

OFFICE BUILDING FOR LEASE

2080 BRENTWOOD STREET

2080 Brentwood | High Point, NC 27623

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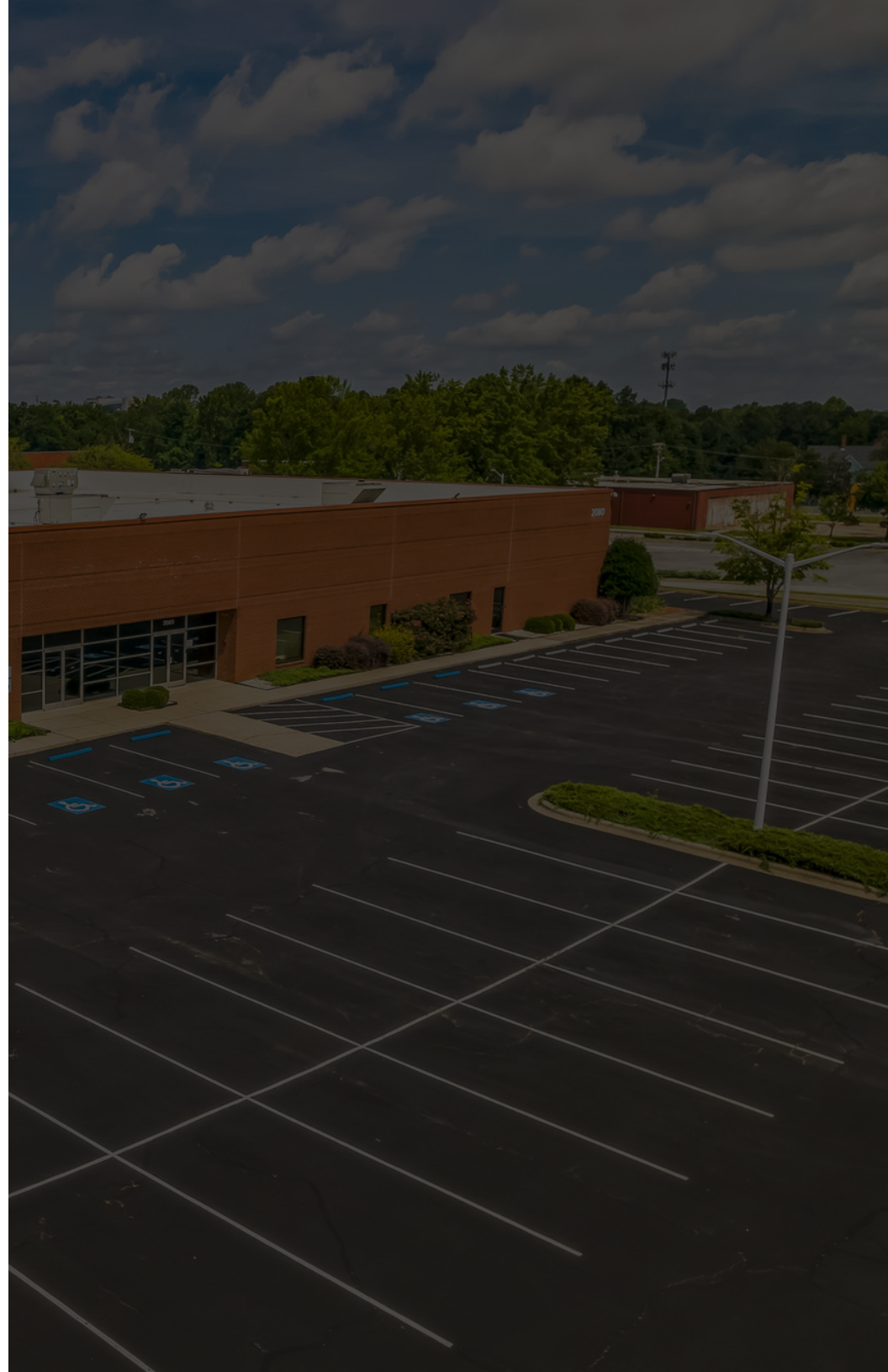
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SECTION 1

PROPERTY INFORMATION



PROPERTY SUMMARY

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PROPERTY DESCRIPTION

±28,400 SF freestanding office building available for lease in High Point, NC. The property features a flexible layout with a combination of perimeter private offices, multiple conference rooms, and a large open-core workspace that can accommodate a wide range of operational, administrative, training, medical, and community-oriented uses. The building is in move-in-ready condition with upgraded HVAC systems, LED lighting, refreshed interior finishes, modernized restrooms with showers, and a spacious employee break area. Additional infrastructure includes a full-building Caterpillar generator (600 amp / 480 volt), existing access control and security systems, and a dedicated computer/server room.

