

CBRE



300  
N GREENE ST

*Experience the  
distinguished appeal of  
a landmark tower in*

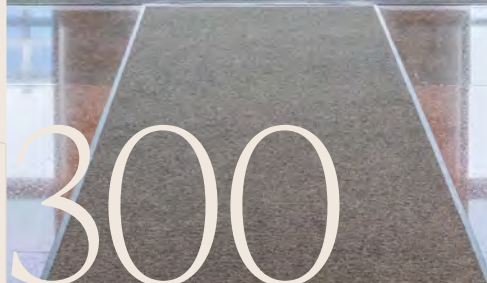
**Downtown  
Greensboro**

# Unlock Your Potential

## Your Journey to Success Starts Here

Elevate your business presence at 300 N. Greene Street is a distinguished Class A office tower poised in the vibrant heart of Downtown Greensboro's Business and Entertainment District. This iconic 21-story building stands as a prominent fixture in the city's skyline, offering an unparalleled environment for professional services and corporate headquarters.

300 N. Greene Street is one of Downtown Greensboro's most established and recognizable office towers. Rising prominently within the Central Business District, the property delivers a highly visible corporate address while offering direct connectivity to the city's professional, civic, and cultural core. The building's scale, location, and long-standing identity make it a compelling option for organizations seeking stability, presence, and long-term value in the Piedmont Triad.



# *Immediate Impact:* Ready-to-Work Spec Suites

Step into success with our meticulously designed spec suites at 300 N. Greene Street. These recently delivered new upfits on the 7th floor, expertly crafted by Stitch Design, offer a seamless transition for businesses seeking a sophisticated and efficient workspace. Thoughtfully laid out and equipped for immediate occupancy, these suites combine modern aesthetics with functional design, ensuring your team can hit the ground running. Beyond your private space, tenants on the 7th floor also benefit from exclusive access to premium shared amenities, fostering collaboration and convenience.

Your Modern  
Workspace,  
Instantly Ready.

## Designer Upfits

Experience the quality and style of brand-new spaces on the 7th floor, thoughtfully designed by Stitch Design.

## Shared Amenities

Enhance your workday with common access to a dedicated breakroom, professional conference room, and versatile event space, all exclusively for 7th-floor tenants.

## Ready for Business

Move in and begin immediately, as these exceptional spec suites are available for immediate occupancy.





# The Property

## Your Gateway to Greensboro's Vibrant Business Core

300 N. Greene Street presents a prestigious leasing opportunity within a dynamic urban setting. This Class A office building is designed to accommodate a diverse range of businesses seeking a strategic and sophisticated location. The grand two-story, 33-foot-high main lobby entrance creates an impressive welcome for tenants and visitors alike, reflecting the caliber of businesses housed within.



*Building Class*  
A



*Stories*  
21



*Lobby*  
33-foot-high main lobby entrance



*Year Built*  
1989



*Typical Floor Size*  
15,485 SF



*Building Systems*  
Centralized HVAC,  
24/7 Security



*Total Square Footage*  
Approximately +325,184 SF



*Ceiling Height*  
13'



*Parking*  
Surface & Covered Parking nearby (adjacent decks)

# *The Epicenter of Opportunity*

Secure a future-forward office solution that blends iconic presence with modern functionality and unparalleled location.

300 N. Greene Street is more than just an office building—it's a strategic platform for growth. Discover the difference a truly premier address can make for your business.



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# Building Highlights

300  
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# Iconic Location, Unmatched Opportunity

Experience a life of convenience and comfort in the heart of Greensboro



Enjoy immediate access to a wealth of downtown attractions and services:

## Arts & Entertainment

Directly adjacent to the Steven Tanger Center for the Performing Arts, offering world-class performances and cultural experiences.

## Sports & Recreation

Steps away from the Greensboro Grasshoppers' Stadium, providing opportunities for client entertainment and team outings.

## Downtown Vibrancy

Immerse yourself in Greensboro's thriving downtown, featuring a diverse array of dining, retail, and hospitality options within easy walking distance. The property's location boasts a "Very Walkable" score of 82/100.

# 300

# Unrivaled Comfort & Convenience at Your Fingertips

Elevating Your Everyday Experience.

Experience a new standard of convenience and modern living at 300 N. Greene Street. This prime Greensboro location offers an array of exceptional amenities designed to enrich your daily routine, fostering both productivity and relaxation. From the vibrant energy of a dedicated on-site café to an eagerly anticipated state-of-the-art fitness center, every detail has been curated to enhance your professional and personal well-being within the building's dynamic environment.

## Bellemeade Bistro

Enjoy delicious refreshments and a vibrant atmosphere at our inviting First Floor Cafe, perfect for quick bites, casual meetings, or a refreshing break.

