



**301**  
**NORTH**  
**ELM**

**Elevate Your Position**  
at the Center of Downtown Greensboro



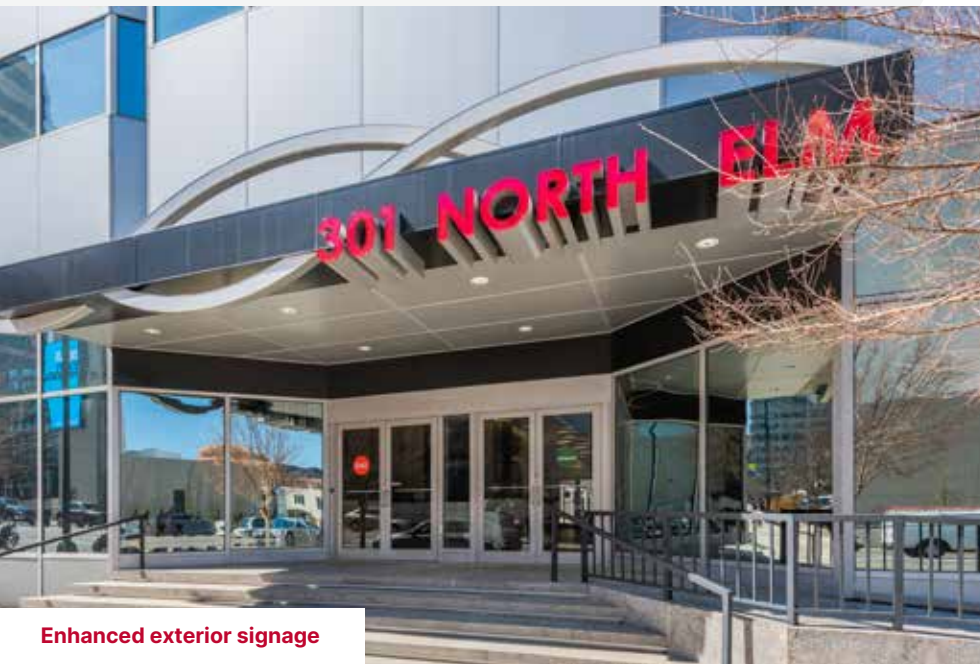
THE SIMPSON ORGANIZATION

**CBRE**

# Embraceable Class A Atmosphere

**301 NORTH ELM IS A 10-STORY, 146,000+ SF OFFICE TOWER LOCATED AT THE EPICENTER OF DOWNTOWN GREENSBORO'S SPRAWLING LANDSCAPE.**

Under the direction of recognized owner, The Simpson Organization, this efficient workplace boasts a renewed appeal thanks to recently completed Class A upgrades.