Situated on ±3.07 acres with approximately 215 parking spaces, the property offers excellent capacity for high-occupancy users and efficient employee and visitor access. Conveniently located just off Business I-85, the building provides strong regional connectivity throughout the Triad and is well-suited for corporate headquarters, customer service operations, training facilities, medical office users, worship services, shared office concepts, and other large-scale office or institutional users seeking functional space with significant existing infrastructure already in place.

OFFERING SUMMARY

Lease Rate:	\$10 SF/yr (NNN)
Available SF:	10,000 – 28,400 SF
Lot Size:	3.07 Acres
Building Size:	28,400 SF

PROPERTY HIGHLIGHTS

- ±28,400 SF freestanding office building on ±3.07 acres
- Flexible layout with perimeter offices and expansive open-core workspace
- Approximately 215 parking spaces supporting high-occupancy users
- Full-building Caterpillar generator (600 amp / 480 volt)
- Upgraded HVAC systems and refreshed interior finishes throughout
- Multiple conference rooms, training areas, and collaborative workspaces
- Dedicated computer/server room with raised flooring
- Modernized restrooms with showers and large employee break area
- Existing access control and security infrastructure in place
- Excellent access just off Business I-85 in central High Point

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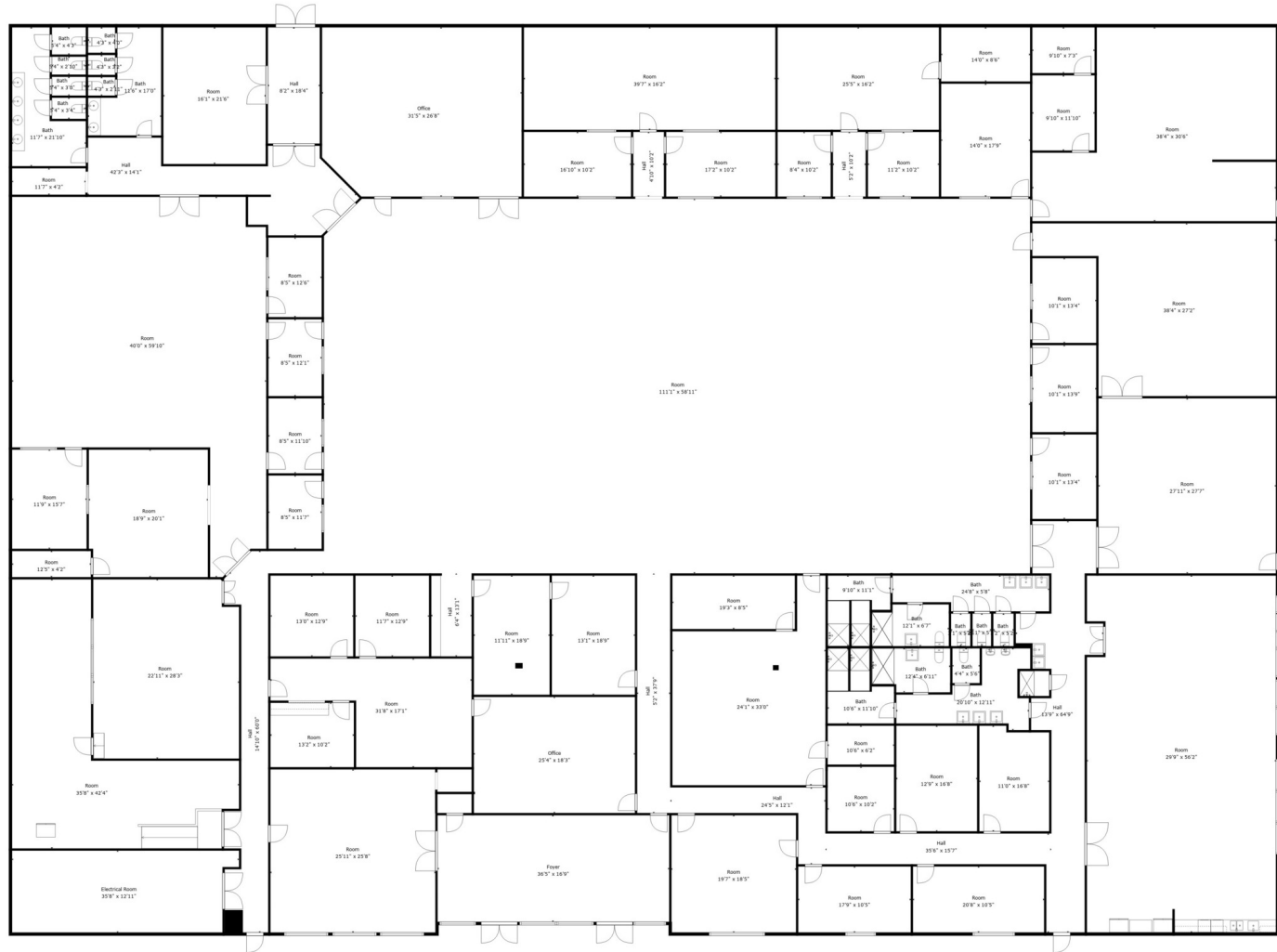
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FLOOR PLANS