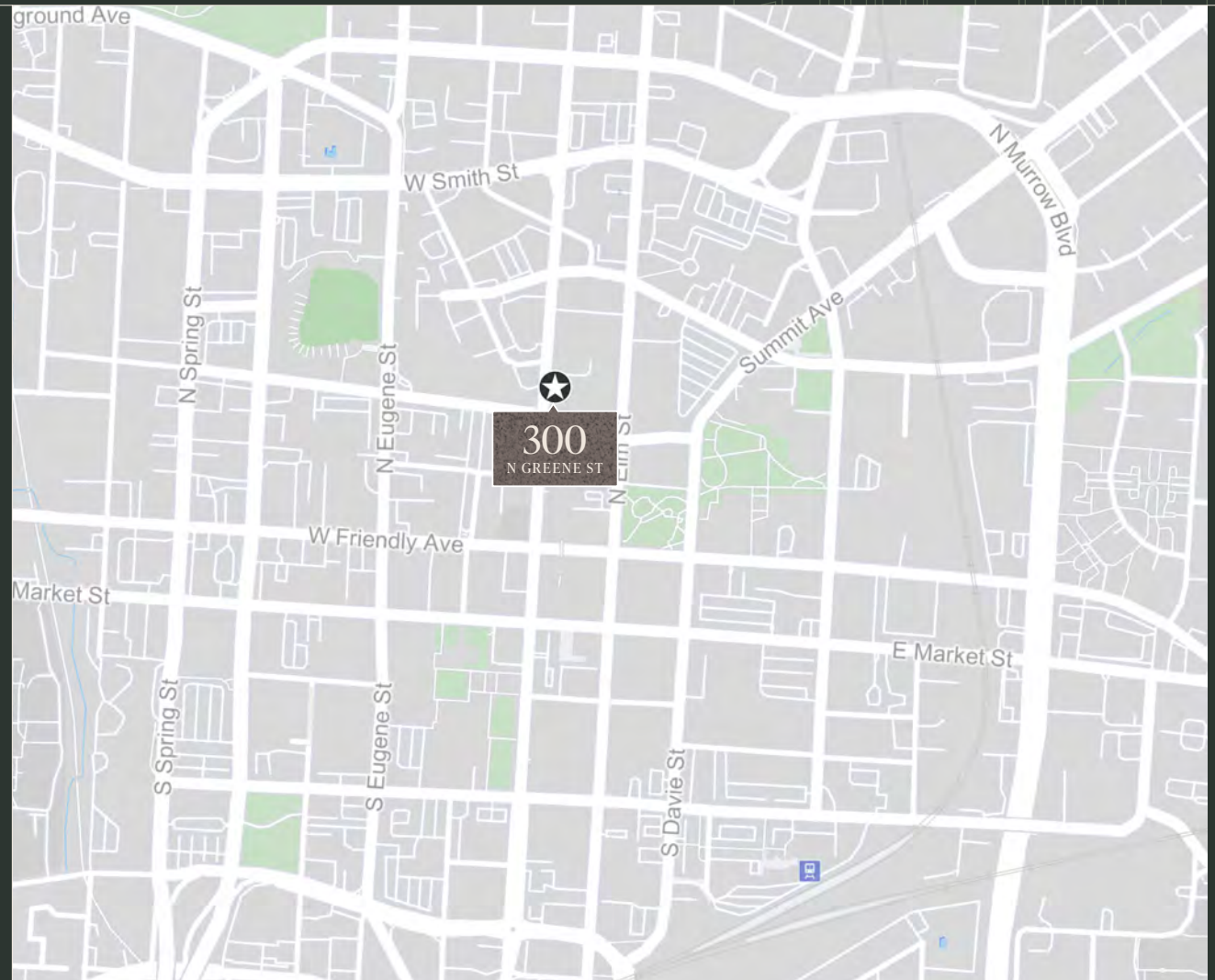
## Coming Soon

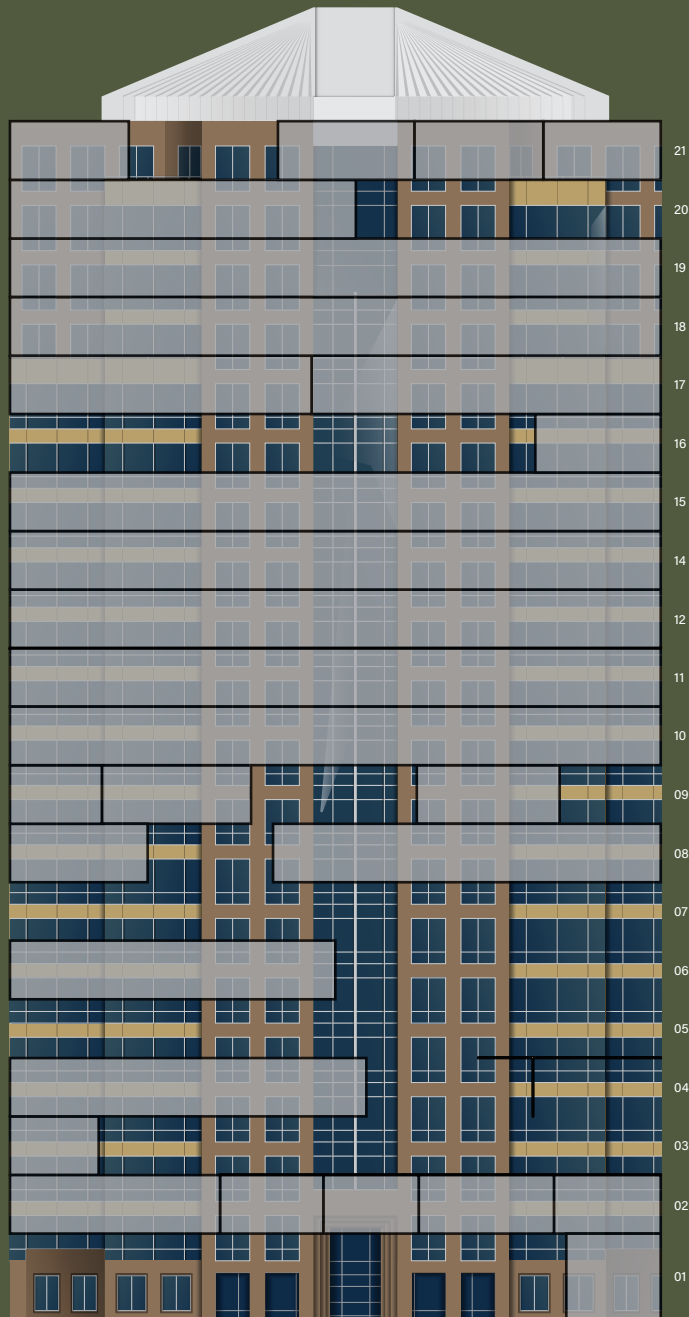
State-of-the-Art Fitness Center: Get ready to elevate your wellness journey with our brand-new, fully equipped fitness center, offering a convenient and modern space to stay active without leaving the building.





# The City Canvas





# *Strategic* Office Solutions

Discover Your Ideal Space. View Our  
Stacking Plan and Detailed Floor Options.

# Choose Greensboro: *Live Well. Work Smart.*

Discover a vibrant community where career opportunities meet unparalleled quality of life.

Greensboro is a dynamic and business-friendly city serving as a regional center for finance, logistics, healthcare, higher education, and advanced manufacturing. Strategically located between Charlotte and Raleigh-Durham, the city offers companies access to major transportation networks and East Coast markets. Continued downtown revitalization, combined with a competitive cost of living and strong public-private partnerships, has positioned Greensboro as an attractive destination for corporate investment and workforce growth.

Greensboro offers a rich tapestry of economic opportunity, driven by a diverse and growing talent pool, a supportive business environment, and strategic investments in key sectors. Beyond the boardroom, Greensboro provides an exceptional quality of life, blending urban amenities with southern charm, affordable living, acclaimed educational institutions, and a vibrant cultural scene that attracts and retains top talent.

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# The Human Capital Advantage: Young, Skilled & Future-Read

Invest in a region where a burgeoning, well-educated talent pool fuels innovation and sustained economic growth.

The Greensboro metropolitan area is home to a diverse and expanding population supported by a robust network of higher education institutions. Universities such as North Carolina A&T State University and UNC Greensboro provide a consistent pipeline of skilled graduates across business, technology, engineering, and healthcare disciplines. A growing downtown residential population further reinforces demand for centrally located office environments.



## Citywide & Downtown Characteristics



*City Population (2024)*  
~310,913 Residents



*Households*  
~6,171



*Population Under 18*  
~22.3%



*Median Household Income*  
~\$48,243



*Population 65+ Years*  
~13.9%



*Avg Household Size*  
1.70 persons



*Median Household Income (Downtown)*  
~\$50,600 annually



*Projected Household Growth*  
+1.77% (2024–2029)



*Population*  
~20,643



*Downtown Employment Mix*  
~67.2% employed by private companies; ~15.6% in government roles  
Immediate Trade Area (1-mile radius)



*Downtown Workforce*  
~79.6% in professional/administrative roles, supporting service-oriented and corporate employer mix

# Contact Us

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