

### HISTORIC DOWNTOWN OFFICE BUILDING



## Property Details

Type	Office Building
Available	±8,000 SF
Price	\$1,150,000

## Description

Just north of Downtown Greensboro, the King Estate Office Building is a professional office building with 110 years of history, character, and architectural elegance. Perfect for many professional uses, the completely updated property includes a private parking lot, lobby, waiting room, private offices on two floors, conference rooms, restrooms on both floors, ground floor storage space with loading dock, and an unfinished third floor attic with walk-up stairs that could be used for storage or finished.

Pricing and figures shown are deemed to be reliable, but no representations or warranties are being made to the accuracy and is subject to errors and omissions, and changes of price or terms. Buyer or Tenant should verify all information.

**Micah O'Hare, President**

✉ micah@gborocp.com  
☎ 336-279-0778  
🌐 gborocp.com





# Historic King Estate Office Building

314 N Church Street | Greensboro, NC 27401

# FOR SALE

±8,000 SF Office



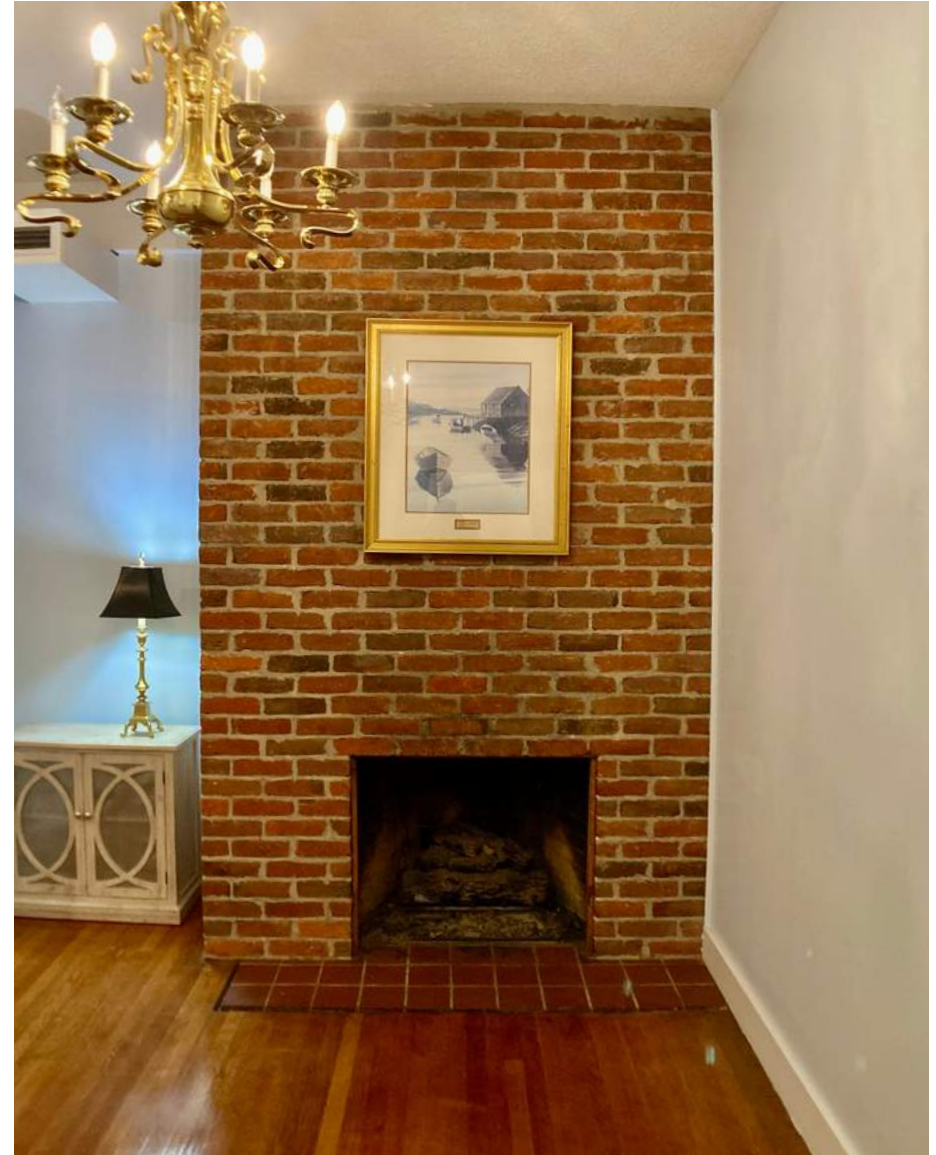
**Micah O'Hare, President**

- ✉ [micah@gborocp.com](mailto:micah@gborocp.com)
- ☎ 336-279-0778
- 🌐 [gborocp.com](http://gborocp.com)

Pricing and figures shown are deemed to be reliable, but no representations or warranties are being made to the accuracy and is subject to errors and omissions, and changes of price or terms. Buyer or Tenant should verify all information.