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TOTAL: 27805 sq. ft
FLOOR 1: 27805 sq. ft
EXCLUDED AREAS: ELECTRICAL ROOM: 433 sq. ft
WALLS: 344 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

ADDITIONAL PHOTOS

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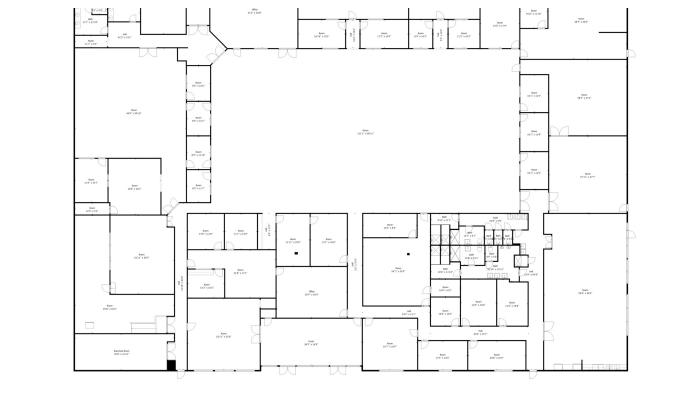
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ADDITIONAL PHOTOS

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SECTION 2

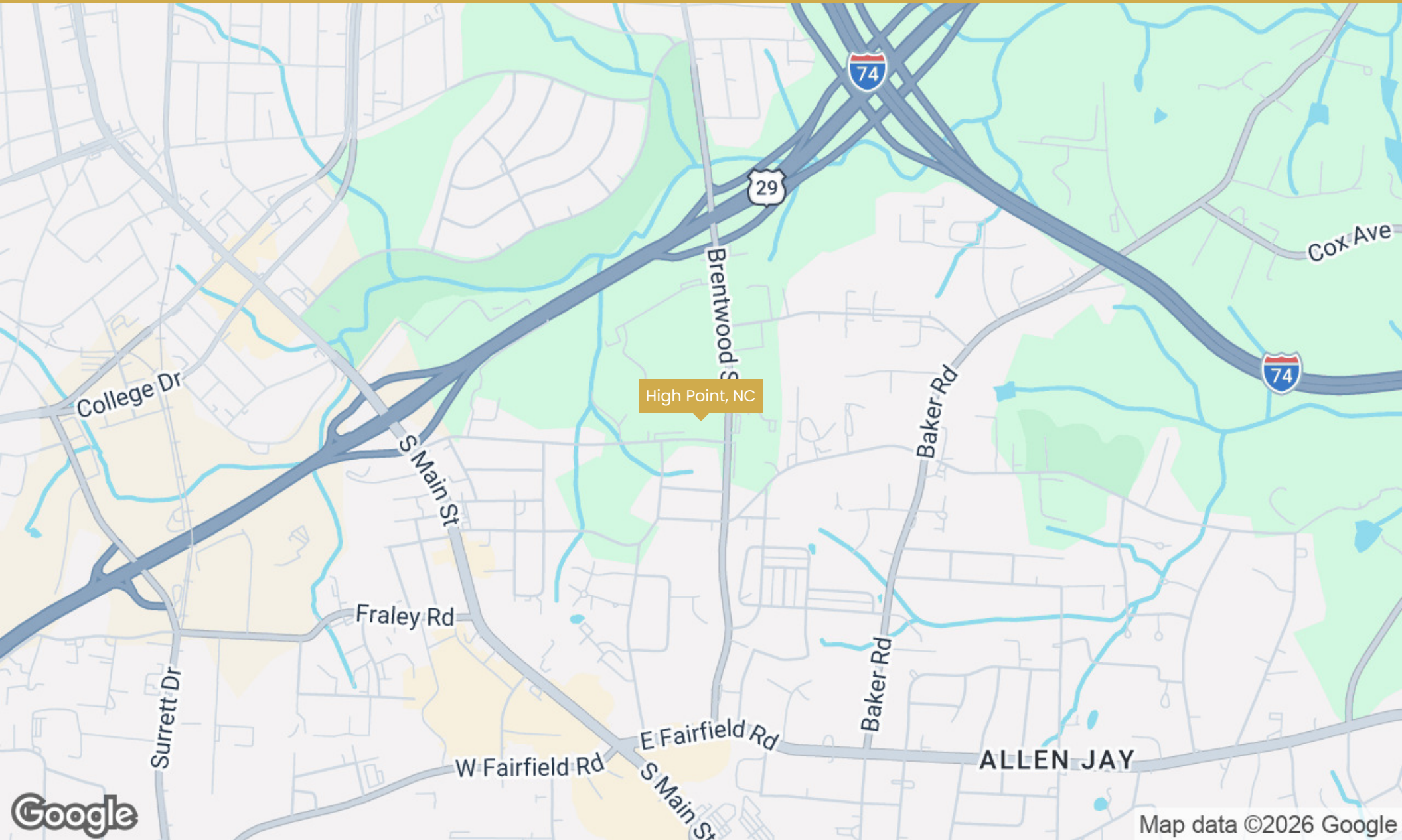
LOCATION INFORMATION



REGIONAL MAP

2080 Brentwood, High Point, NC 27623

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Map data ©2026 Google

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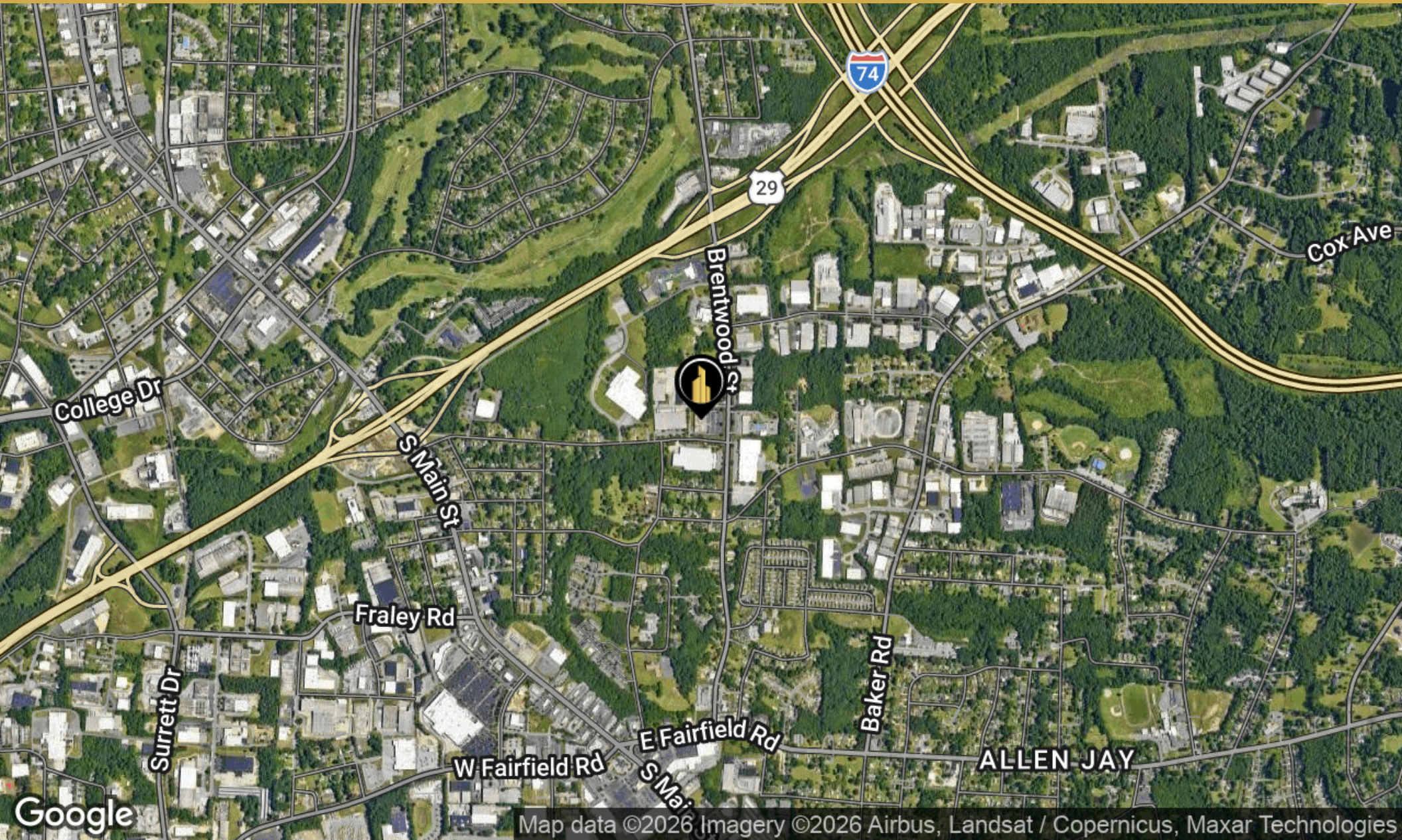
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LOCATION MAP

