

**FULLY RENOVATED
TURNKEY OFFICE BUILDING**
INCLUDES 9 PRIVATE PARKING SPOTS!

**1,376 SF
FOR SALE**
PRIME DOWNTOWN
GREENSBORO LOCATION

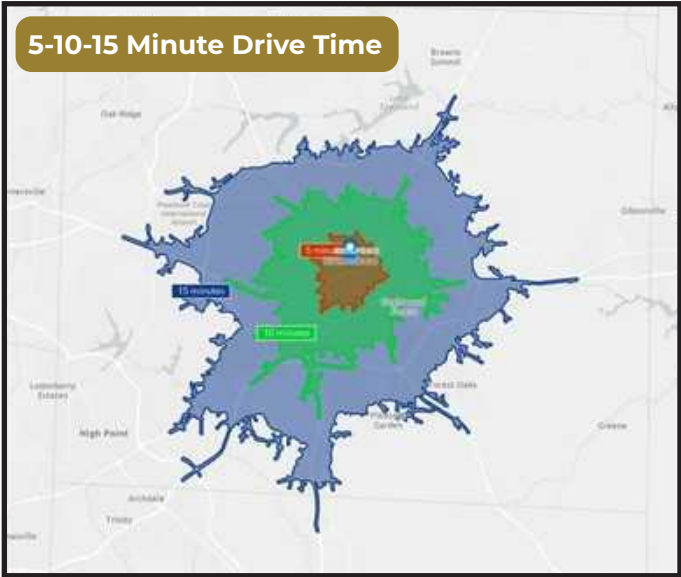
THE BROWN LAW BUILDING

316 S Eugene St
Greensboro, NC 27401
FOR SALE - CALL FOR PRICING

EXCEPTIONAL VISIBILITY ON MAJOR DOWNTOWN ARTERY
QUICK ACCESS TO THE I-40/I-85 CORRIDOR



316 S Eugene St
Greensboro, NC 27401



5-min drive 10-min drive 15-min drive

DEMOGRAPHICS

	1-MI	3-MI	5-MI
2026 Population	17,508	91,281	201,519
2026 Daytime Pop.	36,166	138,633	246,913
2026 Households	6,152	34,476	81,928
Median HH Income	\$50,188	\$55,491	\$60,157

Financial Overhead Category	Leasing Downtown Space	Owning 316 S. Eugene St.
Monthly Base Payment	\$2,850 Estimated Rent (Gross)	\$2,150 Estimated Mortgage (P&I)
Monthly Operating Expenses	Included in Gross Rent	\$450 (Taxes, Insurance, Utilities)
Monthly Association Fees	Varies by Building	\$0.00 (Absolute Ownership)
Net Monthly Capital Outlay	\$2,850 (100% Sunk Cost)	\$2,600 (Equity-Building)

Tax Advantage Note: Unlike leasing, absolute ownership of 316 S. Eugene St. allows your firm to utilize powerful annual tax deductions through structural property depreciation and commercial mortgage interest write-offs. Consult your CPA to evaluate your exact post-tax net savings.

PROPERTY FACTS

ADDRESS

316 S Eugene St, Greensboro, NC 27401

SIZE

±1,376 SF standalone building | ±0.14 AC site

PROPERTY TYPE

Freestanding commercial (no shared walls or condo fees)

ZONING

CB · Central Business (flexible professional / office use)

LOCATION ANCHORS

Guilford County Courthouse (1 block south), First National Bank Field, Hampton Inn & Suites

STOP RENTING, BUILD EQUITY

A rare standalone opportunity in the Greensboro Central Business District, this property lets professional firms transition from leasing to absolute asset ownership with zero corporate condo fees — pairing predictable long-term overhead with on-site parking revenue.

PROPERTY HIGHLIGHTS

- Unbeatable Courthouse Proximity**
Steps from the Guilford County Courthouse — ideal for legal practices.
- Long-Term Capital Protection**
Brand-new roof fully completed August 2025.
- Private On-Site Parking**
Nine dedicated spaces with strong potential for monthly parking income.
- High-Traffic Street Exposure**
Positioned on a primary downtown corridor seeing up to 9,000 vehicles per day for continuous organic visibility.

