

For Lease or Purchase

Downtown Greensboro Office Building

Available immediately
227 Commerce Pl.
Greensboro, NC 27401



(336) 379-8771 | www.bipinc.com



Property Overview 227 Commerce Pl is a premier two-story Office building in the heart of downtown Greensboro. The 30,213 square foot property is situated on 1.63 acres and is conveniently located at the corner of Commerce Place and Bellmeade Street.





Property Highlights

- Large downtown property: 1.63 acres
- Ample parking, ## total spaces
- Updated in 2016
- Available Immediately
- For lease or purchase
- Lease rate: \$20 PSF
- Lease SF - 5,000SF - 30,000 SF
- Purchase Price: \$6,100,000
- Parking: 135 surface spaces
- Private Executive Office Suite with shower and separate entrance
- Storage space with overhead roll up door
- Located in opportunity zone

Major Employers

- VF
- The Fresh Market
- Cone Health
- Volvo Group North America
- Qorvo
- International Textile Group
- Mack Truck
- Gilbarco Veeder-Root
- HAECO
- Kayser-Roth
- Guilford County Schools
- BB&T
- UNCG
- NC A&T University
- Lincoln Financial
- XPO Logistics
- Syngenta



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

About Greensboro A blend of urban and suburban, fine arts and rich nightlife, independent businesses and international headquarters. With abundant green space and a diverse cultural scene, Greensboro has all the perks of urban life with plenty of room to breathe.

QUALITY OF LIFE

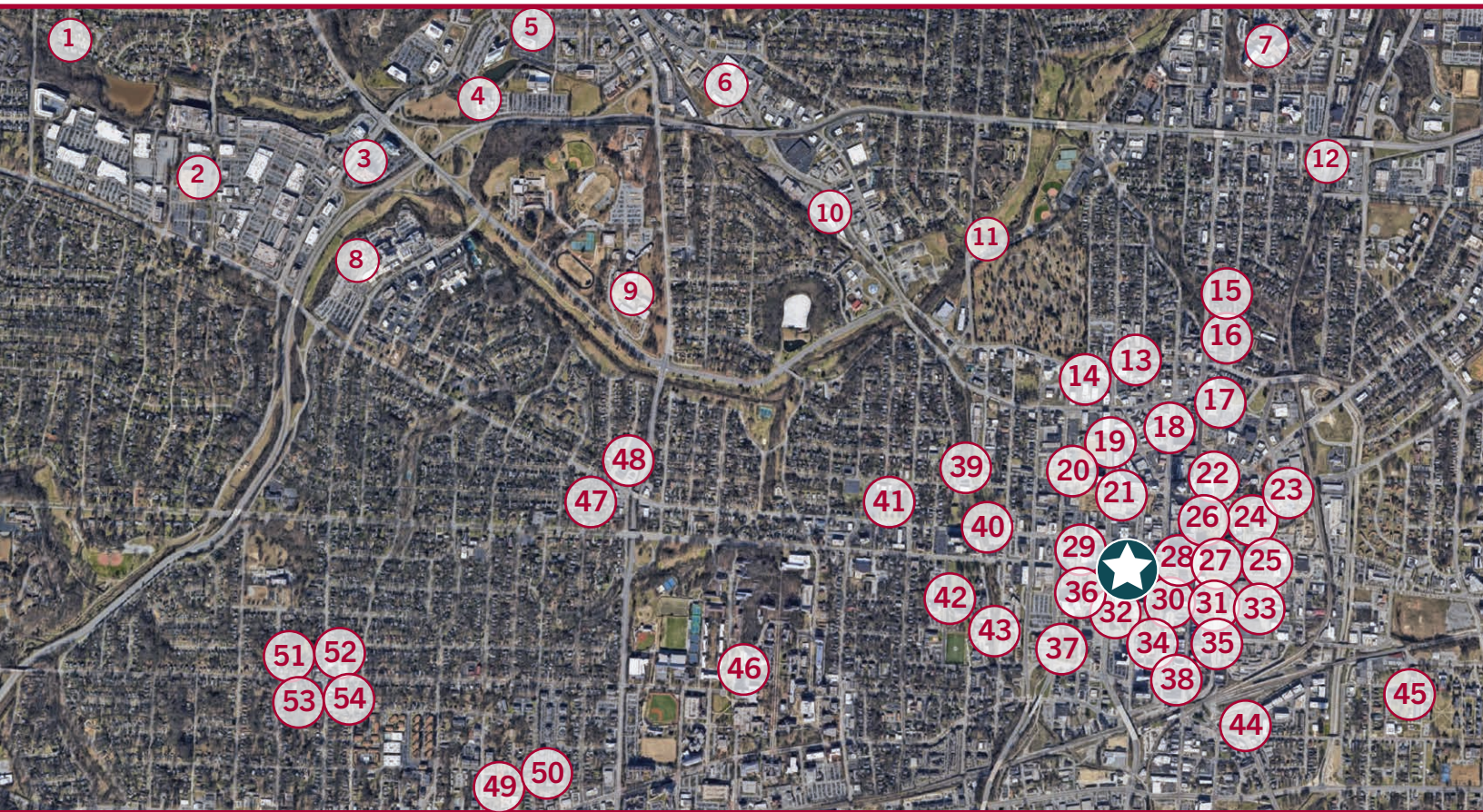
Greensboro's cost-of-living index is an irresistible 10% below the national average and 4% below North Carolina's.