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Google

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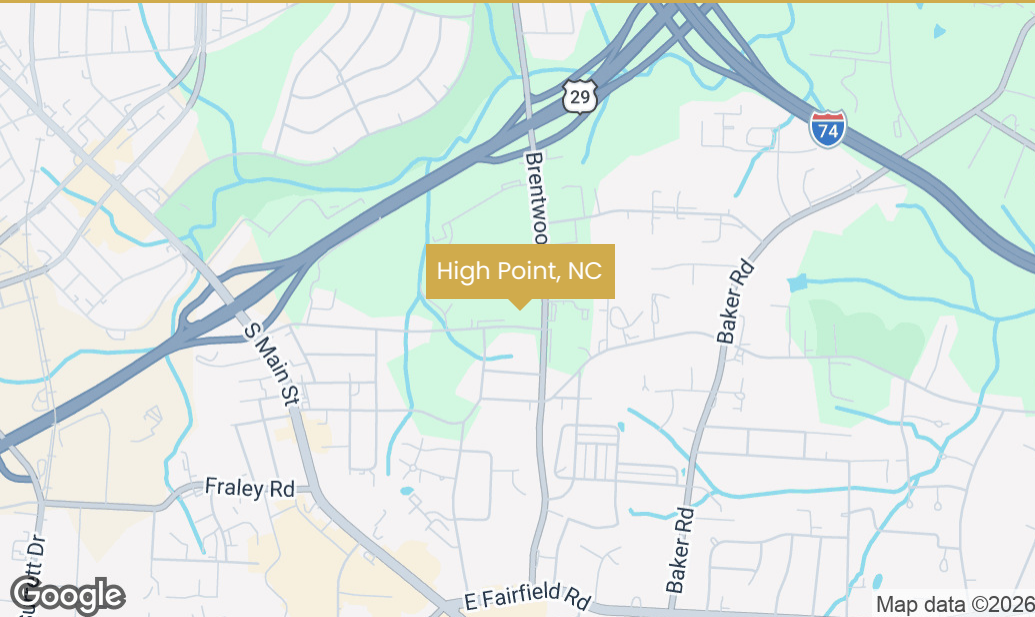
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HIGH POINT

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LOCATION DESCRIPTION

Located just off Business I-85 in High Point, 2080 Brentwood Street offers excellent regional connectivity throughout the Triad and central North Carolina. The property provides convenient access to Greensboro, Winston-Salem, and surrounding markets, making it well-positioned for regional office, service-based businesses, corporate headquarters, training facilities, worship services, community organizations, or other high-occupancy users.

The site is situated within High Point's Employment Center (EC) zoning district and is surrounded by a mix of commercial, industrial, and service-oriented uses. The area benefits from strong workforce accessibility, established infrastructure, and proximity to major transportation corridors including I-85, Highway 311, and Interstate 74.

High Point continues to see investment and redevelopment activity throughout the broader Triad region, with growing interest from owner-users and adaptive reuse operators seeking functional space at a lower basis than larger North Carolina markets. The property's central location, abundant parking, and flexible configuration make it well-suited for a wide range of office, operational, institutional, and community-oriented uses.



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ADVISOR BIO 1

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