

PRIME COMMERCIAL SPACE

For Lease
\$19.50-\$22.00 NNN



PREMIUM LOCATION

Strategically positioned on South Elm Street in the Southend District .



FLEXIBLE FLOOR PLANS

Customizable layouts to accomodate 2,525 -5,050 sf



NEW STOREFRONT

Landlord will customize to Tenant's needs
(AI image on flyer)



SIX LARGE WINDOWS ON 2ND FLOOR

Incredible natural light on the 2nd floor with garden views



REAR ACCESS FOR BOTH FLOORS

Ideal for deliveries and private entrance



1,500+
BUSINESSES

In Downtown
Greensboro



5 MIN WALK

TO BUS AND TRAIN STATION

INQUIRE TODAY

Jeff Yetter, CCIM, LEED AP
336-497-1444

brokeryetter@gmail.com
www.ironhillinvestments.com



Originally built in 1900 as a hotel and subsequently occupied by several hardware stores, the building has most recently been the home of Dudley's Beauty School for over 50 years! The current owners have brought the interior conditions back to it's original exposed brick beauty, ready for your improvements. Come compliment the great neighbors with your wellness, furniture, lighting, marketing, creative, yoga, retail, service biz and/or office.



1ST FLOOR: 13' CEILINGS



HIDDEN GARDEN VIEW



2ND FLOOR: 10' CEILINGS



Water (High Volume Tap)
Gas, Electric, Fiber
available at the building

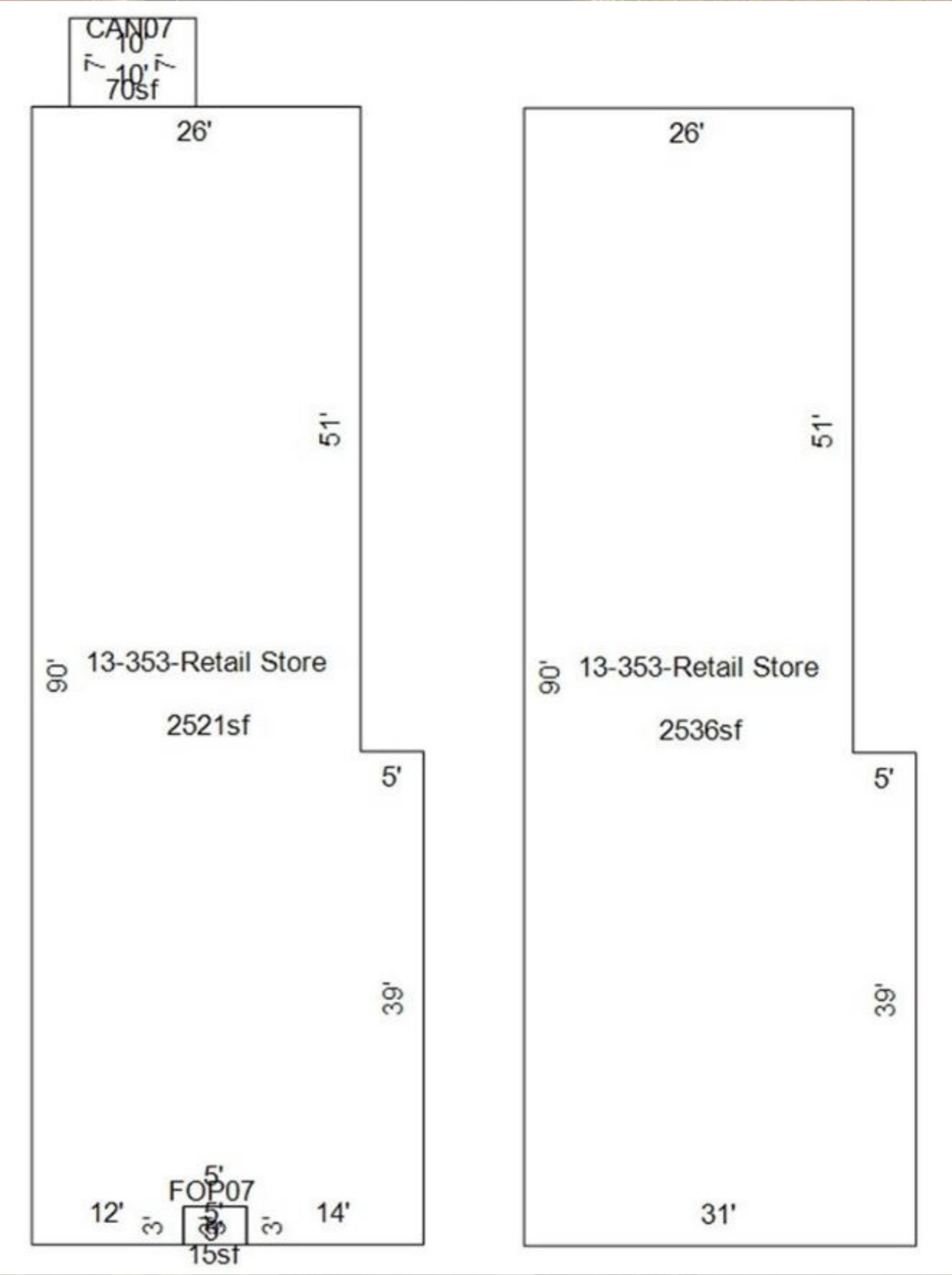
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Tax Department Overall Dimensions:

*does not represent current improvements

*subject to field verification



Information furnished regarding the aforementioned property was from sources deemed reliable. No warranties or guarantees are expressed or implied as to the accuracy thereof