

ELMSLEY SQUARE SHOPPING CENTER



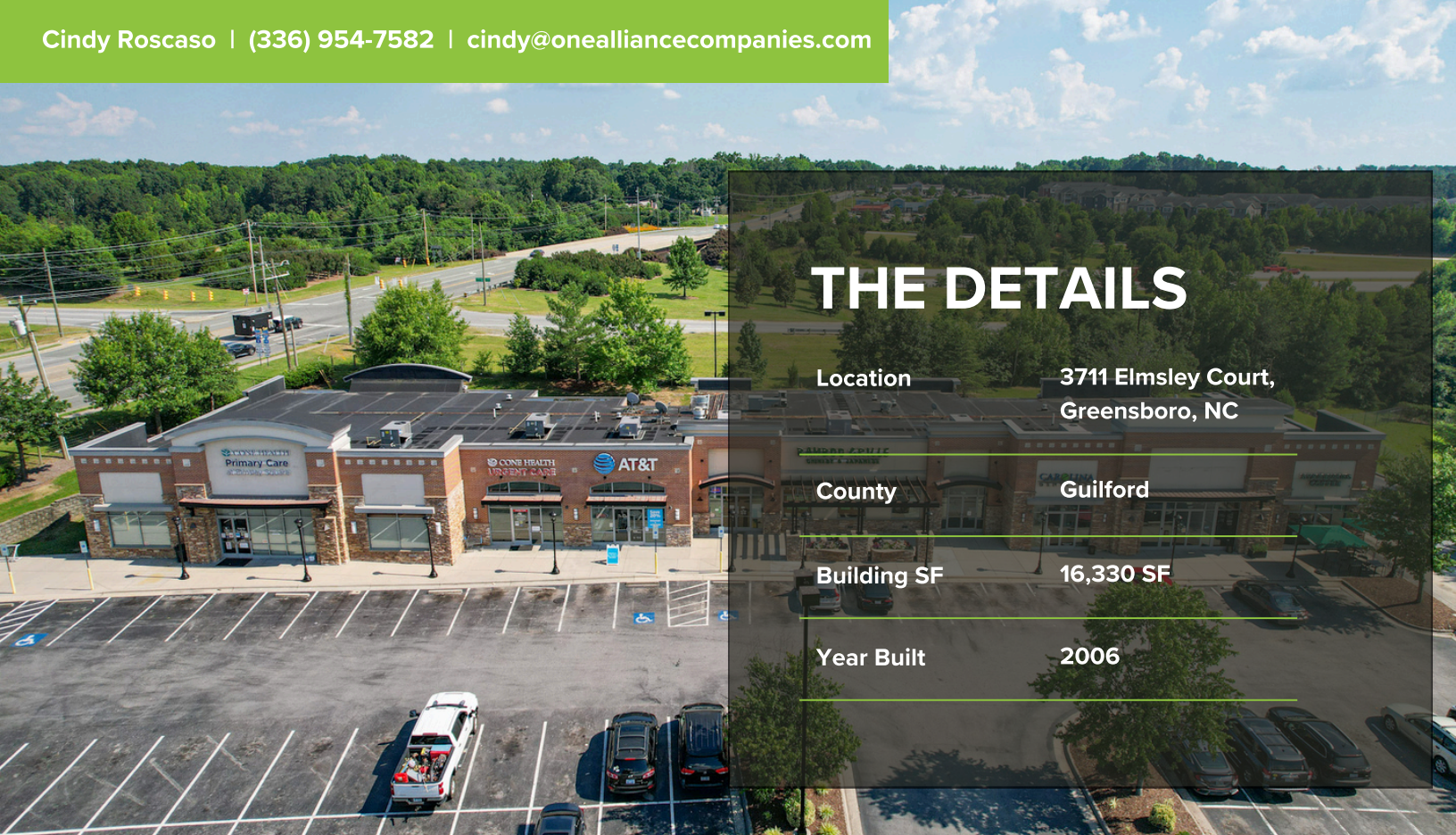
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ABOUT THE SPACE

RETAIL/OFFICE SPACE FOR LEASE

- Mixed use center offering healthcare services, restaurant, retail and office
- Former Edward Jones office featuring 2 private offices, storage/file room, large waiting room and one restroom
- Quick and easy access to I-85, located off South Elm-Eugene Street in southern Guilford County
- Anchored by Cone Health Primary Care and Starbucks
- Surrounded by many National chains and local businesses
- Shadow anchored by Lowes Home Improvement, Tractor Supply, McDonalds, Wendy's and more
- Pylon signage available





