



(336) 379-8771 | [www.bipinc.com](http://www.bipinc.com)

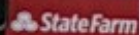
**State Farm®**  
**Kerry Idlebird**

207

Kerry Idlebird  
Agent

336-938-0041

Office Hours:  
Mon - Fri 8:30am-5:30pm  
Saturdays by appointment  
Closed Sunday



3810 N. Elm Street, Suite 207  
Greensboro, NC 27455

**Contact:** Brian Burnham, Broker  
[bburnham@bipinc.com](mailto:bburnham@bipinc.com)  
P: 336-541-5522  
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**FOR LEASE**  
1,595 +/- SF  
*Landlord pays HOA*

## 3810 N. Elm Street, Suite 207 Greensboro, NC 27455

### FOR LEASE

- Office Condo in Phase I Lake Jeanette Office Park in Greensboro, with 1,595 SF of space.
- Unit 207 includes 3 dedicated office, a break room, conference room.
- Quick access to I-840
- Furnished

### PROPERTY FEATURES

Square Footage: 1,595 +/- SF

Ceiling Height: 10 feet

Parking Spaces: Common

Zoning: PUD

Phase I Office Condo

Lease Price: \$3,100/month  
NN = \$2.56/SF



### POPULATION



| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 9,288  | 59,304  | 138,856 |

### AVERAGE HH INCOME



| 1 Mile   | 3 Miles  | 5 Miles  |
|----------|----------|----------|
| \$70,644 | \$67,394 | \$99,555 |

### TRAFFIC



N. Elm Street & Pisgah Church Road

22,318 Vehicles Per Day



Conference



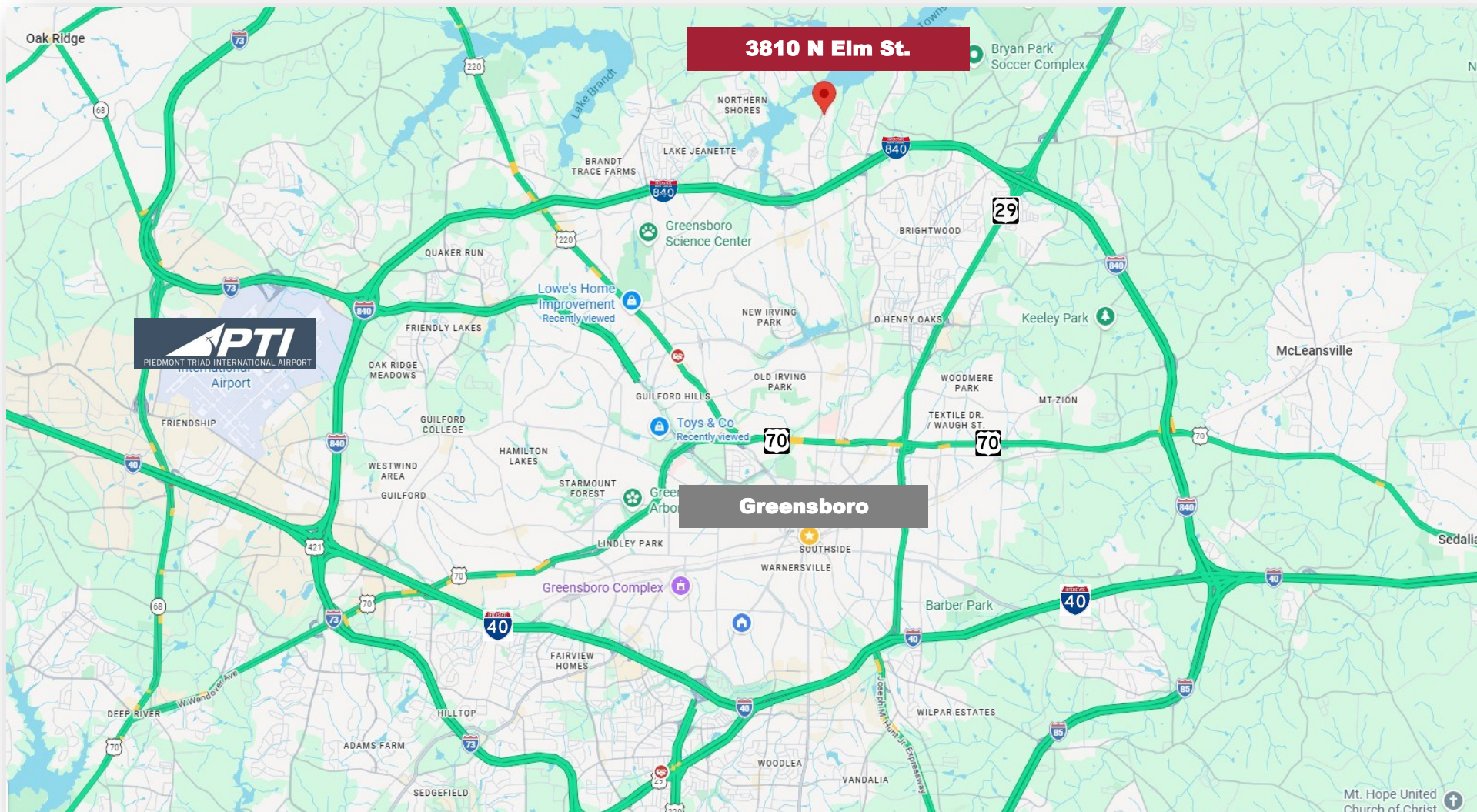
Typical Office



Office



Kitchen



1007 Battleground Avenue, Suite 401, Greensboro NC 27408

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