EDUCATION

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

ARTS & CULTURE

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



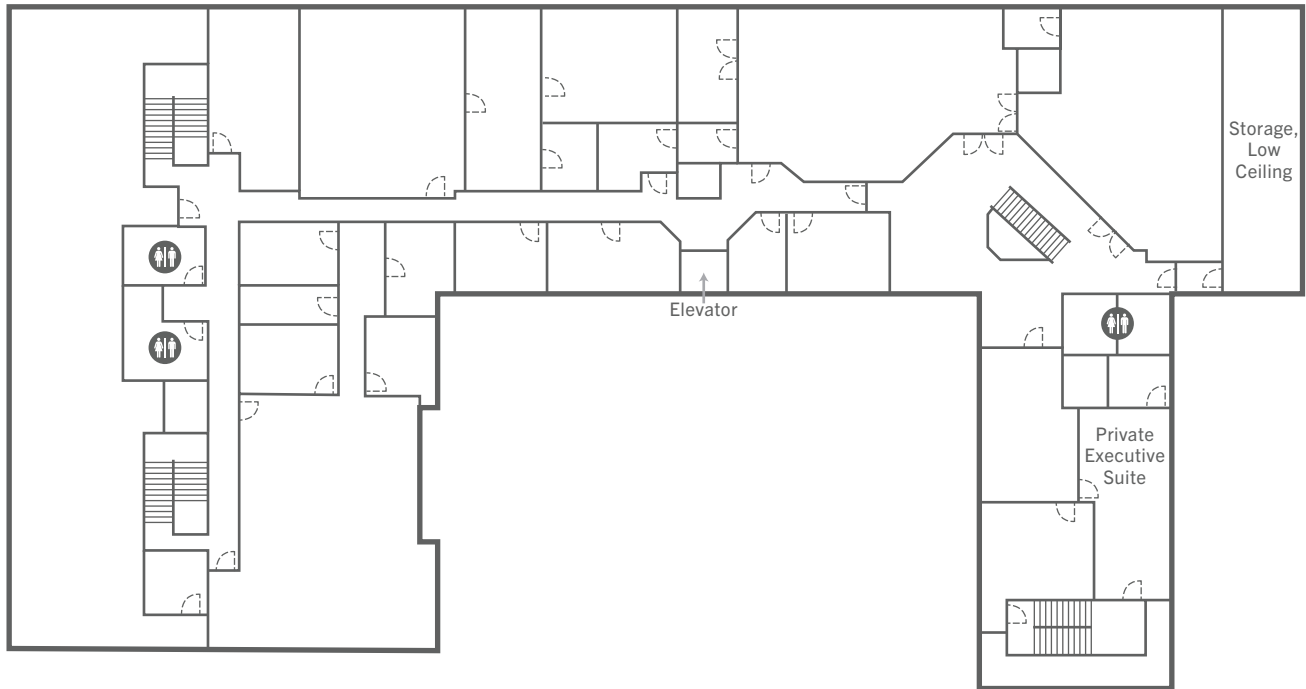
Surrounding Amenities

- | | | |
|---------------------------------------|---|--|
| 1 Greensboro Botanical Gardens | 19 Acropolis Restaurant | 37 Blandwood Mansion |
| 2 Friendly Center | 20 Grasshopper's Stadium | 38 Natty Greene's |
| 3 Green Valley Grill | 21 Undercurrent Restaurant | 39 Westerwood Tavern |
| 4 Print Works Bistro | 22 Steven Tanger Center | 40 ABC Store |
| 5 Ruth's Chris Steak House | 23 Greensboro Children's Museum | 41 Double Oaks Bed & Breakfast |
| 6 Starbucks | 24 LeBauer Park | 42 Greensboro College |
| 7 Moses Cone Hospital | 25 Europa Bar & Cafe | 43 Weaver Academy |
| 8 Wesley Long Hospital | 26 Center City Park | 44 Dame's Chicken & Waffles |
| 9 Grimsley High School | 27 Flaviano's Mexican Restaurant | 45 Bennett College |