**Micah O'Hare, President**

✉ [micah@gborocp.com](mailto:micah@gborocp.com)  
☎ 336-279-0778  
🌐 [gborocp.com](http://gborocp.com)

Pricing and figures shown are deemed to be reliable, but no representations or warranties are being made to the accuracy and is subject to errors and omissions, and changes of price or terms. Buyer or Tenant should verify all information.



# Historic King Estate Office Building

314 N Church Street | Greensboro, NC 27401

## FOR SALE

±8,000 SF Office



**Micah O'Hare, President**

- ✉ micah@gborocp.com
- ☎ 336-279-0778
- 🌐 gborocp.com

Pricing and figures shown are deemed to be reliable, but no representations or warranties are being made to the accuracy and is subject to errors and omissions, and changes of price or terms. Buyer or Tenant should verify all information.







**Micah O'Hare, President**

✉ micah@gborocp.com  
☎ 336-279-0778  
🌐 gborocp.com

Pricing and figures shown are deemed to be reliable, but no representations or warranties are being made to the accuracy and is subject to errors and omissions, and changes of price or terms. Buyer or Tenant should verify all information.



**Micah O'Hare, President**

✉ [micah@gborocp.com](mailto:micah@gborocp.com)  
☎ 336-279-0778  
🌐 [gborocp.com](http://gborocp.com)

Pricing and figures shown are deemed to be reliable, but no representations or warranties are being made to the accuracy and is subject to errors and omissions, and changes of price or terms. Buyer or Tenant should verify all information.





**Micah O'Hare, President**

✉ micah@gborocp.com  
☎ 336-279-0778  
🌐 gborocp.com

Pricing and figures shown are deemed to be reliable, but no representations or warranties are being made to the accuracy and is subject to errors and omissions, and changes of price or terms. Buyer or Tenant should verify all information.





**Micah O'Hare, President**

✉ [micah@gborocp.com](mailto:micah@gborocp.com)  
☎ 336-279-0778  
🌐 [gborocp.com](http://gborocp.com)

Pricing and figures shown are deemed to be reliable, but no representations or warranties are being made to the accuracy and is subject to errors and omissions, and changes of price or terms. Buyer or Tenant should verify all information.



## The King Residence, 314 North Church Street, Center City

Architect Harry Barton (1876-1937) designed this grand residence, likely Greensboro's earliest Tudor-style house, erected in 1913-14. Barton, a native of Philadelphia who moved to Greensboro in 1912, accepted leadership roles in professional circles including the American Institute of Architects in North Carolina. He is well remembered as the lead architect for the Guilford County Courthouse of 1918-1920. The two-story frame house featured a simple gable front and wing elevation with fields of plaster (representing historic daub) between primary timber posts. A tapered horizontal jetty sill, or "bressummer," underlies the third-floor gable. A full-width porch with a Gothic arch front entry and porte-cochère has since been enclosed, and dormer windows continue the half-timber theme of the façade.

Plans for the home were commissioned by John Washington King, a native of Stokes County, and his wife Nancy. John was educated at the Oak Ridge Institute and the Eastman Business College at Poughkeepsie, NY. He learned the tobacco trade from his father and developed a reputation for making one of the best Havana cigars. He wed Nancy Howard of Kinston in 1909 and the couple had two children. He was elected to two terms in the lower house of the general assembly in the 1920s.

An article in the Sunday, February 8, 1914 Greensboro Daily News announced, "During the past week John W. King moved into his beautiful new house on Church Street. Mr. King's new house has attracted considerable attention and favorable comment on account of the beautiful exterior design and the completeness of the plan and detail of the exterior." The article continued: "The exterior has been designed in the 'English-half-timber' style of architecture, and it is believed to be the first house of this style to have been built in Greensboro vicinity. Interior appointments also followed the Tudor style, including brick mantels of cream tapestry brick with green tile work, and dark 'mahoganzed' woodwork."

The King Estate remained a family residence under the ownership of Anna H. King through 1929 and Mary Elizabeth King until 1969, at which point it was sold out of the family and converted to a commercial property, initially as Jung's Restaurant. In the 1980s the property was sold again and converted into an office building, which it remains today.

Pricing and figures shown are deemed to be reliable, but no representations or warranties are being made to the accuracy and is subject to errors and omissions, and changes of price or terms. Buyer or Tenant should verify all information.

