

Office | For Sublease

CBRE

# 3803 N Elm Street

*Greensboro, North Carolina 27455*

[www.cbre.com/triad](http://www.cbre.com/triad)

Entire 4th Floor ( $\pm$ 42,566 SF) in Desirable North Greensboro Location



# Property Overview

*Four-story suburban office building located in desirable North Greensboro submarket close to intersection of North Elm Street and Pisgah Church Road. The location has immediate interchange access to I-840 (Greensboro Urban Loop) as well as close proximity to high-end retail including restaurants, banking, shopping, and grocery stores. Elm Street provides direct and quick access to downtown while I-840 allows direct access to PTI Airport.*

## Building Highlights

- **Building Size:** 165,409 SF
- **Available Space:** 4th Floor, 20,000 SF - 42,566 SF
- **Parking Ratio:** 5.8 spaces/1,000 SF
- **Year Built:** 2000
- **Lease Expiration:** 12/31/2033
- **Lease Rate:** Call for pricing



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# Floor Plan

20,000 - 42,566 SF Available

## 4TH FLOOR



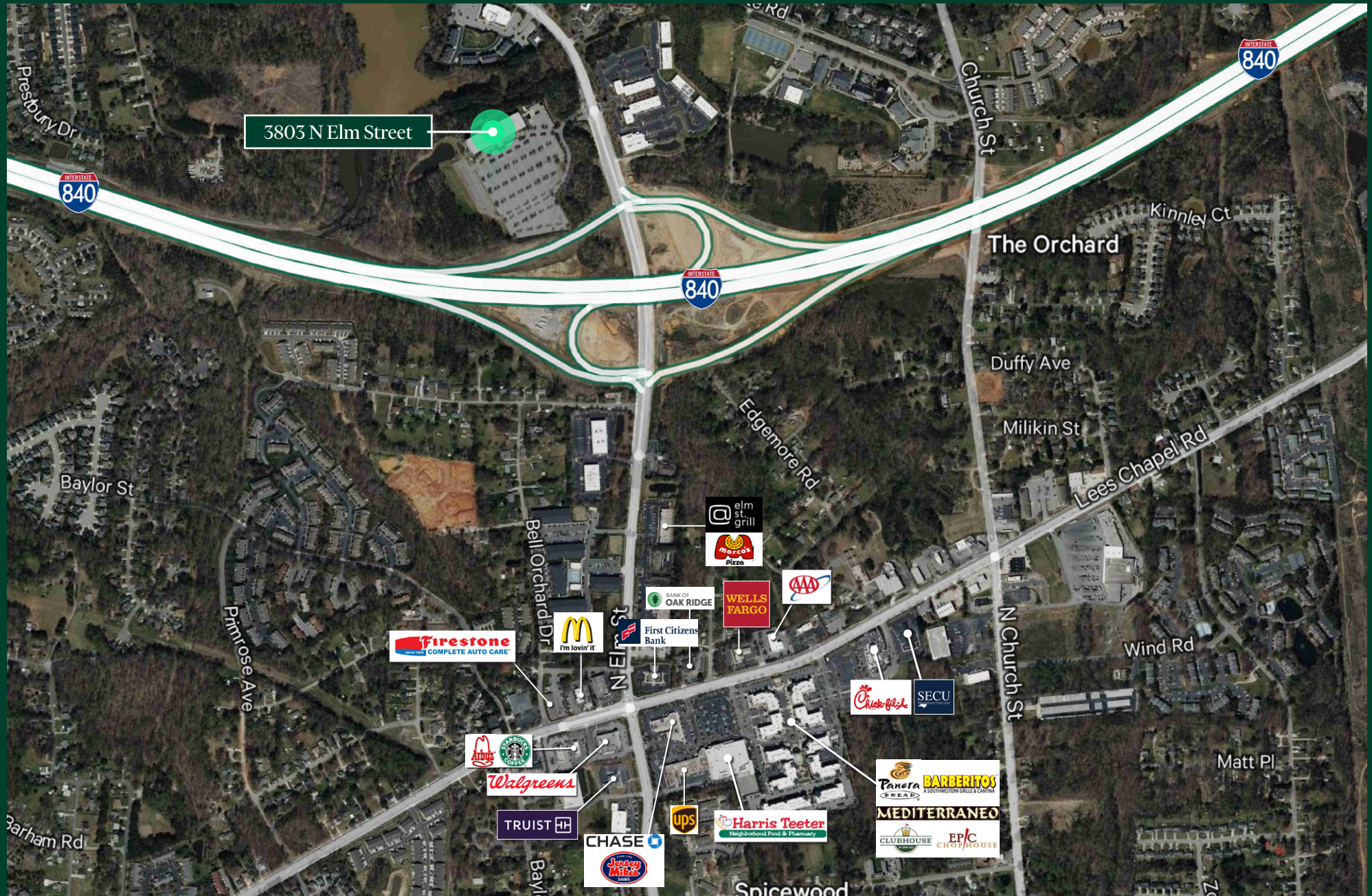
# Property Photos



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## Contact Us

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