| 10 Burger Warfare | 28 Poke Bowl | 46 UNC Greensboro |
| 11 Latham Skatepark | 29 YMCA | 47 Embur Fire Fusion |
| 12 Office Depot | 30 Civil Rights Center & Museum | 48 Bandito Bodega |
| 13 Deep Roots Market | 31 Cincy's Downtown | 49 Jake's Billiards |
| 14 The Sage Mule | 32 Crafted, Art of the Taco | 50 Freeman's Pub & Grub |
| 15 Fishers Grille | 33 Pizzeria L'Italiano | 51 Emma Keys |
| 16 The Corner Slice | 34 Liberty Oak | 52 Sticks & Stones |
| 17 Joymongers Brewing | 35 Jerusalem Market | 53 Lindley Park Filling Station |
| 18 Luxe Soulfood | 36 M'Coul's Public House | 54 Fishbones |

Building Floorplan

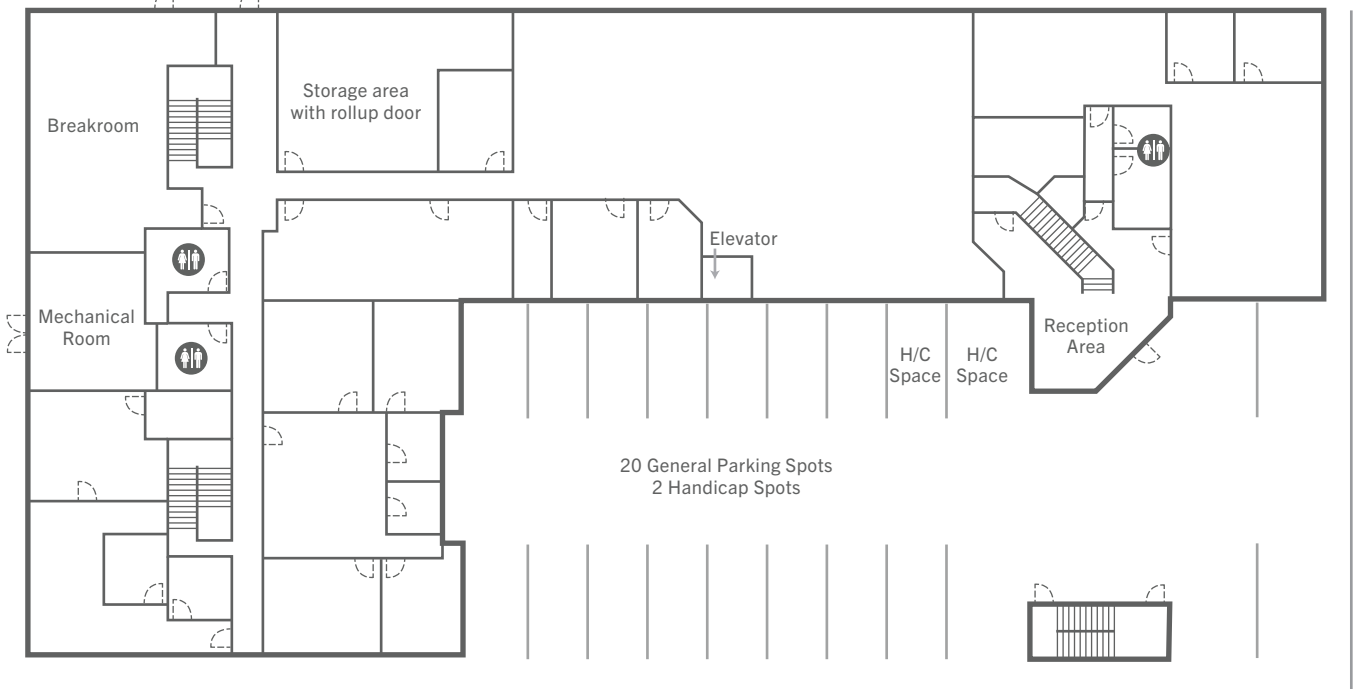
Lease SF: 5,000SF - 30,000 SF

Second Floor



▲ Private Parking Lot, 111 Total Spots ▲
109 General Parking Spots, 2 Handicap Spots

First Floor





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