



**301
NORTH
ELM**

Elevate Your Position

at the Center of Downtown Greensboro



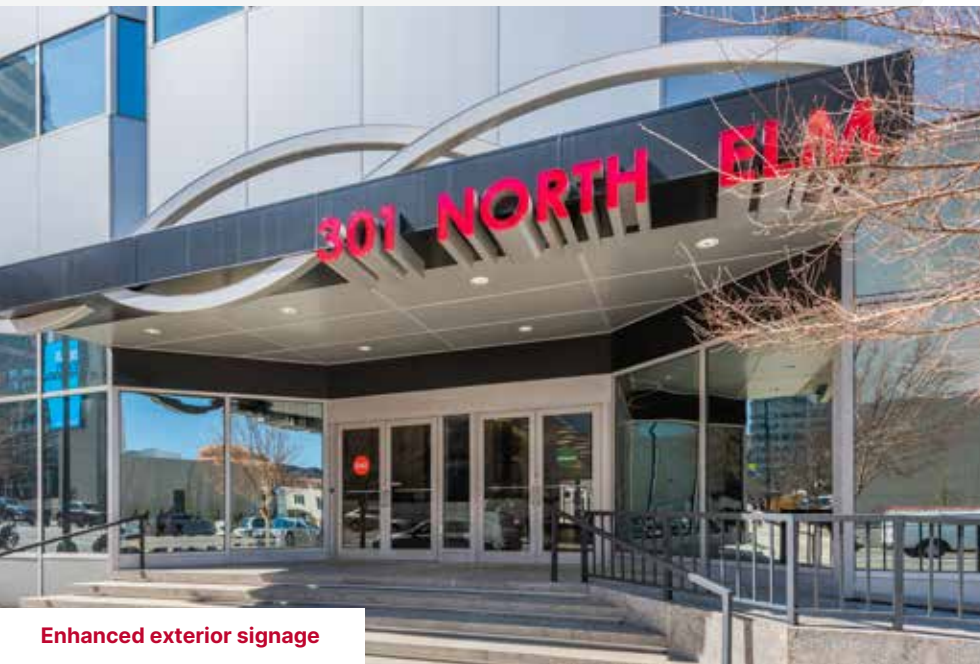
THE SIMPSON ORGANIZATION

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

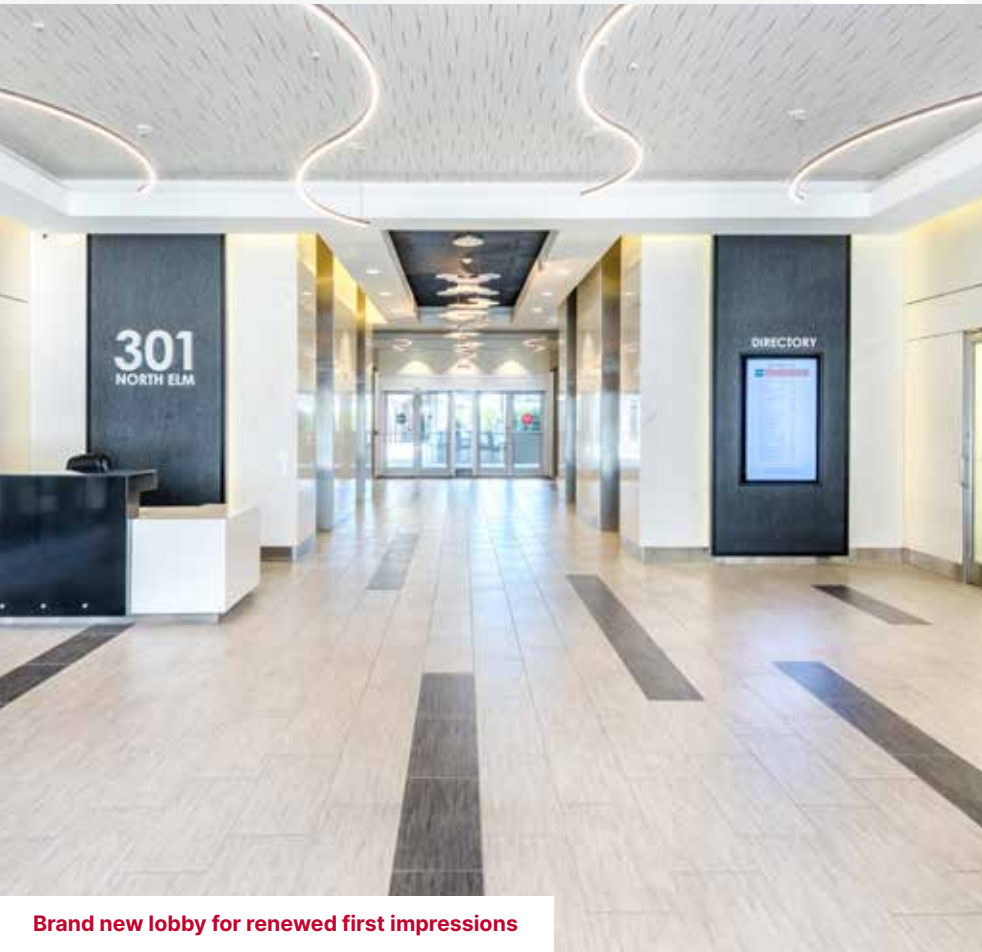


