

OFFICE FOR LEASE
519 Simpson Street
Suite B
Greensboro, NC 27401



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
336-379-8771



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519-B Simpson Street
Greensboro, NC 27401

PROPERTY FEATURES

- Highly desired Downtown Greensboro location with renovated amenities including on-site parking, semi-private porch/decks, ample natural light and hardwood floors. This is a non-smoking office space.
- The property is in close proximity to Machete and other Downtown restaurants, offices, parks, the Greenway and Deep Roots Market.
- Space available: 660 +/- SF
- Lease rate: \$20.00 PSF Modified Gross



POPULATION

1 Mile	3 Miles	5 Miles
18,713	99,621	205,194



AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$53,781	\$44,688	\$71,305



TRAFFIC

W. Smith St. & Greene St.
9,920 Vehicles Per Day

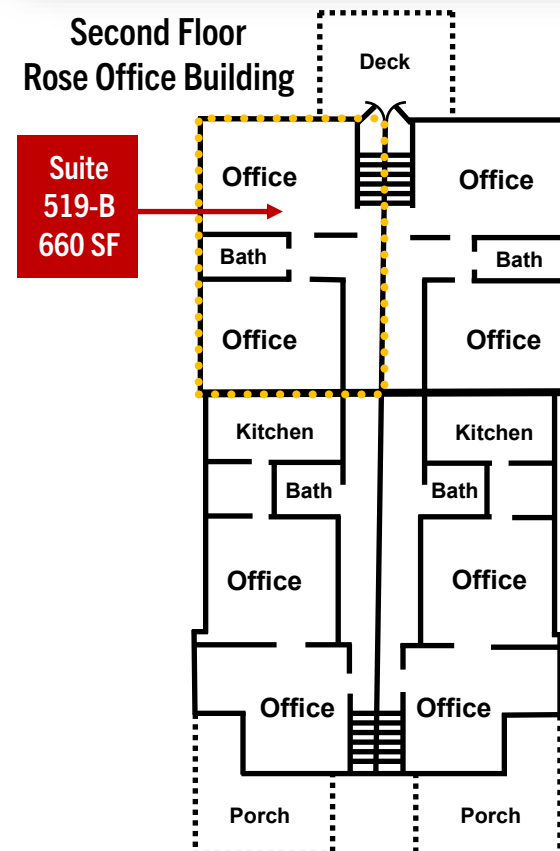


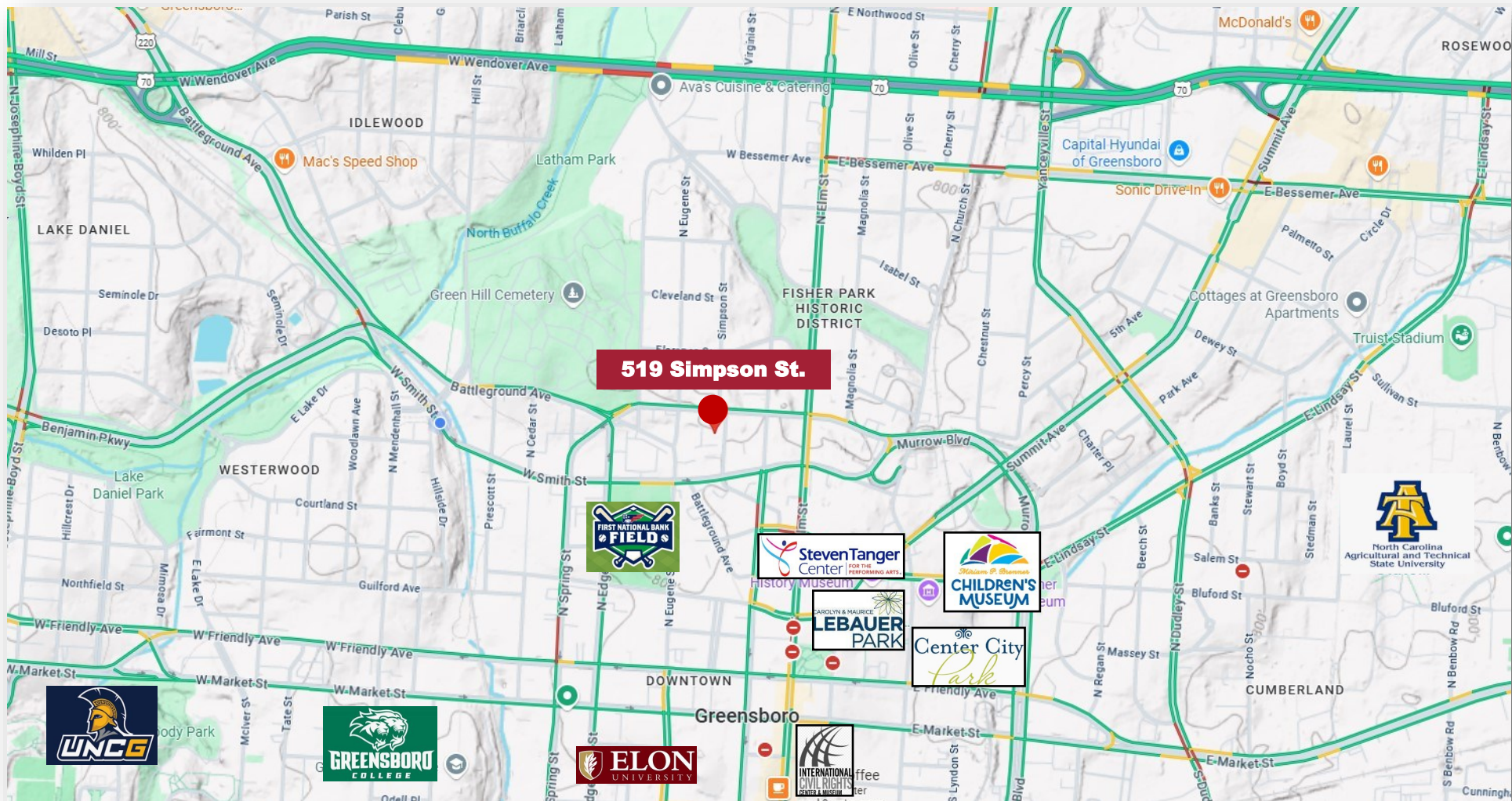
GREENSBORO'S DOWNTOWN GREENWAY

ROSE OFFICE BUILDING - 517, 519, 521, 523 SIMPSON ST. GREENSBORO, NC 27401



Second Floor Rose Office Building





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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.