



FOR SALE OR LEASE
328 East Market Street
Suite 200
Greensboro, NC 27401



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
336-379-8771

Contact: Austin Hill, Broker
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328 East Market Street, Suite 200 Greensboro, NC 27401

Class-A Office FOR SALE OR LEASE

The second floor of 328 East Market Street is a premier Class-A office property. Inside you will find spacious private offices, sleek conference rooms, and modern finishes throughout. Many of the offices offer full glass walls, and the exposed ceilings gives the space one-of-a-kind not typically found in traditional Downtown office space. Gated parking lot, and contemporary signage along East Market Street.

Size: 13,622 +/- SF (2nd floor)

Sale Price: \$2,150,000 or Lease Rate: \$16.50/sf Full-Service

Roof, Chiller, & Boiler replaced 2023

Interior Renovated in 2022

Parking: 22 reserved spaces

Zoning: CB (Central Business)

Year Built: 1931 (renovated 2022)

Secure Key Fob access



POPULATION



2 Mile	5 Miles	10 Miles
48,022	191,483	368,243

AVERAGE HH INCOME



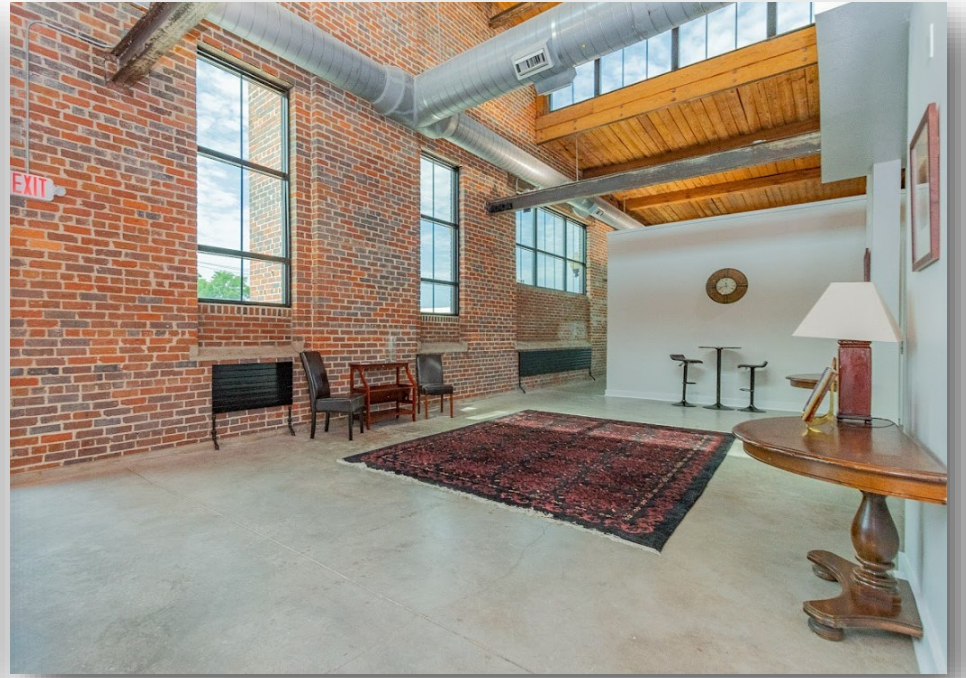
2 Mile	5 Miles	10 Miles
\$54,390	\$65,013	\$75,399

TRAFFIC



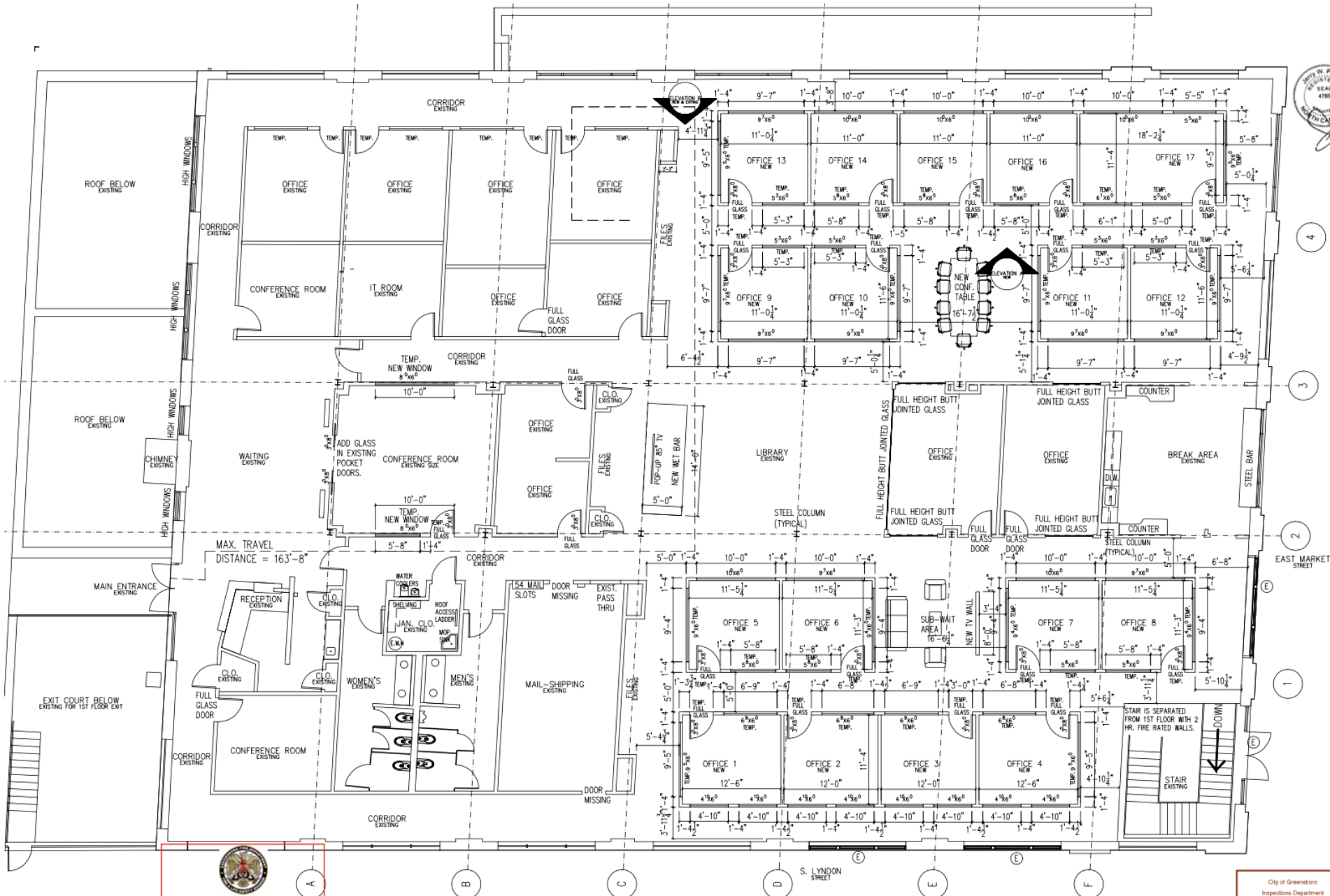
E Friendly Ave. & N Church St.


