

Available:

**515 S Elm St.**  
Greensboro, NC

**Prime Retail or Office  
Location  
Downtown Greensboro**



## Features of Property:

+/-2,500-4,200 sf

- Great potential for retail or office
- Lease Rate includes some up-fit
- Direct proximity to public parking
- Tall ceilings
- Concrete and hardwood floors
- Potential off-street parking
- Broker is Owner

**For Lease: \$12-\$14 per sf**

(modified gross lease, lease rate depends on the extent of Landlord's Up-fit)

**Jeffrey Yetter, CCIM,  
LEED AP**

**336-497-1444**

515-C South Elm St.  
Greensboro, NC 27406  
[jeff@ironhillinvestments.com](mailto:jeff@ironhillinvestments.com)



**Commercial Real Estate - Brokerage - Consulting - Development**



Available:

**515 S Elm St.**  
Greensboro, NC

**Prime Retail or Office  
Location  
Downtown Greensboro**

**Late 1800's Brick with Concrete Floors and Tall Ceilings**



**Commercial Real Estate - Brokerage - Consulting - Development**

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



Available:

**515 S Elm St.**  
Greensboro, NC

**Prime Retail or Office  
Location  
Downtown Greensboro**

**Proposed Exterior Delivery (garage door open)**



**Commercial Real Estate - Brokerage - Consulting - Development**

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



Available:

**515 S Elm St.**  
Greensboro, NC

**Prime Retail or Office  
Location  
Downtown Greensboro**



Up-fit of other units in the building



**Commercial Real Estate - Brokerage - Consulting - Development**

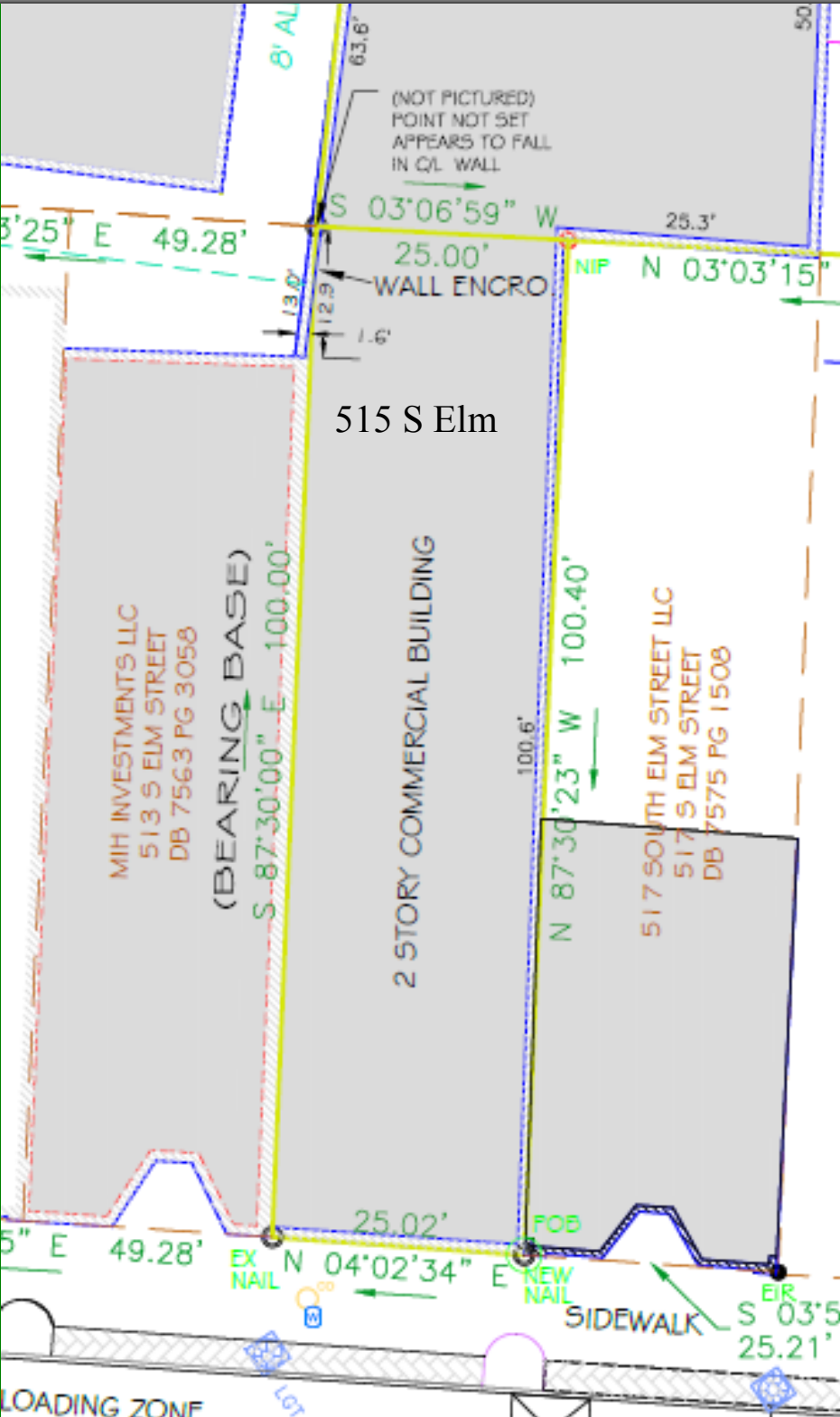
Information furnished regarding the aforementioned property was from sources deemed reliable. No warranties or guarantees are expressed or implied as to the accuracy thereof



Available:

**515 S Elm St.**  
Greensboro, NC

**Prime Retail or Office  
Location  
Downtown Greensboro**



**Commercial Real Estate - Brokerage - Consulting - Development**

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



# Downtown Greensboro Projects:

(Source: Downtown Greensboro Inc.)

