

FOR LEASE

PRIME MEDICAL OFFICE SPACE

5-BUILDING PORTFOLIO

GREENSBORO, NC



510 N. ELAM AVE

1126 N. CHURCH ST

1130 N. CHURCH ST

1132 N. CHURCH ST

2001 N. CHURCH ST



LOCATION HIGHLIGHTS

PARKING

Generous parking ratios supporting convenient and efficient patient access

INFRASTRUCTURE

Within a well-established medical infrastructure, including third party lab services and patient transport providers

SPECIALIZED OWNERSHIP

Owned and managed by a healthcare specialty company

NEIGHBORHOODS

Serves the established Irving Park and Sunset Hills neighborhoods

GREENSBORO MSA



<5 YEARS 5.2%,
65+ YEARS 19.1%

POPULATION
BY AGE



BLUE CROSS
(\$390M)

PRIMARY
INSURER



326,727

TOTAL
HOUSEHOLDS



794,559

TOTAL
POPULATION



\$2.2B

TOTAL
HEALTHCARE
SPEND



FIVE-BUILDING MEDICAL OFFICE PORTFOLIO

Located adjacent to Greensboro's
prestigious and highest-traffic
medical destinations

1126 - 1132 N. CHURCH STREET

Three-building, 149,500 SF Class A
medical complex

Directly adjacent to 628-bed Cone
Health Moses Cone Hospital

Preeminent medical office complex
in the marketplace with high-acuity
tenancy

Highly visible along heavily traveled
Church Street

Offers covered garage parking,
ample surface parking and covered
patient entrance.



FIVE-BUILDING MEDICAL OFFICE PORTFOLIO

Located adjacent to Greensboro's
prestigious and highest-traffic
medical destinations

2001 N. CHURCH STREET

25,168 SF medical office building

Located one-half mile from Cone
Health Moses Cone Hospital

Preeminent medical office complex

Features covered patient drop-off
and ample surface parking



FIVE-BUILDING MEDICAL OFFICE PORTFOLIO

Located adjacent to Greensboro's
prestigious and highest-traffic
medical destinations

510 N. ELAM AVENUE

35,292 SF medical office building

Located on the campus of 175-bed
Cone Health Wesley Long Hospital

Highly visible on North Elam Avenue

Features covered patient entrance
and ample surface parking



BUILDING DETAILS



1126 N. CHURCH STREET

BUILDING SIZE: 69,770 SF
YEAR BUILT: 2003
ELEVATORS: 2



1130 N. CHURCH STREET

BUILDING SIZE: 45,395 SF
YEAR BUILT: 2007
ELEVATORS: 2

1132 N. CHURCH STREET

BUILDING SIZE: 33,478 SF
YEAR BUILT: 2007
ELEVATORS: 1

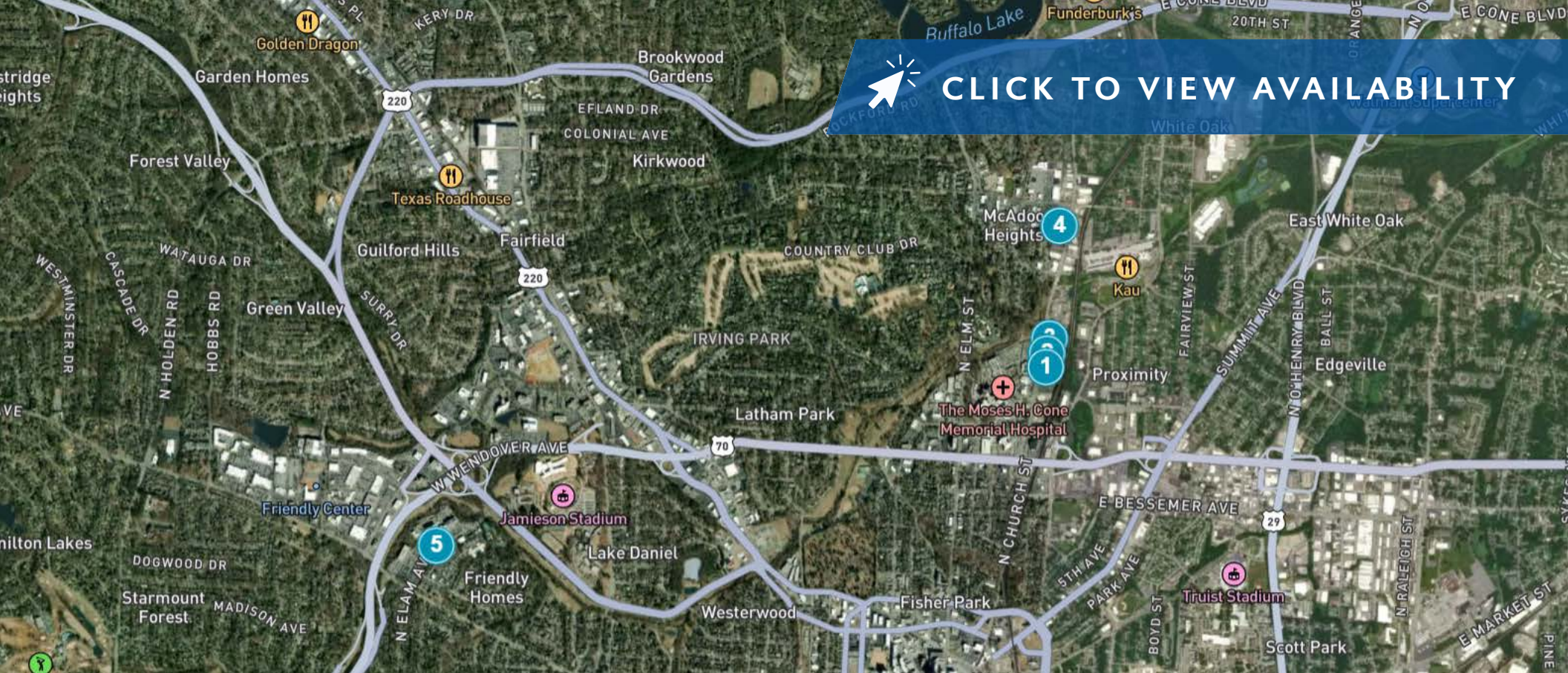
2001 N. CHURCH STREET

BUILDING SIZE: 24,585 SF
YEAR BUILT: 2018
ELEVATORS: 1

510 N. ELAM AVENUE

BUILDING SIZE: 37,703 SF
YEAR BUILT: 1989
ELEVATORS: 2





FOR MORE INFORMATION, PLEASE CONTACT:

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