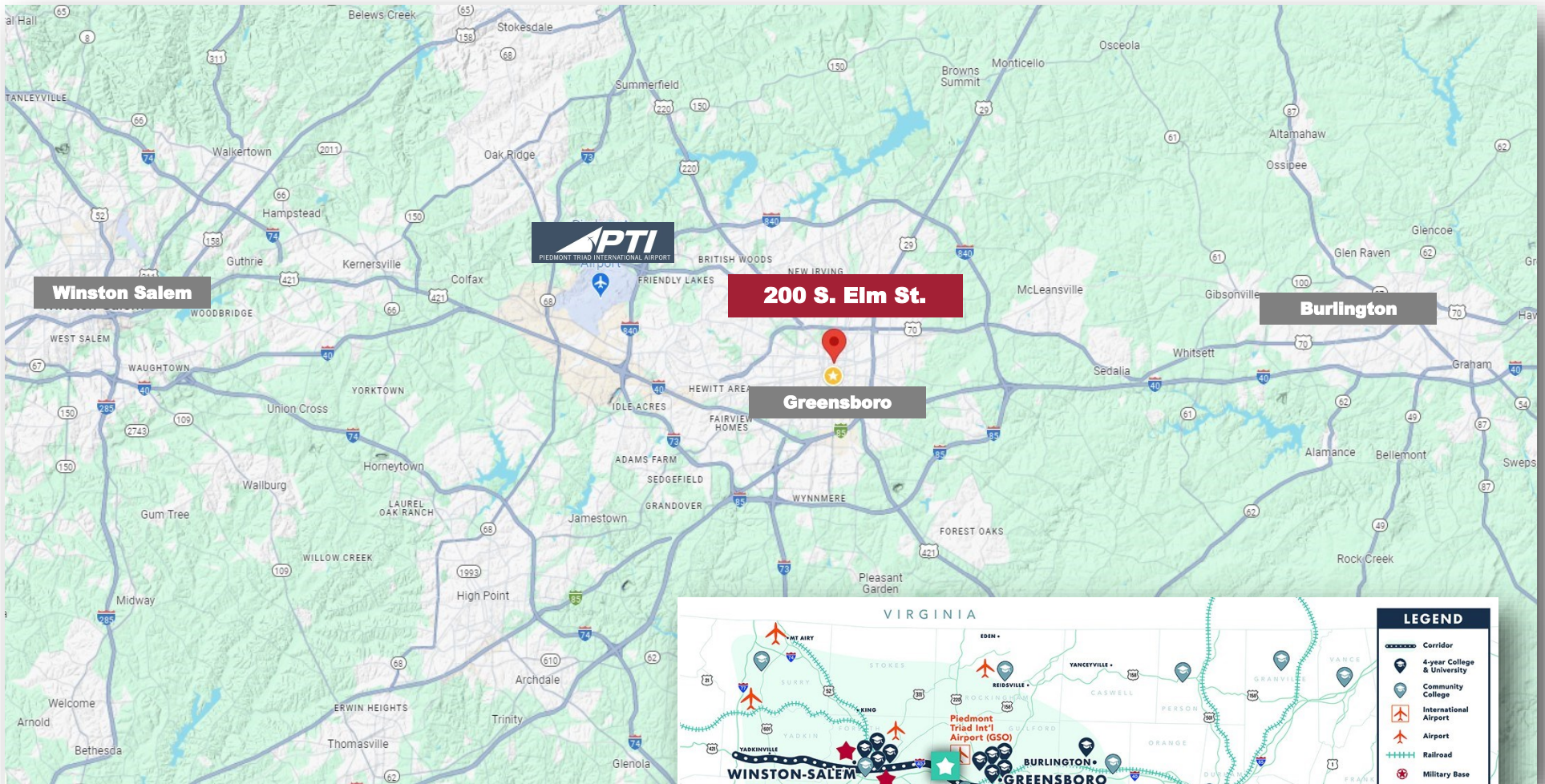


4th Floor Tenant Space



Friendly Ave.

Market St.



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