

Office / Retail / Specialty Use For Lease

Prime Location:

224 Commerce Pl. Greensboro, NC



Features of Property:

+/- 2,000 sf
(rentable)

- First Floor subdivided into two (2) +/- 2k sf spaces with separate glass storefront entrances
- Incredible Natural light
- Customizable Open Layout
- Proximity to County and Federal Court Houses

For Lease: \$14 per sf NNN

(lease rate depends on the extent of TI allowance, lease term, and Tenant credit)
(NNNs estimated to be +/- \$2 per sf)

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LEED AP

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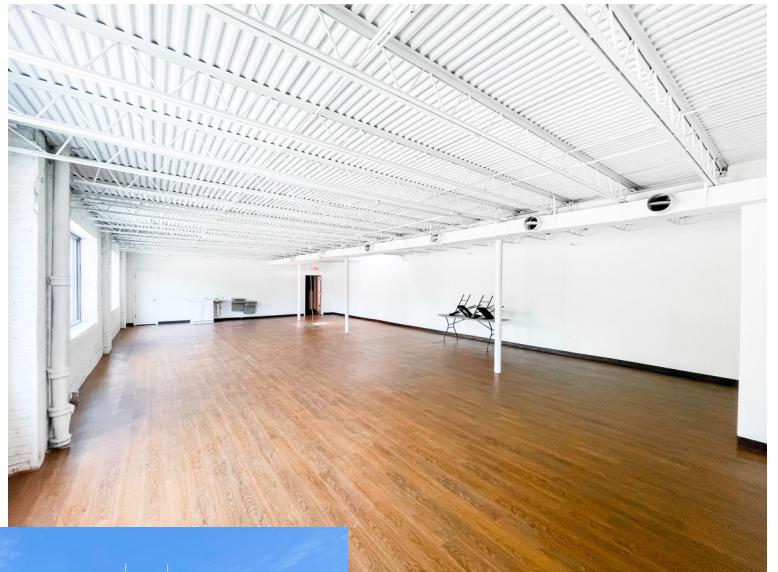
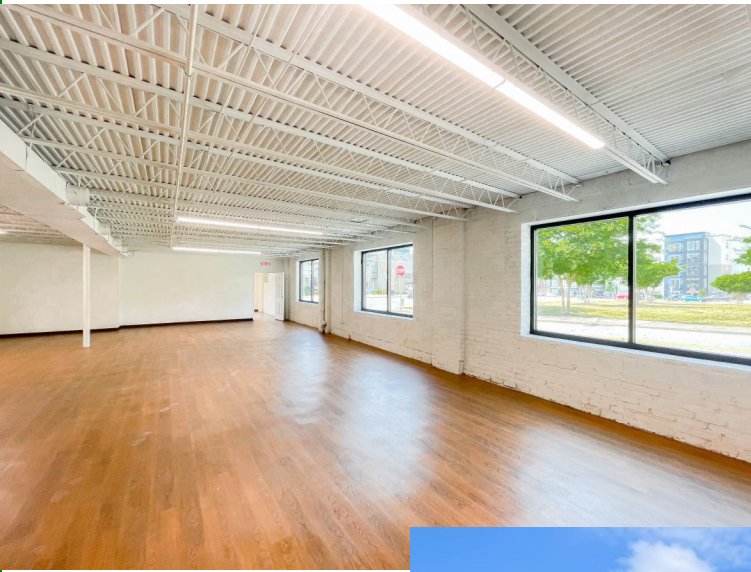
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First Floor: Subdivided into Two (2) +/- 2,000 sf spaces with new paint, LVT flooring, and lights
Each unit has a separate glass storefront entrance