MOVE-IN READY PROFESSIONAL LAYOUT

- Private Partner Offices**
Optimized for confidentiality and focused legal work.
- Client Reception Area**
A welcoming, professional entry experience for visitors.
- Formal Conference Room**
Dedicated, private space for team and client meetings.
- Staff Break Area**
Features a new granite countertop, new cabinets, a new sink, and updated fixtures.
- 2026 Interior Updates**
Features brand-new LVP flooring, fresh paint, and updated fixtures for immediate, low-maintenance occupancy.



MARKET OVERVIEW

THE GREATER GREENSBORO MARKET

As the geographic center of the dynamic Piedmont Triad, **Greensboro, North Carolina**, serves as a premier logistical, educational, and corporate anchor. The city supports a diversified regional economy fueled by historic institutional capital investment—highlighted by the massive expansions at the **Toyota Battery Manufacturing megasite** and the **Boom Supersonic facility**. This industrial momentum feeds a continuous pipeline of tier-one academic talent from surrounding universities, generating a consistent, market-wide demand for high-quality professional and administrative services.

THE CENTRAL BUSINESS DISTRICT (CBD)

Within this expanding regional footprint, downtown Greensboro operates as the premier corporate and civic core. Anchored directly by the **Guilford County Courthouse** complex, the immediate courthouse vicinity commands a dense daytime workforce of legal, financial, and governmental professionals — further enriched by the nearby campus of **Elon University School of Law**. This low-vacancy, high-barrier-to-entry micro-market makes standalone, turnkey office assets exceptionally competitive and highly secure long-term investments.

MARKET COMPARISON

MARKET LEVEL	KEY ECONOMIC INDICATOR	METRIC / CAPITAL IMPACT
City-Wide	Total Annual Construction Investment	\$1.185B (Historic High)
City-Wide	Macro County Labor Force	287,996 Active Workers
Downtown Core	Corporate Daytime Workforce	17,000+ Employees
Downtown Core	Professional & Admin. Ratio	82.1% White-Collar Base

Source: Guilford County Economic Development Alliance

Greensboro's robust white-collar workforce and historic capital investments make downtown core assets uniquely positioned for long-term equity growth.

THE PIEDMONT TRIAD

1.85M+

Residents driving the economic expansion of the Piedmont Triad.

97.5K

Top-tier students currently enrolled in area colleges and universities.

20

Higher education institutions, including 11 traditional 4-year universities and 9 technical colleges.

8th

National rank for corporate facility investments (Greensboro–High Point MSA).

