

Northwestern Plaza | For Sale | Investment Property

2307-2311 W. Cone Blvd.



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Northwestern Plaza | Greensboro, NC 27408

Brown Investment Properties, Inc. is pleased to offer this investment office property for sale at 2307-2311 West Cone Blvd. in Greensboro, NC. The opportunity is a 3-office building development totaling 72,000 +/- SF situated on 4.71 +/- acres. Situated inside the three-building layout is a beautiful courtyard offering a nice place for comfortable lunches and breaks. Conveniently located in Northwest Greensboro at the intersection of Battleground Avenue. Traffic VPD at Cone Blvd. is 19,000 and 35,000 VPD at Battleground Avenue.

Current owner purchased the property in 2007 and has since self-managed/operated the property and created a reliable income stream via consistently strong occupancy rates. This is one of two office properties owned and operated by this owner in Greensboro. There is a diverse tenant mix of over 100 tenants occupying suites ranging from 150 SF to 2,350 SF. Potential upside with potential rent increases to expiring leases. In-place leasing and management can stay for new owner.

The Atlantic & Yadkin Greenway runs next to the property offering convenient access to nearby businesses, neighborhoods and public parks. Stretching for 7.74 miles from north of Lake Brandt south to Greensboro Country Park and beyond, the newly named Atlantic & Yadkin Greenway is a combination of three greenway segments, now made into one: the Lake Brandt and Bicentennial greenways and the Battleground Rail-Trail. Leaving off in the north from the Lake Brandt area, Greensboro's oldest and second-largest reservoir, trail users will be treated to beautiful lake views as the trail winds through a mixed pine and hardwood forest alive with native wildflowers and wildlife. Pause on any of several bridges to spot such common and migratory birds as bald eagles, blue herons, egrets and osprey. Signs mark possible side trips on the Owl's Roost, Palmetto and Nat Greene trails. From the intersection of Old Battleground and Lake Brandt roads, the rail trail runs through a residential neighborhood then crosses through Guilford Courthouse National Military Park before skirting the western border of the adjacent Greensboro Country Park



Property Features

- Located in vibrant Northwestern Greensboro at the intersection of Battleground Avenue and Cone Blvd.
- 3-office building development
- 4.71 +/- Acres
- Total development square footage: 72,000 +/- SF
- Occupancy 86.5% (March 2026)
- Parking spaces: 300 +/-
- Diverse tenant Mix of over 100 tenants
- Close to restaurants and retail
- Year Built: 1970 Renovated: Various
- Zoning: Office (O)
- **Sales Price: \$9,875,000**
- **2025 CAP Rate 6.77%**
- **2026 Trending CAP 7.11%**

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 county seat of Guilford County and is the third-most populous city in North Carolina (307,381). It is a vibrant central North Carolina city and a major hub for the Piedmont Triad region, offering a rich civil rights history, over 244 parks, a thriving downtown, and easy access to major interstate highways. Greensboro is within 650 miles of half the US Population and we are less than 100 miles away from both Raleigh and Charlotte.

Financial Summary

	2025	2024
Gross Income	\$1,249,214	\$1,181,325
Total Expenses	\$ 560,684	\$ 560,404
NOI	\$ 668,529	\$ 620,922

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, Wake Forest, High Point University 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.

DEMOGRAPHICS

DRIVE TIME	5 MIN	10 MIN	15 MIN
POPULATION	14,834	110,109	249,447
MEDIAN HH INCOME	88,593	74,164	62,627
DAYTIME POPULATION	17,489	149,146	309,368
MEDIAN HOME VALUE	\$356,857	\$355,497	\$306,276