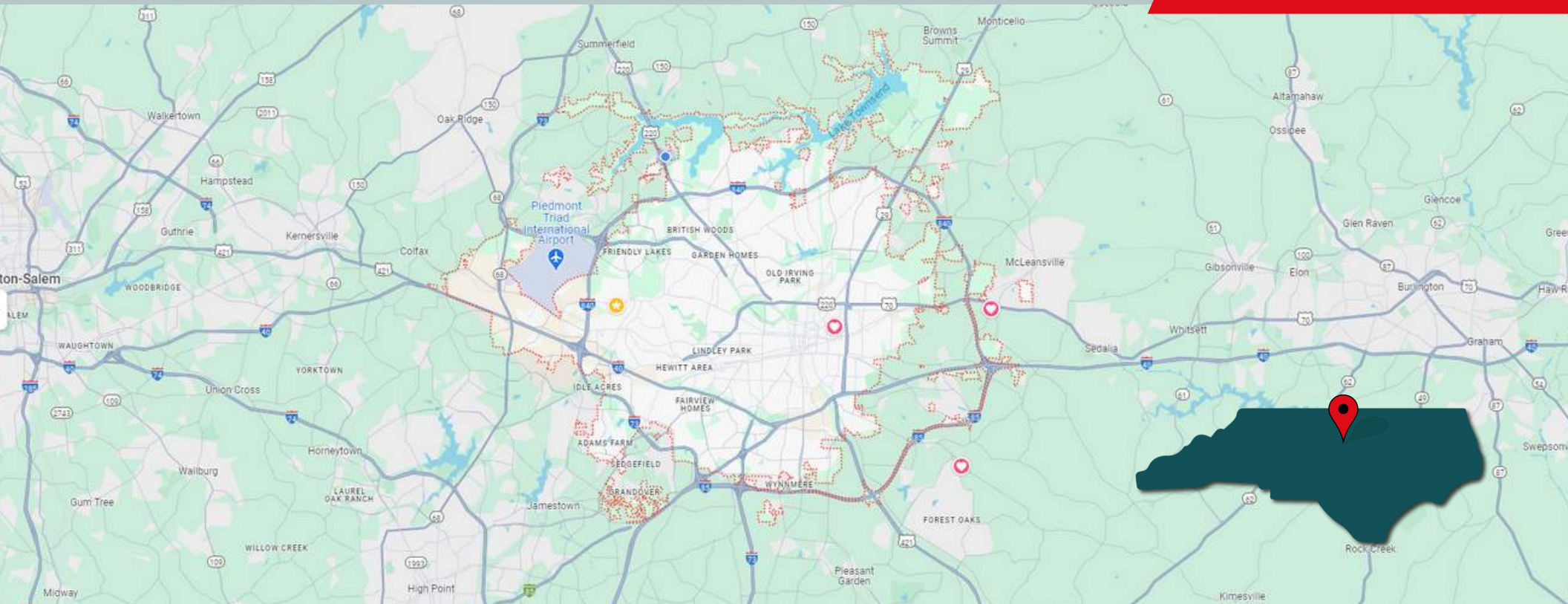
**Micah O'Hare, President**

✉ [micah@gborocp.com](mailto:micah@gborocp.com)

☎ 336-279-0778

🌐 [gborocp.com](http://gborocp.com)





## Greensboro Demographics & Market Overview

<b>Population</b>	301,115	<b>Labor Force (GSO/HP)</b>	365,500
<b>Households</b>	122,726	<b>Bachelors or Higher</b>	40.8%
<b>Median Income</b>	\$55,051	<b>Unemployment Rate</b>	3.6%
<b>Median Age</b>	34.1	<b>GDP (GSO/HP)</b>	\$41.4 (US2017)

