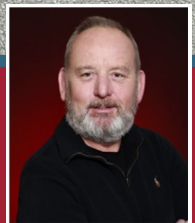


FOR SUBLEASE
1301 Carolina Street
Greensboro, NC 27401



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

Bill Strickland, Broker, CCIM, MBA
bstrickland@bipinc.com
P: 336-369-5974



1301 Carolina Street, Greensboro, NC

- Two general office suites on two floors for sublease
- Suite 14 is 10,000 +/- SF
- Suite 125 is 3,700 +/- SF
- Each suite is subdividable
- Beautifully restored building only one block from Wendover Avenue, Elm Street and Cone Hospital
- Close to Downtown Greensboro
- Sublease available through 12/14/28
- Major tenants include Pace Communications and Sales Factory
- Furniture also available

Property Details

Total Building SF	73,311 +/- SF
Stories	Two
Year Built	1926
Parking	196
Location	Historic Old Irving Park

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 third-largest city in North Carolina and in the Piedmont Triad which comprises three major cities: Winston Salem, Greensboro and High Point. Greensboro is the 70th most populous city in the United States.

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 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.

POPULATION



2 Mile	5 Miles	10 Miles
39,763	198,394	370,392

AVERAGE HH INCOME



2 Mile	5 Miles	10 Miles
\$72,131	\$69,630	\$76,491

TRAFFIC



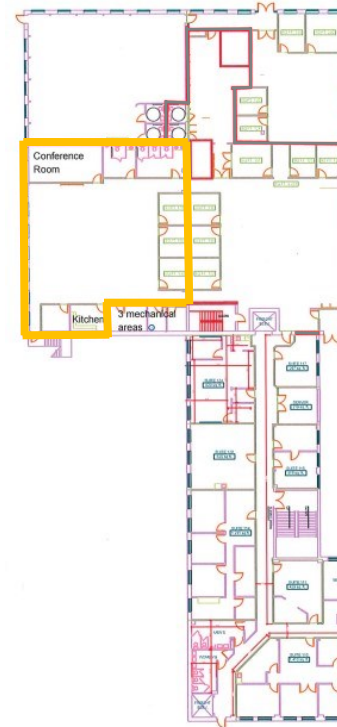
Carolina Street & Wendover Avenue
47,495 Vehicles Per Day