**Enhanced exterior signage**

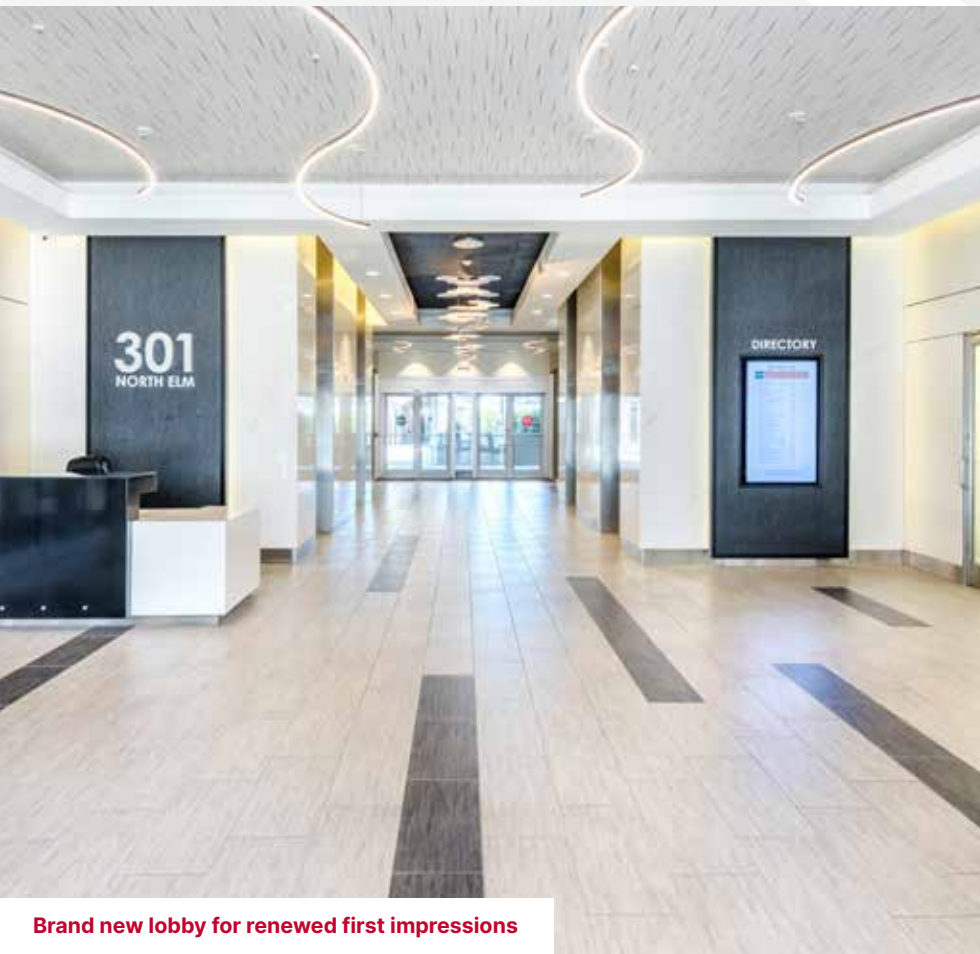


**Exterior view of 301 North Elm**

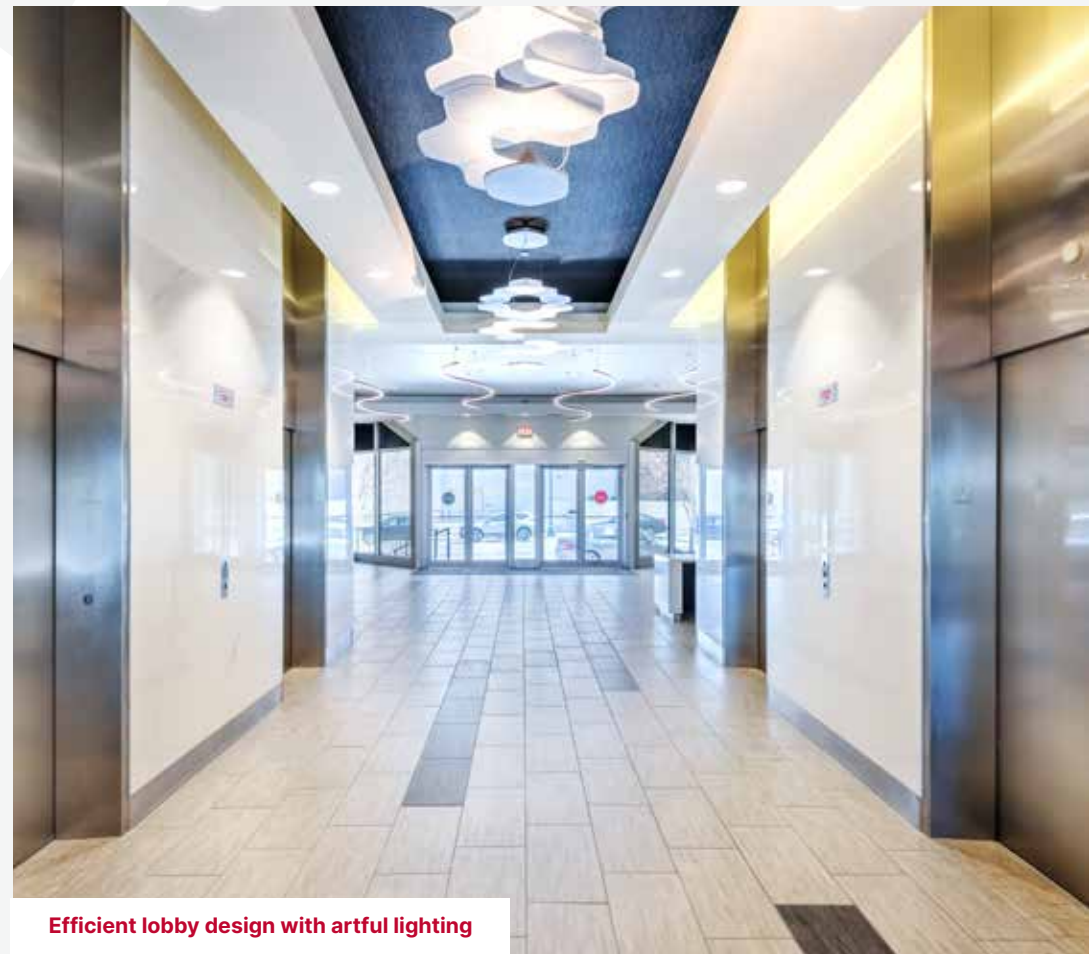
# Thoughtful Enhancements Throughout



Upgraded corridors and restrooms throughout



Brand new lobby for renewed first impressions



Efficient lobby design with artful lighting



# Instant Address Cache

## 301 NORTH ELM DELIVERS FIRST-CLASS WALKABLE CONVENIENCE AT AN EXCEPTIONAL VALUE.

Directly across the street from the Steven Tanger Center for the Performing Arts and adjacent to Center City and Lebauer City Parks, 301 North Elm's location stimulates an optimal workday-to-play experience for the sharp talent and decision makers who call it home. Flanked by Marriott Hotel with direct access to choice dining, acclaimed cultural experiences and entertainment destinations — discover the best of what this growing CBD has to offer.

### Walkable Dining Options:

- |                                 |                              |
|---------------------------------|------------------------------|
| 1. Bellemeade Bistro            | 13. Blue Denim               |
| 2. Bistro 40                    | 14. Liberty Oak              |
| 3. Dolce Aroma Coffee Bar       | 15. Pizzeria L'Italiano      |