**Building
2309**

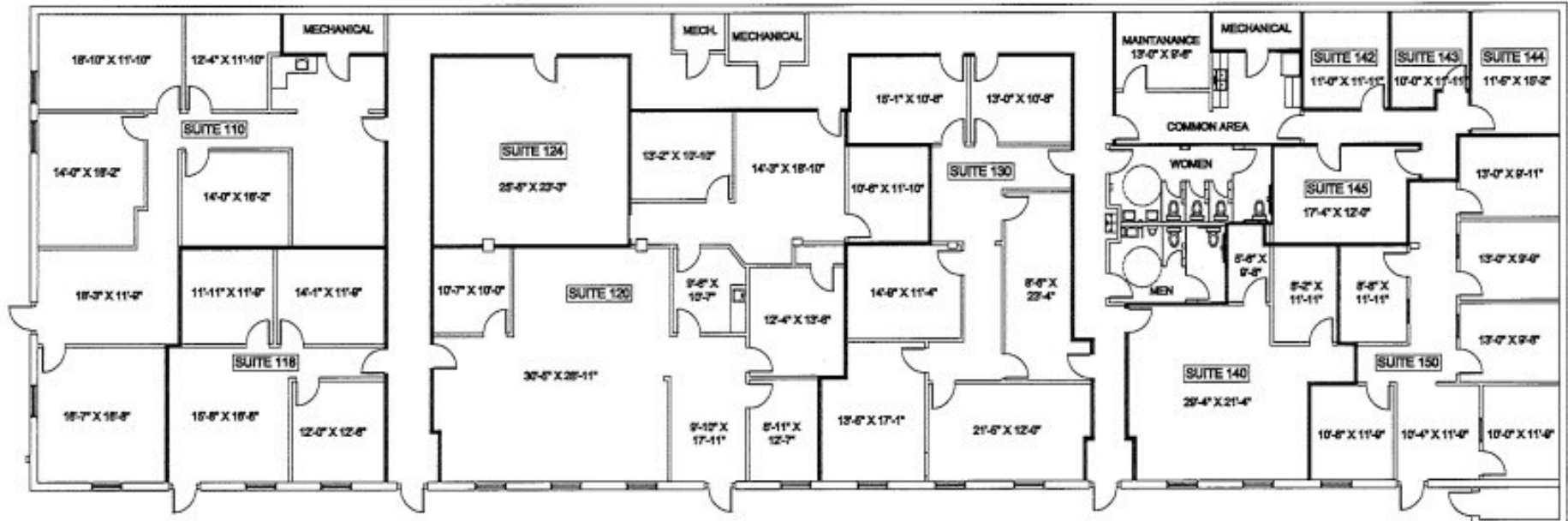
**Building
2307**

**Building
2311**

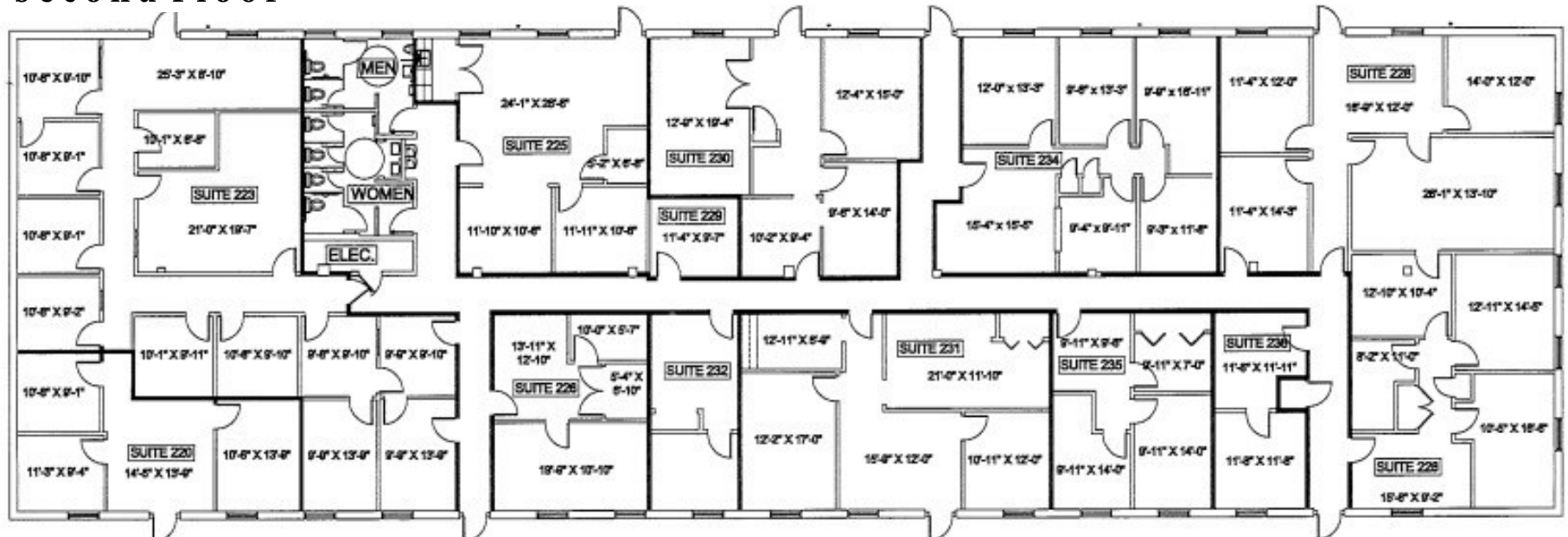
Cone Blvd.

