



# 201 S Elm Street

The Huffines Building | Downtown Greensboro

## FOR LEASE

Retail / Office



**PRIME DOWNTOWN LOCATION**

### Description

In the very heart of Downtown Greensboro, the Huffines Building at 201 South Elm Street is available for lease. At a highly visible corner with plentiful windows, the 1st Floor is ideal for Retail or Office, and the 2nd Floor is well suited for Professional Office. The Elm Street Corridor has excellent foot traffic with many restaurants, coffee shops, breweries, and shops. Parking is conveniently available at street level and at the adjacent February One Parking Deck with over 700 parking spaces, EV charging, and monthly reservations available. Prominent neighbors include the International Civil Rights Museum, Jefferson Standard Building, Center City Park, LeBauer Park, Greensboro Chamber of Commerce, and the Westin Hotel planned next door including a restaurant, rooftop bar, and events venue.



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**

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### Property Details

**1st Floor** Retail / Office

**Available** ±3750 SF

**Rent** \$5,750/month

**2nd Floor** Office

**Available** ±3750 SF

**Rent** \$4,950/month

Rent includes utilities and Wifi Internet. Tenants have access to common areas including the front lobby, restrooms, a break room, stairs, and the elevator. Additional basement storage is available.



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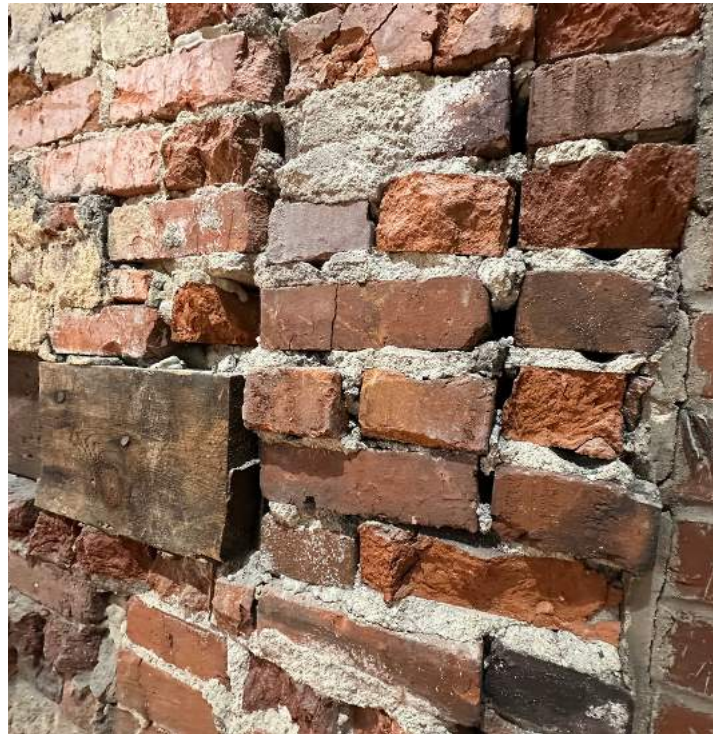


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## Micah O'Hare, President

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.

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