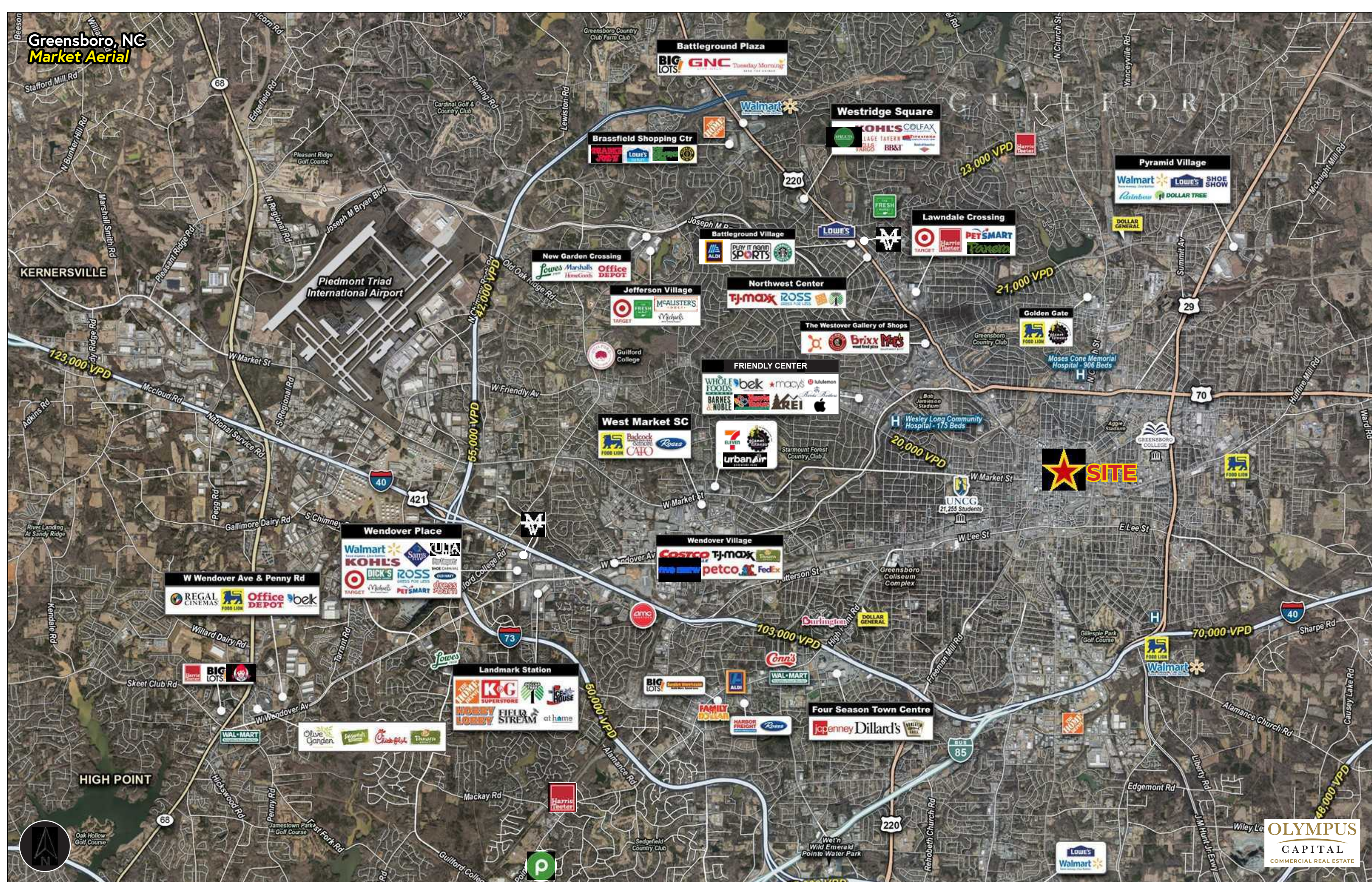
920K+

Active regional labor force supporting rapid corporate growth.

2nd