## Greensboro Background

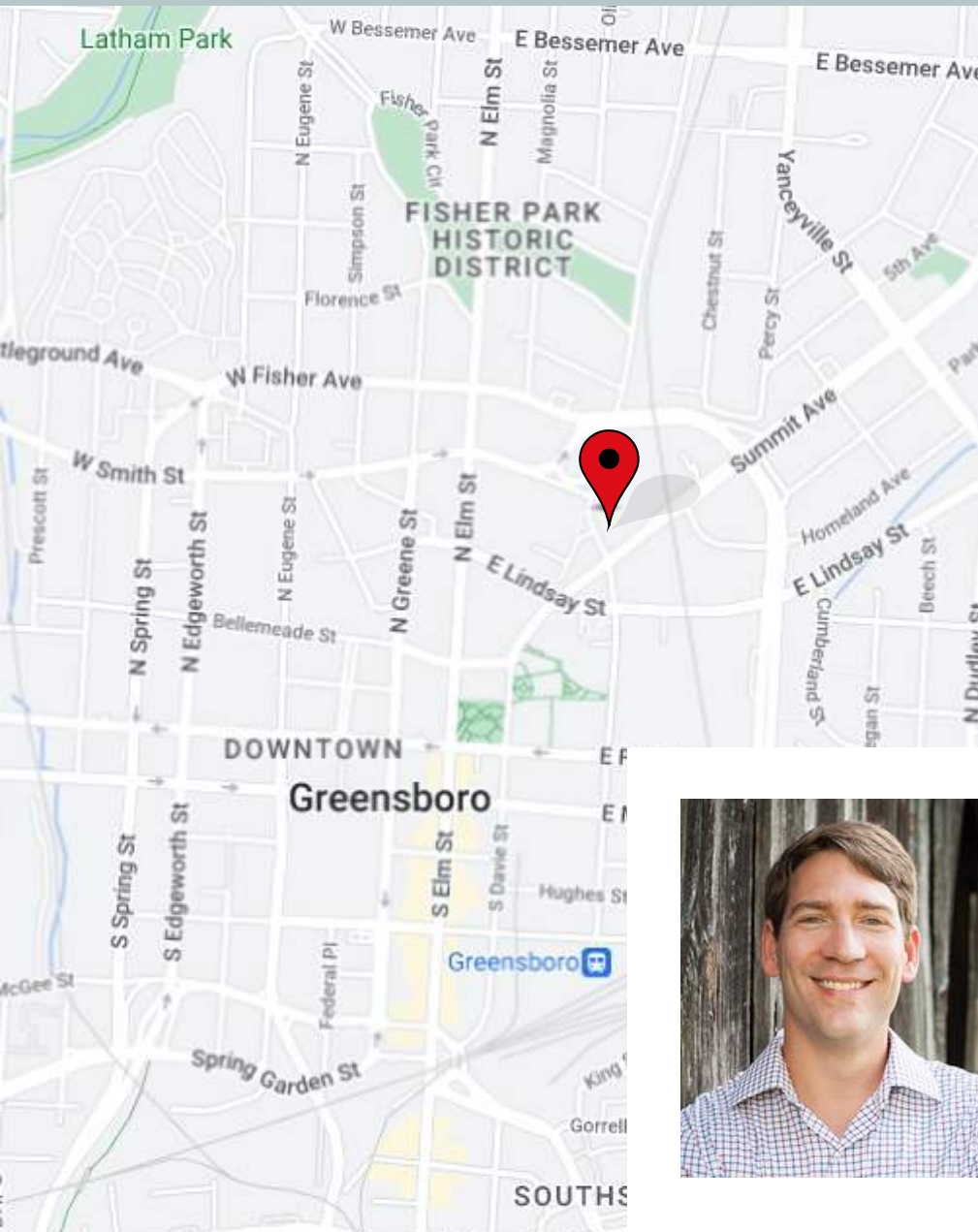
Greensboro, North Carolina, features a diverse economy with strong sectors in education, healthcare, and manufacturing, creating a stable economic base for commercial real estate investments. Its location in the Piedmont Triad and expanding infrastructure also make it a strategic choice for commerce and transportation. These factors collectively make Greensboro an attractive destination for commercial real estate opportunities.

**Micah O'Hare, President**

✉ micah@gborocp.com  
 ☎ 336-279-0778  
 🌐 gborocp.com

Pricing and figures shown are deemed to be reliable, but no representations or warranties are being made to the accuracy and is subject to errors and omissions, and changes of price or terms. Buyer or Tenant should verify all information.





## About Greensboro Commercial Properties

*“At the core, real estate is a people business and it requires trust in the competency and character of the professional who is representing their interest.”*

The richness of the connection with the people of Greensboro brings life and enjoyment to the process. In a commercial real estate transaction, one typically has only one chance to make it right. Having an experienced professional who knows the market, and can navigate through the process can make all the difference in a strategic property investment or lease.

## Micah O’Hare, President



Micah holds Bachelors of Engineering in Civil Engineering and Mathematics, as well as a minor in Engineering Management, from Vanderbilt University. Micah worked as an Investment Advisor Representative for DMJ Wealth Advisors prior to becoming a Real Estate Broker. Micah combines his passion and experience in land development, multi-family real estate, and 1031 exchanges with his background in mathematics and financial services to serve those interested in buying, selling or building a real estate portfolio. Micah also owns Fairgreen Real Estate, a residential real estate brokerage firm.

Pricing and figures shown are deemed to be reliable, but no representations or warranties are being made to the accuracy and is subject to errors and omissions, and changes of price or terms. Buyer or Tenant should verify all information.

**Micah O’Hare, President**

✉ micah@gborocp.com  
 ☎ 336-279-0778  
 🌐 gborocp.com