| 4. B. Christopher's             | 16. Jerusalem Market         |
| 5. Luxe Soulfood and Cocktails  | 17. Cheesecakes by Alex      |
| 6. Union Coffee                 | 18. M'Coul's Public House    |
| 7. Undercurrent                 | 19. Natty Greene's           |
| 8. Flaviano's Mexican           | 20. Joymongers Brewing Co.   |
| 9. Savor The Moment Bakery      | 21. Machete                  |
| 10. Stumble Stikskins           | 22. Sage Mule                |
| 11. Parkside Pull-up            | 23. Neighbors Bar & Barbecue |
| 12. Crafted The Art of the Taco | 24. Fisher's Grille          |



# The Perfect Perch for a New Generation of Future-Focused Companies

## Property Highlights Include:



±146,223 SF  
Total Building SF



Executive  
suites selectively  
available



±67,726 SF  
Available featuring  
flexible floor plans



Convenient  
Parking for  
your team



**Modern build-out potential with break out spaces**  
*Sample Build-Out*



**Soaring views across Downtown Greensboro**  
*Sample Build-Out*



**Statement-making suite entry potential**  
*Sample Build-Out*



**301**  
**NORTH**  
**ELM**

**CBRE**

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**301 North Elm Street**  
**Greensboro, NC 27401**



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