

FOR SUBLEASE

**1301 Carolina Street
Greensboro, NC 27401**



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
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1301 Carolina Street, Greensboro, NC

- Two general office suites on two floors for sublease
- Suite 14 is 15,000 +/- SF
- Suite 125 is 10,000 +/- SF
- Each suite is subdividable
- Beautifully restored building only one block from Wendover Avenue, Elm Street and Cone Hospital
- Close to Downtown Greensboro
- Sublease available through 12/14/28
- Major tenants include Pace Communications and Sales Factory
- Furniture also available

Property Details

Total Building SF	73,311 +/- SF
Stories	Two
Year Built	1926
Parking	196
Location	Historic Old Irving Park

About Greensboro

A blend of urban and suburban, fine arts and rich nightlife, cultural scene, Greensboro has all the perks of urban life with plenty of room to breathe. Greensboro is the third-largest city in North Carolina and in the Piedmont Triad which comprises three major cities: Winston Salem, Greensboro and High Point. Greensboro is the 70th most populous city in the United States.

QUALITY OF LIFE

Greensboro's cost-of-living index is an irresistible 10% below the national average and 4% below North Carolina's.

EDUCATION

Greensboro is home to two research universities, four colleges and a law school. UNC, NC State and Duke University are just a short ride away.

ARTS & CULTURE

Whether you're at a gallery opening or one of the world's largest music festivals, the colorful scene in Greensboro can't and shouldn't be missed.

POPULATION



2 Mile	5 Miles	10 Miles
39,763	198,394	370,392

AVERAGE HH INCOME



2 Mile	5 Miles	10 Miles
\$72,131	\$69,630	\$76,491

TRAFFIC



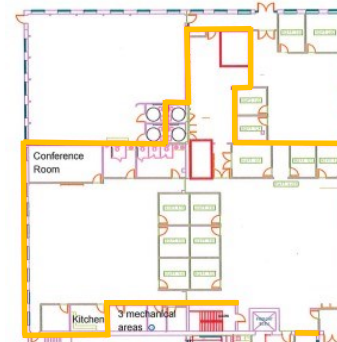
Carolina Street & Wendover Avenue
47,495 Vehicles Per Day

Suite 125

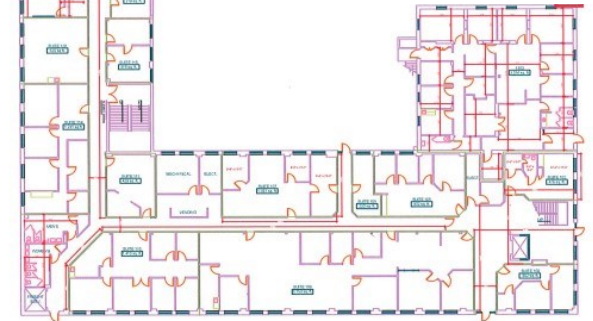


Suite 14

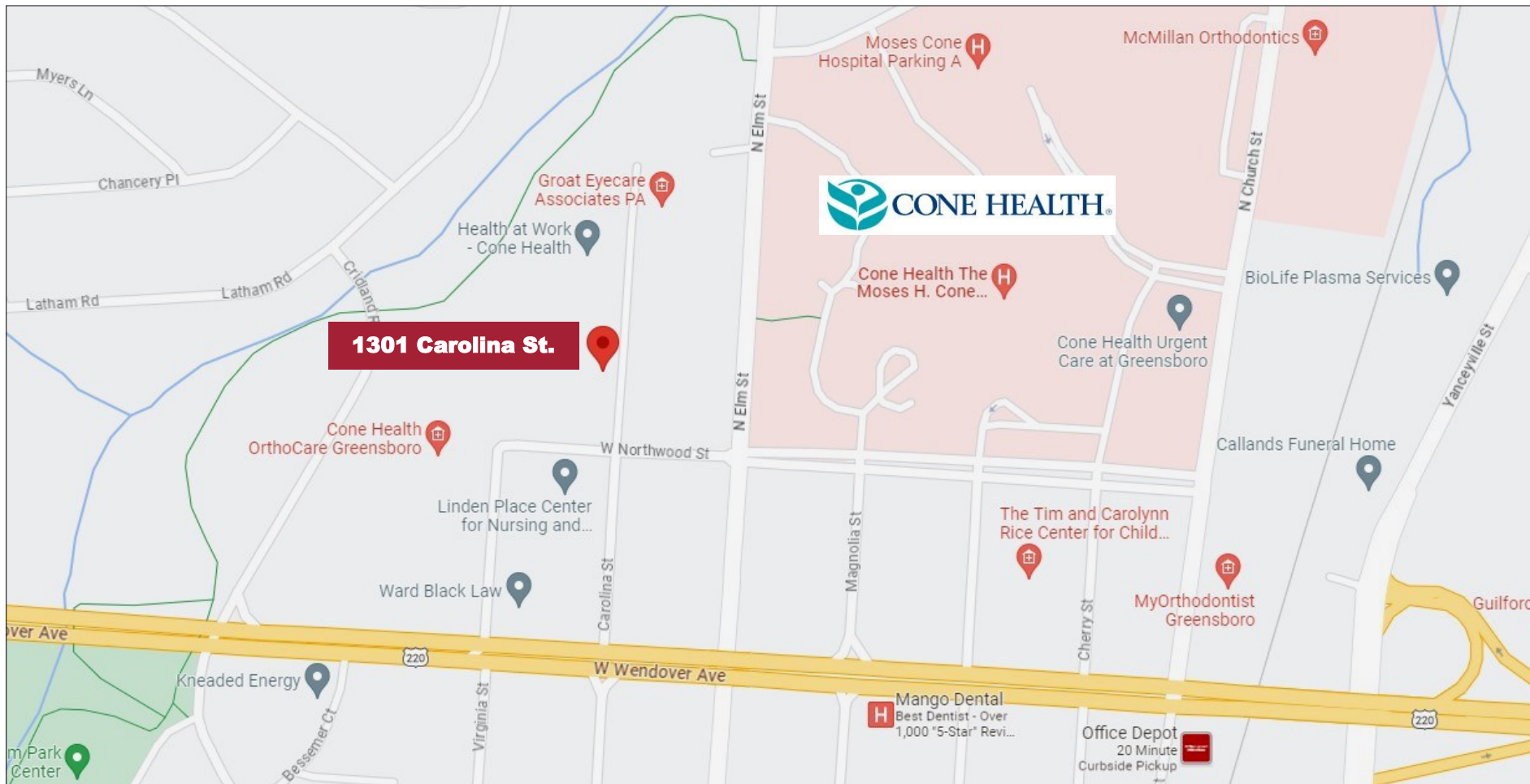




Suite 125
Main Level
10,000 +/- SF



Suite 14
Garden Level
15,000 +/- SF



AREA OVERVIEW

- Regional Interstates include I-40, I-85, I-77, I-73 and I-74
- Strategic location midway between Raleigh and Charlotte

- Three international airports within a 75-minute drive: Piedmont Triad International Airport, Charlotte Douglas International Airport, Raleigh-Durham International Airport
- Major employers include: VF Corporation, The Fresh Market, Cone Health, Volvo Group North America, Mack Truck, Truist Bank and Lincoln Financial



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