



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

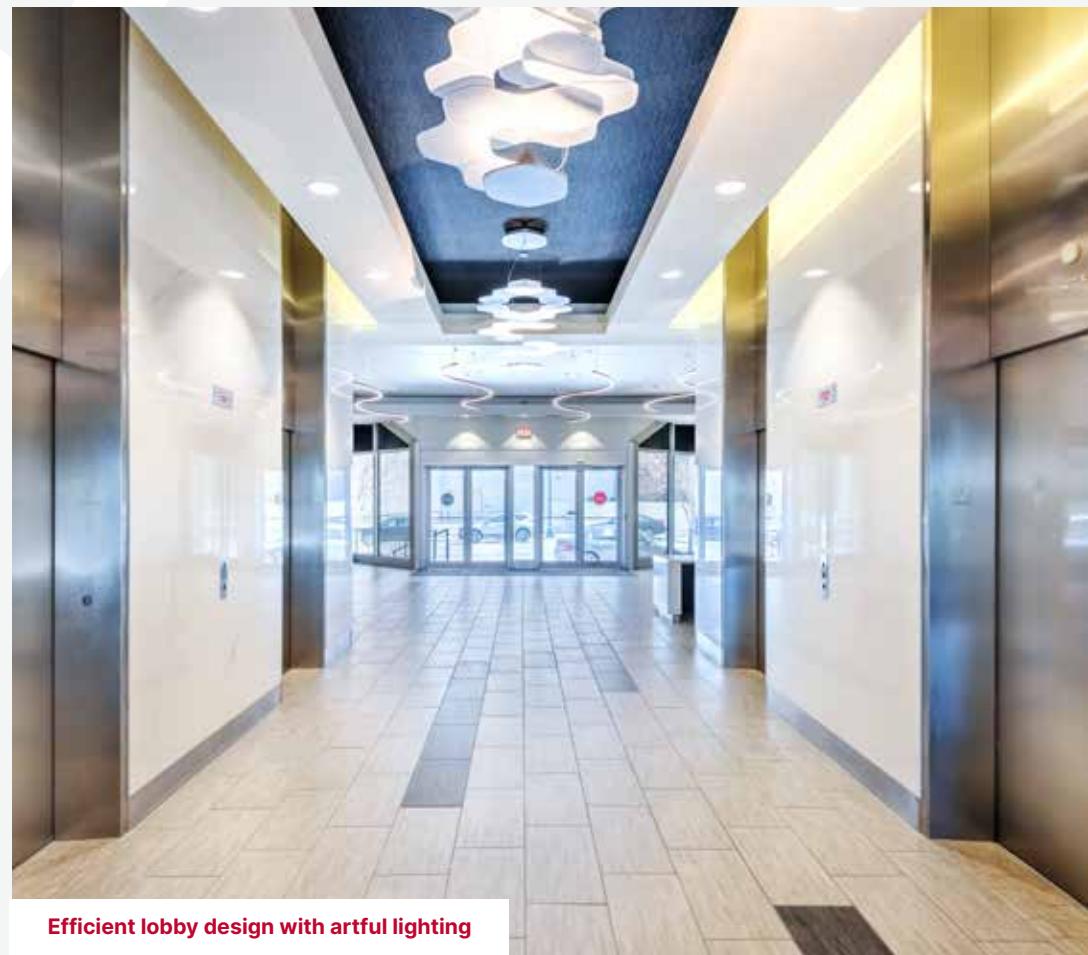
Thoughtful Enhancements Throughout



Brand new lobby for renewed first impressions



Upgraded corridors and restrooms throughout



Efficient lobby design with artful lighting

Instant Address Cache

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

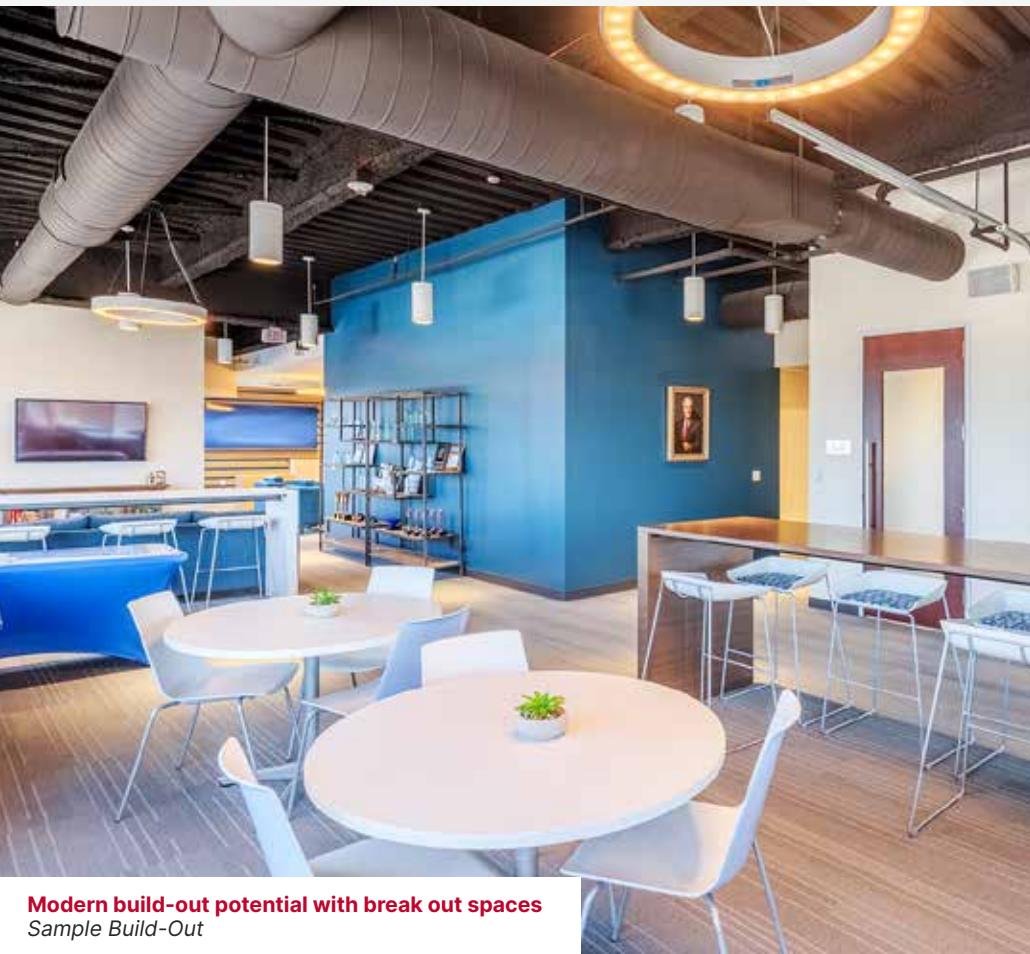
Directly across the street from the Steven Tanger Center for the Performing Arts and adjacent to Center City and Lebauer City Parks, 301 North Elm's location stimulates an optimal workday-to-play experience for the sharp talent and decision makers who call it home. Flanked by Marriott Hotel with direct 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. Bellemade Bistro
2. Bistro 40
3. Dolce Aroma Coffee Bar
4. B. Christopher's
5. Luxe Soulfood and Cocktails
6. Union Coffee
7. Undercurrent
8. Flaviano's Mexican
9. Savor The Moment Bakery
10. Stumble Stikskins
11. Parkside Pull-up
12. Crafted The Art of the Taco
13. Blue Denim
14. Liberty Oak
15. Pizzeria L'Italiano
16. Jerusalem Market
17. Cheesecakes by Alex
18. M'Coul's Public House
19. Natty Greene's
20. Joymongers Brewing Co.
21. Machete
22. Sage Mule
23. Neighbors Bar & Barbecue
24. Fisher's Grille



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



Modern build-out potential with break out spaces

Sample Build-Out

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



Soaring views across Downtown Greensboro
Sample Build-Out



Statement-making suite entry potential

Sample Build-Out



301 NORTH ELM

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



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