

FOR LEASE

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512 S ELM ST GREENSBORO, NC

## Retail Space Available

### Highlights

Available SF: 1750 SF

Building Size: 3500 SF

Zoning: CB

Lease Rate: \$20 PSF NNN

### Property Description

Approximately 1,750 SF available for lease in a beautiful historic downtown building. Featuring exposed brick and high ceilings. The space is configured with a welcoming lobby, a spacious conference room, two private offices, a kitchenette, and a single restroom. Tenants also enjoy access to a shared back courtyard and excellent downtown visibility with strong foot traffic.

### Location Description

512 S Elm Street is in the heart of downtown Greensboro's thriving South End district. An area known for its vibrant mix of local retail, restaurants, galleries and entertainment venues.

**RANI HUSSAMI, CCIM**  
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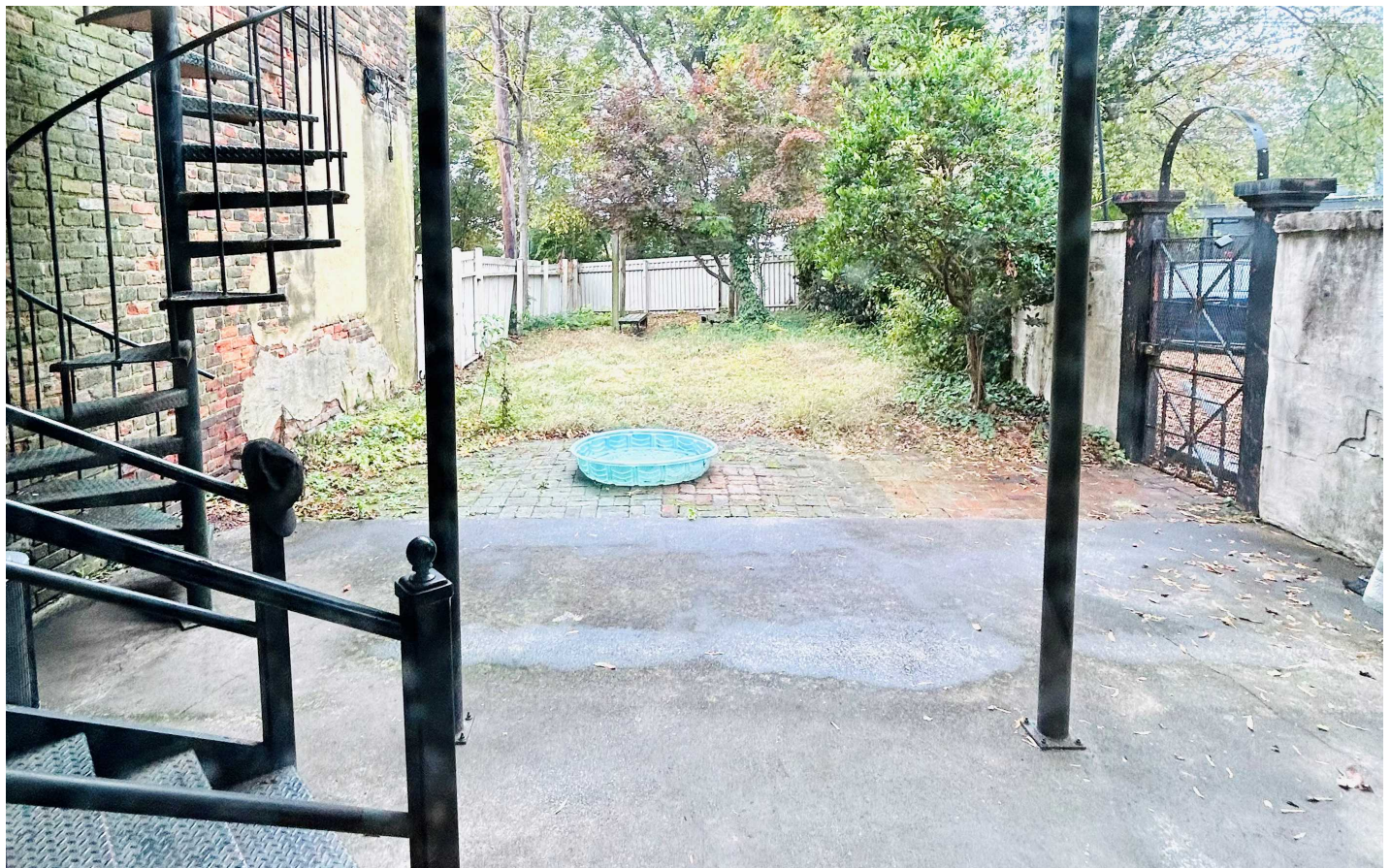
















**Rani Hussami, CCIM**

**Principal, Broker**

License: NC 234092

Rani Hussami, a Certified Commercial Investment Member (CCIM) Designee, provides investment services to commercial real estate investors by advising on acquisitions, dispositions, and portfolio management tailored to each client. With over 20 years of experience in commercial real estate, Rani brings his depth of knowledge to all commercial real estate brokerage areas with a focus on investments; retail, and multi-family. Rani was a fighter pilot in the RJAF, so he knows the importance of precision, efficiency, and effectiveness. He brings these qualities to the table for every project. With his wealth of connections in the area, Rani understands the Triad market and how to provide success for each client and their goals.

Prior to V/STOL Commercial Real Estate, Rani was a commercial broker at Marcus & Millichap in south Florida. He also worked at NAI Piedmont Triad, a commercial brokerage firm in Greensboro, North Carolina, for 10 years.



**Chelsea Reynolds, MBA**

**Broker**

License: NC 288593

Chelsea Reynolds brings to V/STOL a diverse background in commercial real estate, including management and litigation. As a graduate of Duke University and UNC-Chapel Hill and with an MBA from Quantica School of Business and Technology, Chelsea is locally connected and focused on providing exceptional service. Licensed with the North Carolina Real Estate Commission, Chelsea plays an integral role in the firm's dispositions and acquisitions. She is a member of the National Association of Realtors and a Greensboro Landlord Association board member.