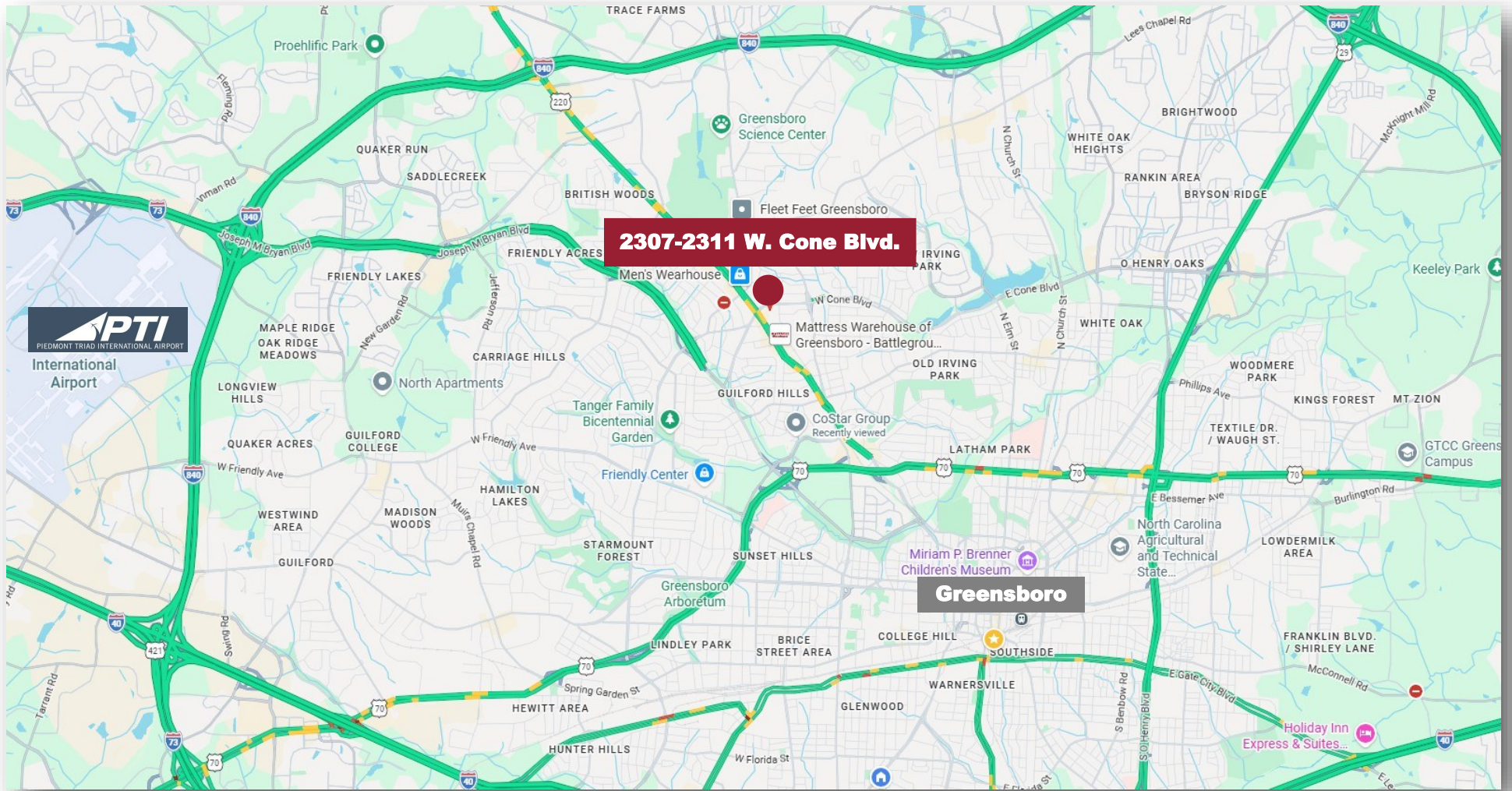
2311 Floor Plans

First Floor



Second Floor





1007 Battleground Avenue, Suite 401, Greensboro, NC 27401

The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.

Variable commission for Brokers.