THE DETAILS

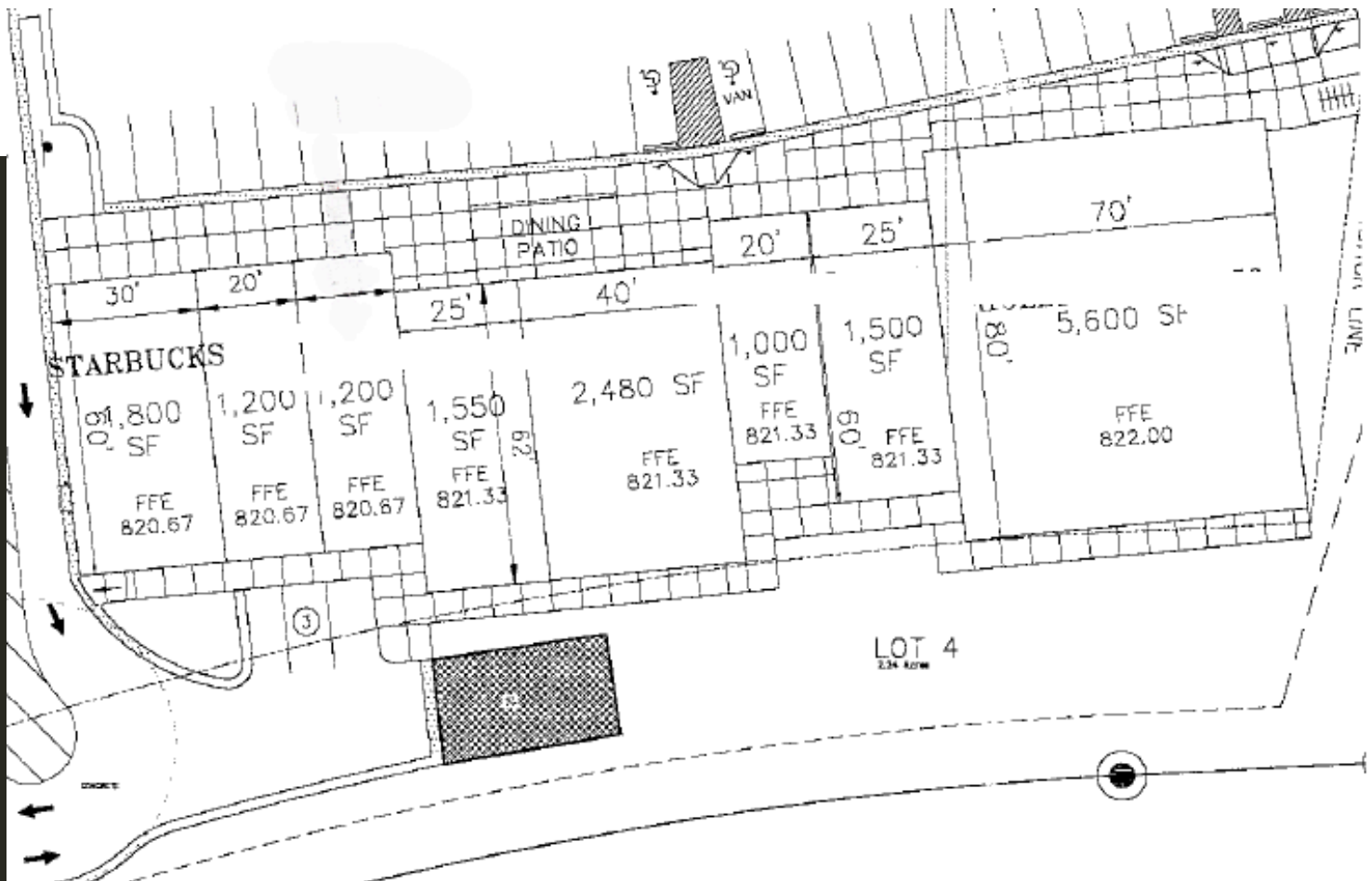
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|-------------|---------------------------------------|
| Location | 3711 Elmsley Court, Greensboro, NC |
| County | Guilford |
| Building SF | 16,330 SF |
| Year Built | 2006 |

AVAILABLE SPACE

Suite 107 +/- 1,200 SF 1st Floor TICAM (\$6.51/SF) Rent: Call Broker for Rates



| Suite | Tenant | Sq. Footage |
|---------|--------------------------|-------------|
| 101 | Cone Health Primary Care | 5,600 |
| 102 | Cone Health Urgent Care | 1,500 |
| 103 | AT&T | 1,000 |
| 104 | Bamboo Grille | 2,480 |
| 105-106 | Carolina Dentistry | 1,200 |
| 107 | AVAILABLE | 1,200 |
| 108 | Starbucks | 1,800 |





GREENSBORO, NC

Greensboro is a key transportation hub in North Carolina. It is located at the intersection of major highways like Interstate 40 and Interstate 85, and it also has a significant Amtrak train station.

JetZero, Inc., a breakthrough aviation company, will invest more than \$4.7 billion in Greensboro to build its first commercial airplane manufacturing facility at the Piedmont Triad International Airport. The project will create more than 14,560 jobs for Guilford County by 2063, the largest economic development project in North Carolina history based on job commitment.

The city is home to several higher education institutions, including the University of North Carolina at Greensboro (UNCG), North Carolina A&T State University, and Greensboro College.

The city boasts a range of cultural venues, including the Greensboro Science Center, which combines an aquarium, a zoo, and a museum; the Greensboro Coliseum Complex, which hosts concerts, sports events, and conventions; and the Weatherspoon Art Museum, which features contemporary art.

Arboretum, the Greensboro Country Park, and the Tanger Family Bicentennial Garden.

The city has a diverse economy, with significant sectors including manufacturing, finance, and education. Greensboro is also home to major companies such as the Volvo Trucks North America headquarters.

Greensboro is a city with a strong sports culture. It hosts the Greensboro Grasshoppers, a minor league baseball team, and has been a site for various college basketball tournaments.

Greensboro is actively working on sustainability and green initiatives, including expanding green spaces, promoting energy efficiency, and supporting environmental education.