Exterior view of 301 North Elm

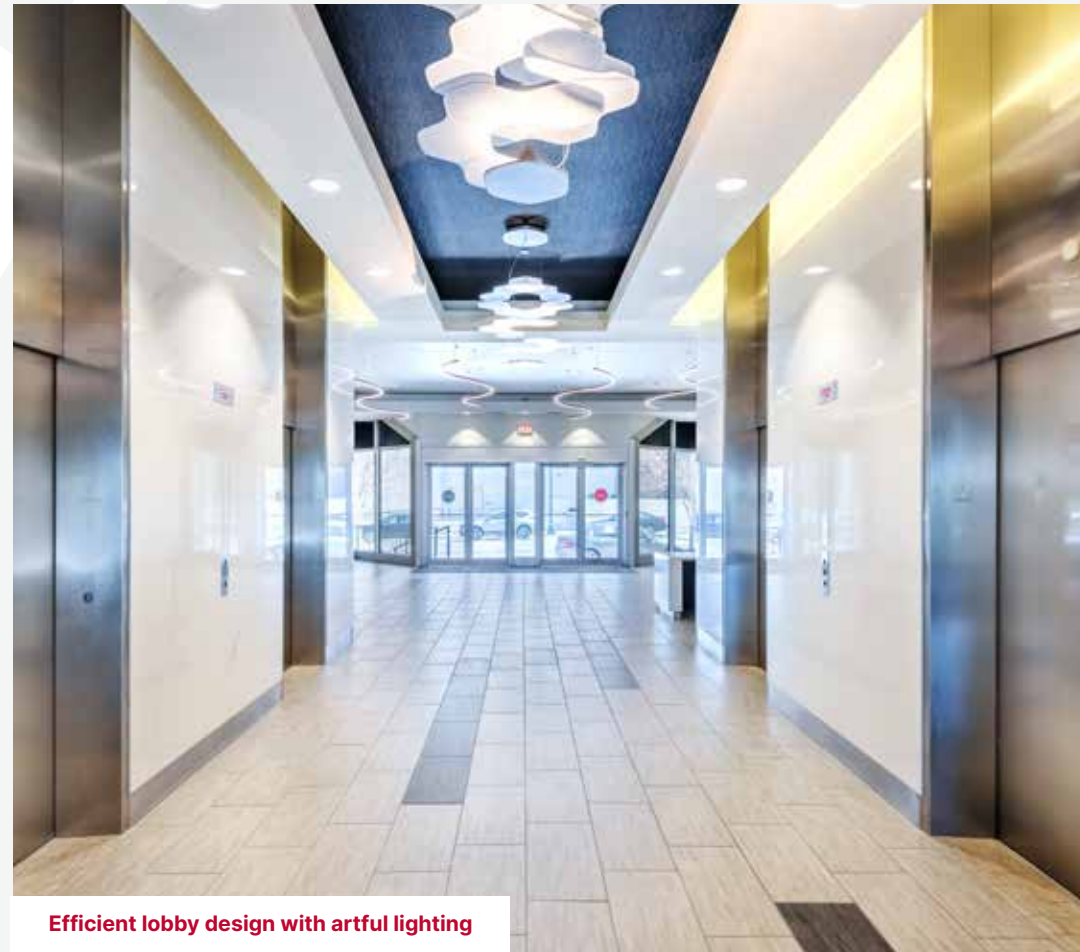
Thoughtful Enhancements Throughout



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



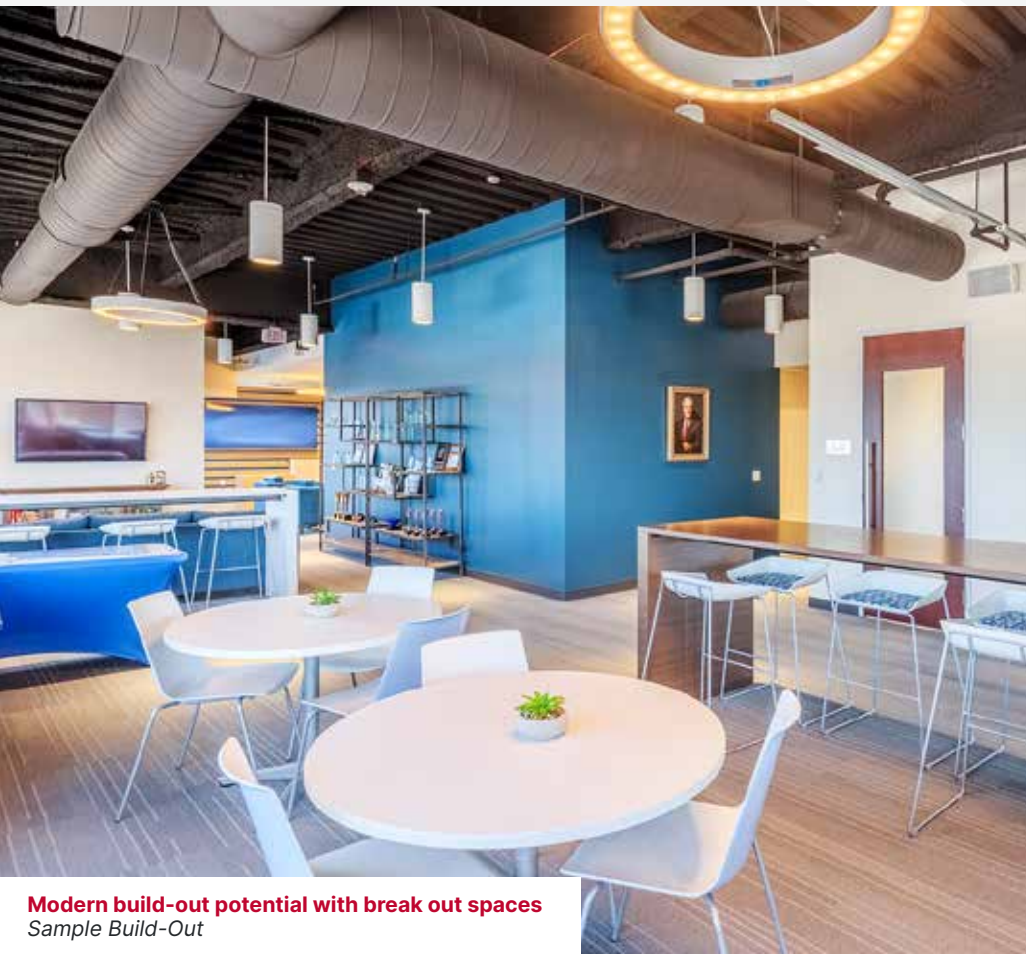
Executive
suites selectively
available



±67,672 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
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CBRE

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



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