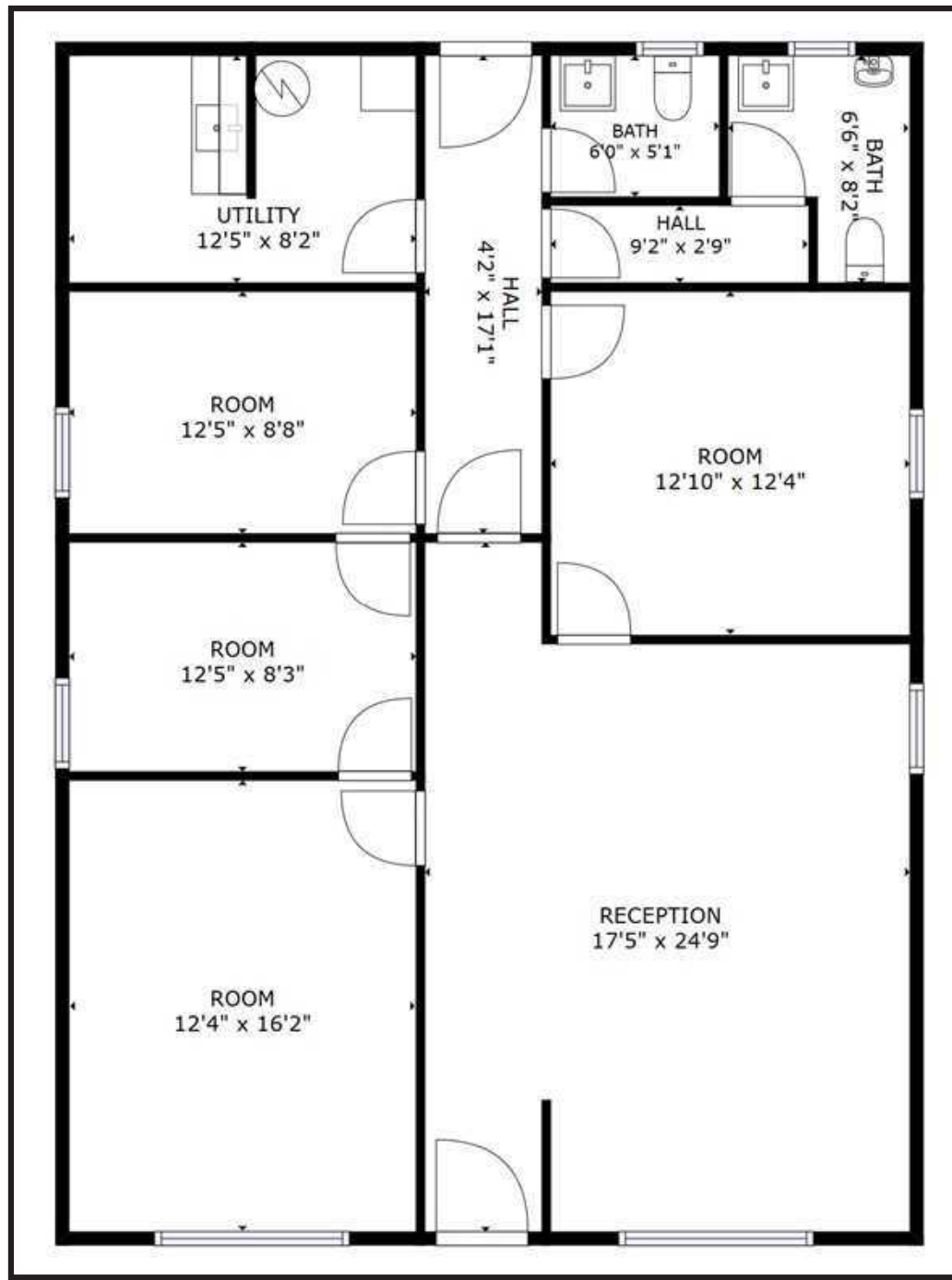
County ranking for manufacturing in NC (Guilford) — Top 10 in the Southeast U.S.

