

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



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



Wes Vogel, Broker  
wvogel@bipinc.com  
C: 336-312-0168  
P: 336-541-5520



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: \$15.91PSF 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



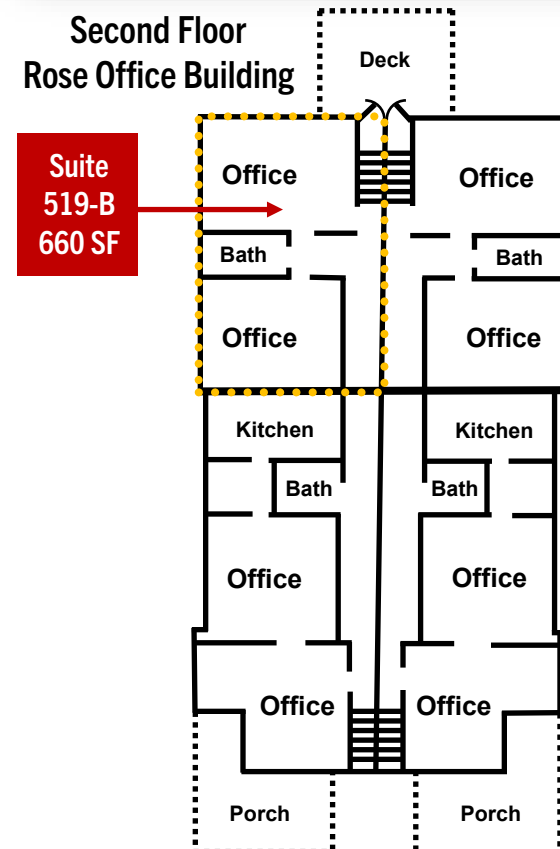


# GREENSBORO'S DOWNTOWN GREENWAY

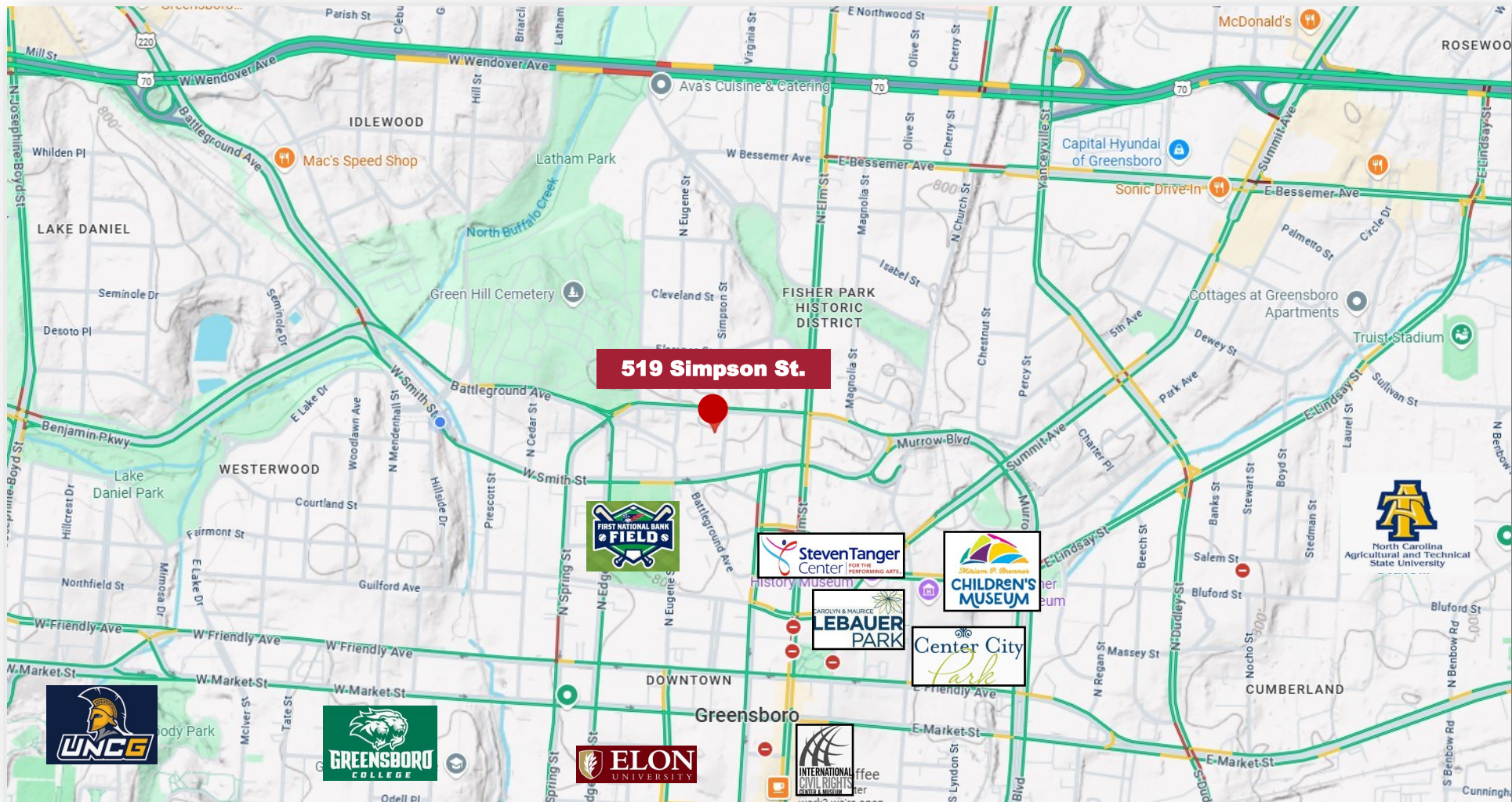
ROSE OFFICE BUILDING - 517, 519, 521, 523 SIMPSON ST. GREENSBORO, NC 27401



## Second Floor Rose Office Building







1007 Battleground Avenue, Suite 401, Greensboro NC 27408

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.