18,367 Vehicles Per Day





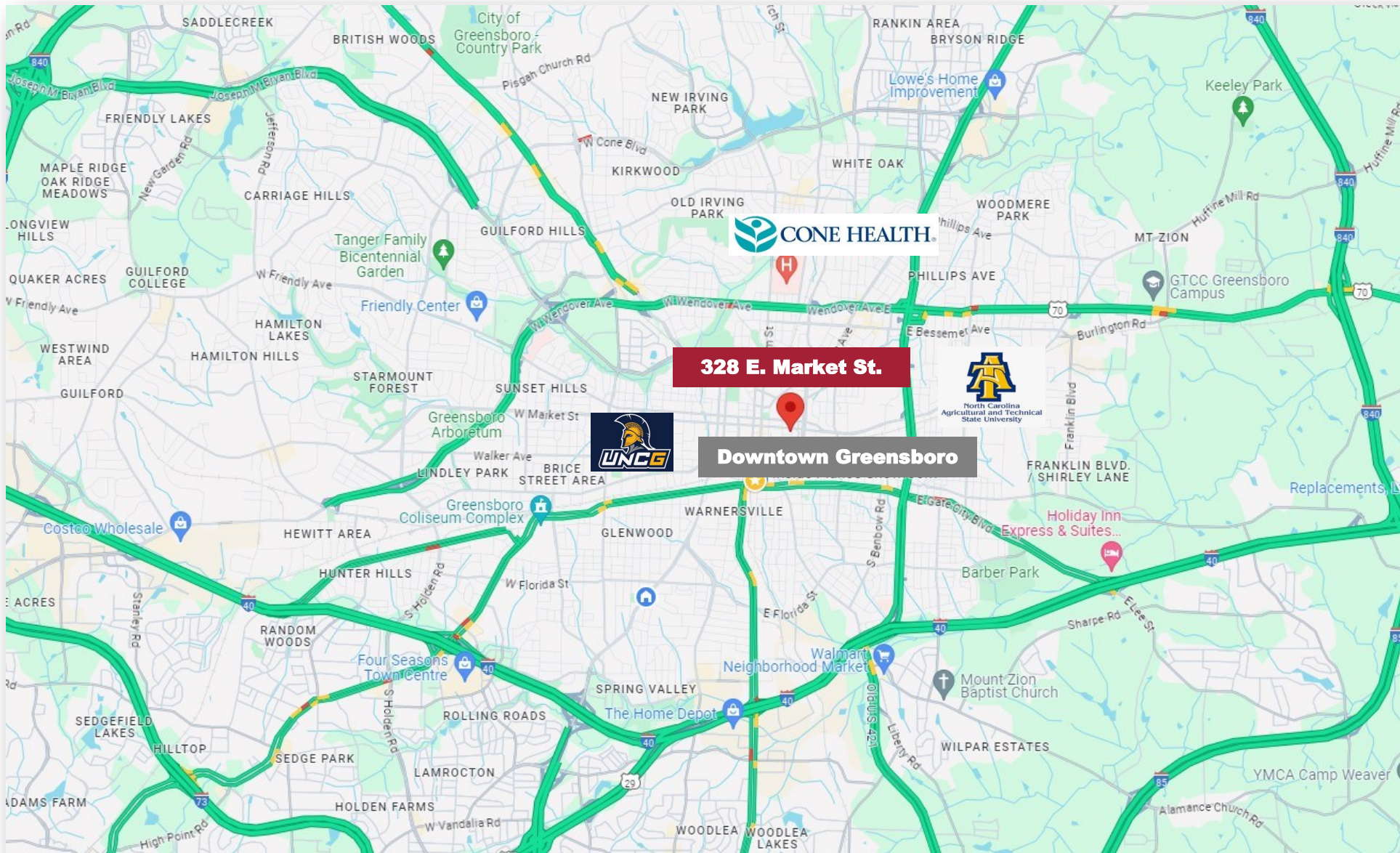





 City of Greensboro
 Inspections Department
 Plan Review # 2022-3166
 REVIEWED FOR CODE COMPLIANCE
 10/26/2022 2:29:53 PM

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1 SECOND FLOOR PLAN - NEW ENCLOSED OFFICES
 SCALE: 3/16" = 1'-0"



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The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.