



SIMPSON

— COMMERCIAL REAL ESTATE —

AVAILABLE FOR SALE

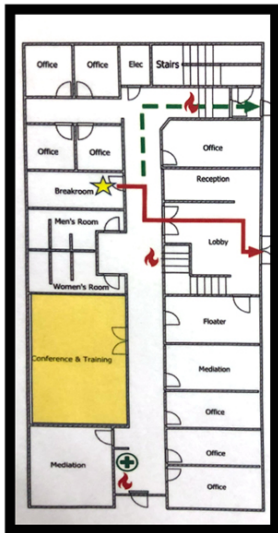
317 SOUTH GREENE STREET GREENSBORO, NC 27401

HIGHLIGHTS

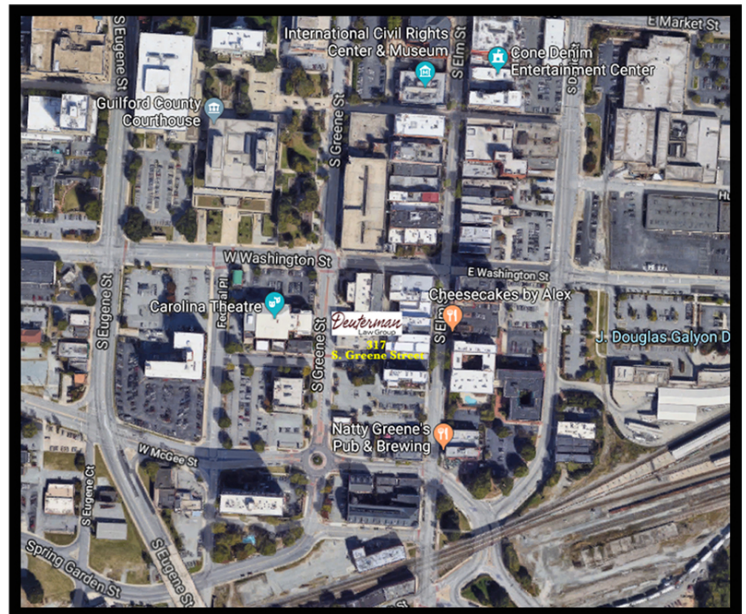
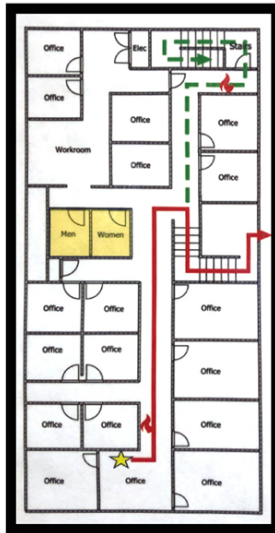
- * Located in the heart of Downtown Greensboro
- * 9,295 square feet
- * 28 Private Parking Spaces
- * Property is located in an Opportunity Zone
- * Two stories with 24 offices
- * 12' Ceilings on main floor
- * Security System with Cameras
- * Current tenant in place
- * Extensive Renovation in 2008
- * Sale Price \$2,200,000



First Floor



Second Floor



Please Contact: Charles Wright
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**317 SOUTH GREENE STREET
GREENSBORO, NC 27401**

Beautiful Lobby with stairs to 2nd floor



Large Conference Room



Private Parking in Downtown Greensboro



Large Break Room



Extensive Copy/Office Supply Room



Spacious Reception Area



Additional Conference Room



Current Tenant



Complete Renovation in 2008

Custom Wood Built in Cabinets & Bookcases throughout - Tile, Hardwood Floors & Commercial Grade Carpet
White Noise Sound System - New Roof in 2015 - Cat 6 Wiring throughout - AV System in Large Conference Room
Low E Windows - Solid Wood Office Doors - Soundproofing in both Conference Rooms - New Fencing - Blown Insulation
\$5000 Commercial Safe Installed (fireproof, impenetrable, & unmovable) - Additional improvements

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