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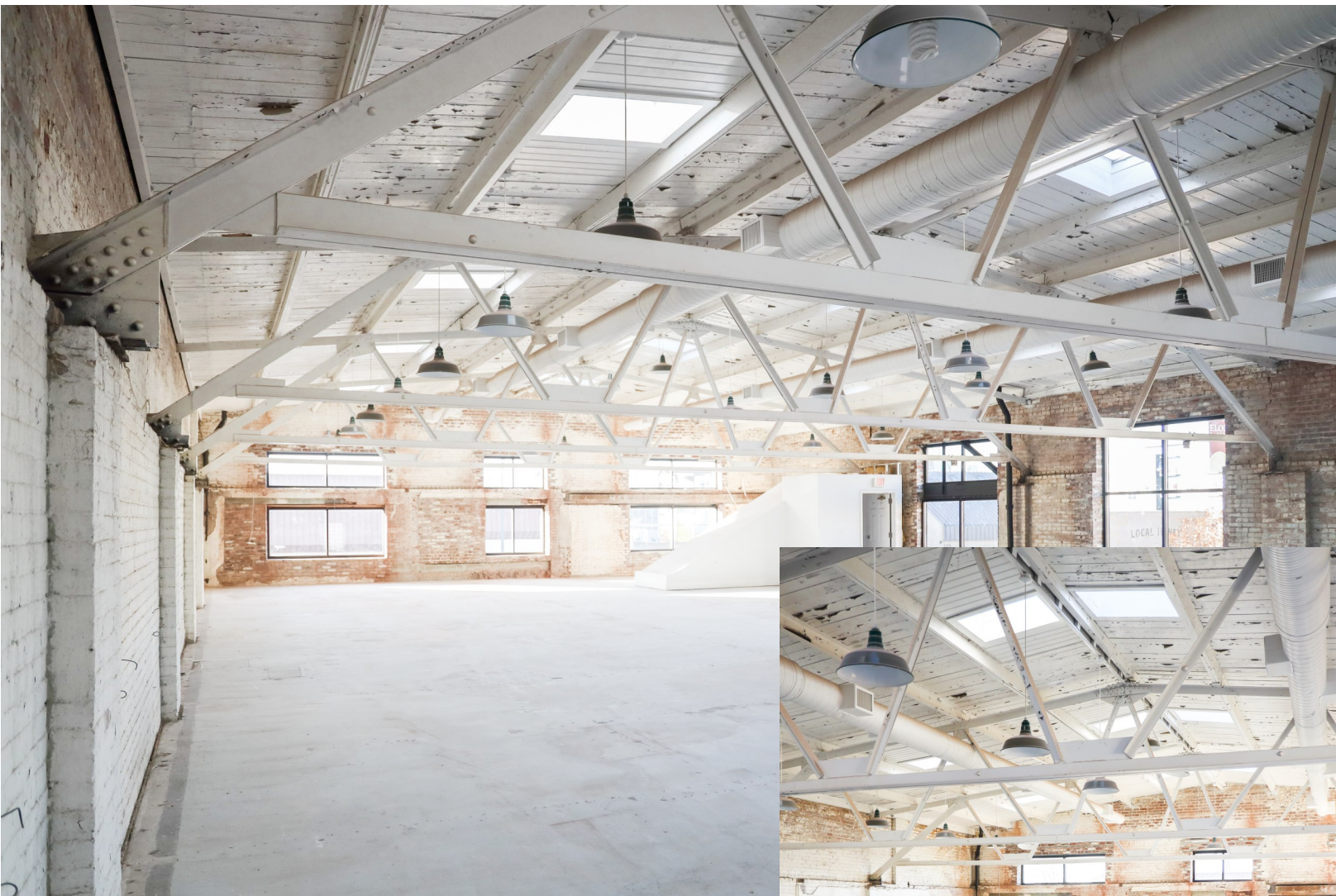
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Second Floor:

Shell Condition with new roof and windows. Landlord willing to provide TI allowance



The center staircase has been removed leaving both the front staircase (main entrance) and a rear staircase for fire code. There is an incredible amount of natural light and great view overlooking the "Elon Lawn". A small vestibule/waiting room is dedicated on the first floor at the central, private entrance.



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