Suite 125

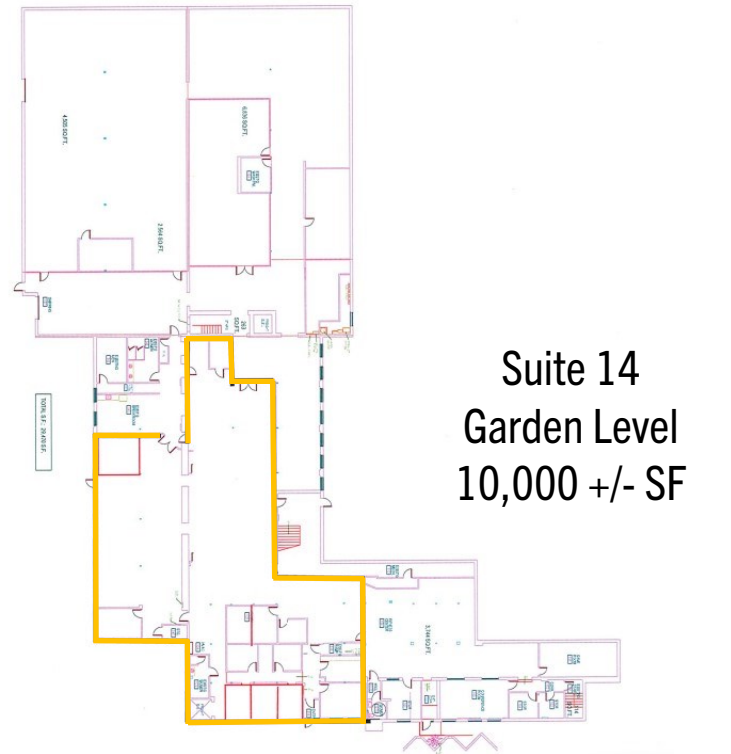


Suite 14

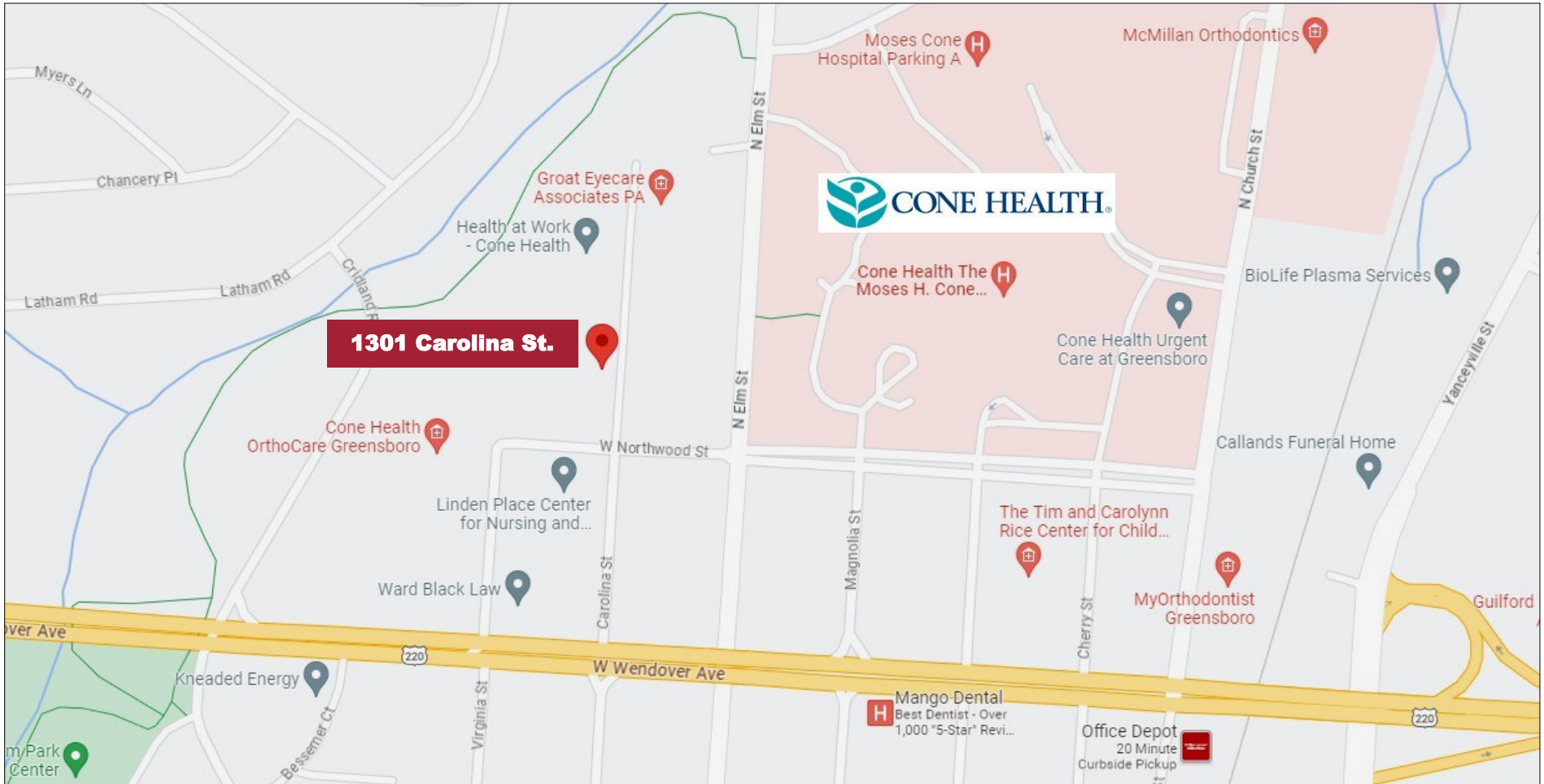




Suite 125
Main Level
3,700 +/- SF



Suite 14
Garden Level
10,000 +/- SF



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
- Major employers include: VF Corporation, The Fresh Market, Cone Health, Volvo Group North America, Mack Truck, Truist Bank and Lincoln Financial



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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.