Greensboro, NC Market Aerial

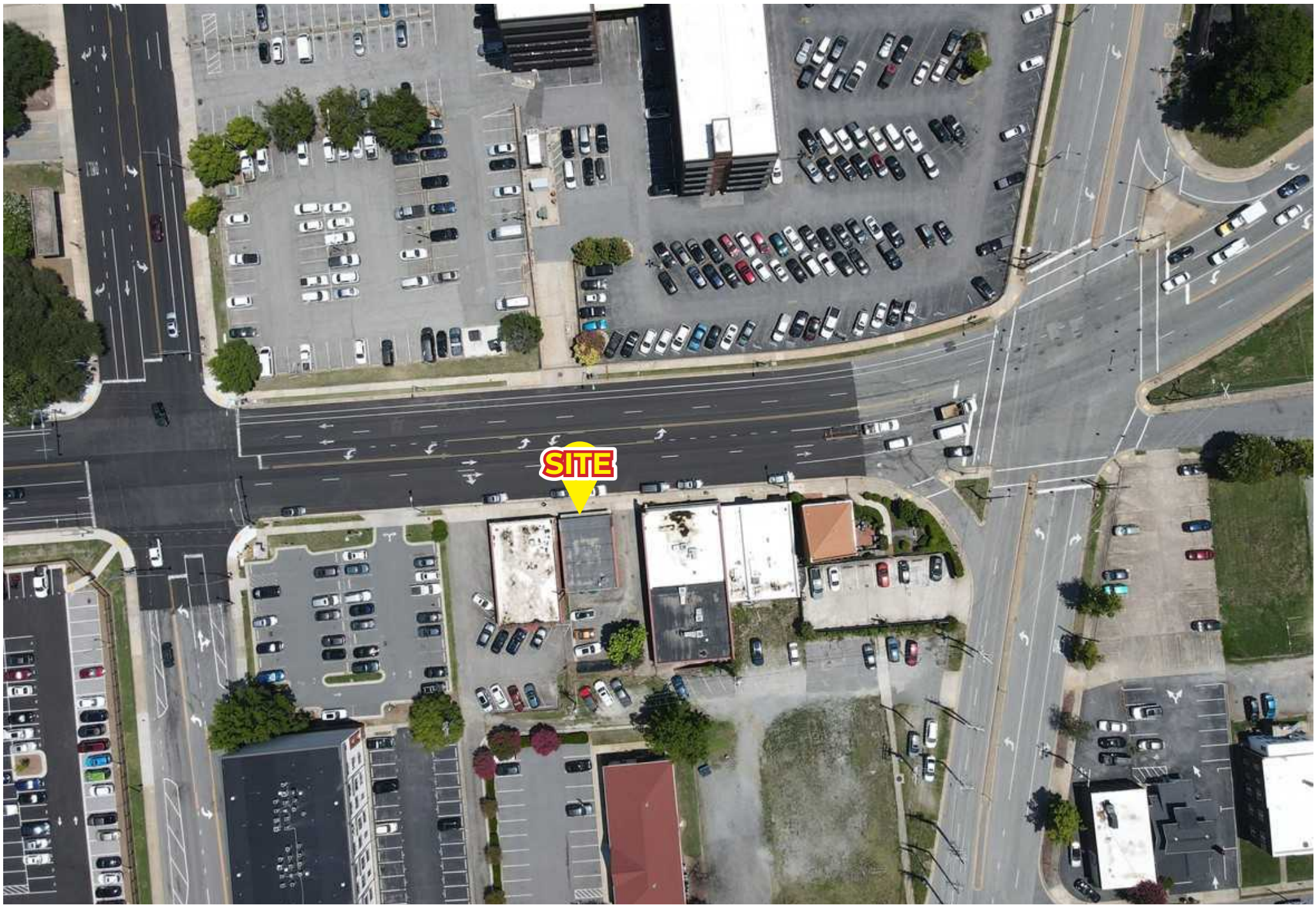


316 S Eugene St
Site Aerial





SITE LAYOUT



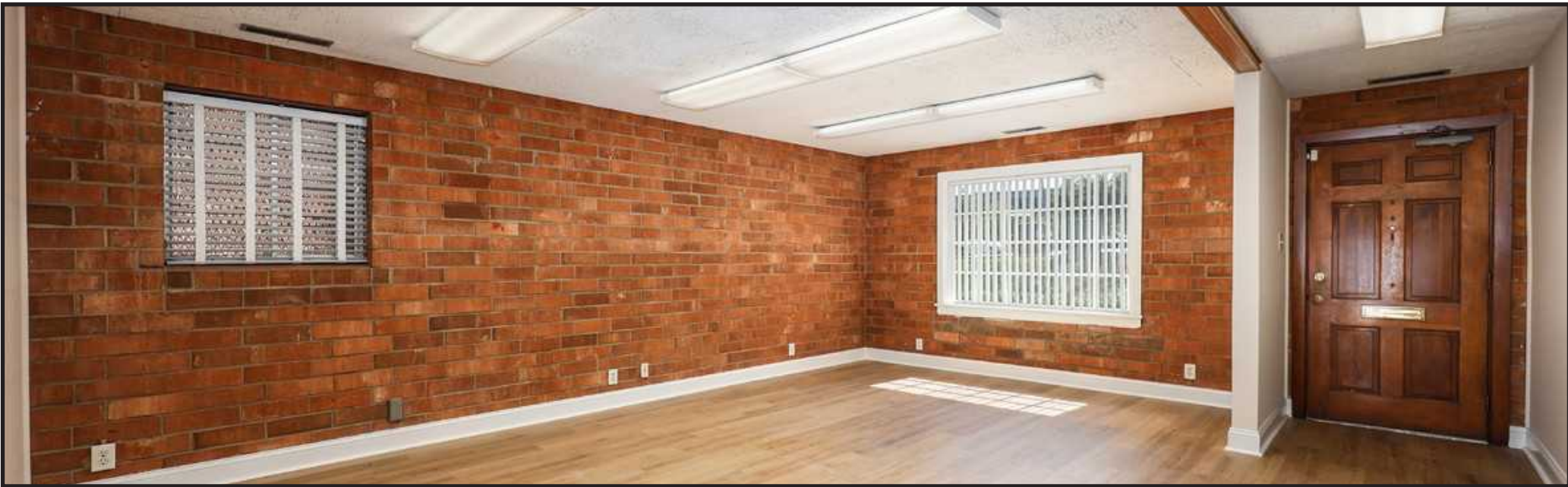
SITE PHOTOS



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