

FOR SALE OR LEASE  
**820 N. Elm Street**  
**High Point, NC 27262**



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

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## 820 N Elm Street High Point, NC 27262

### Prime Class A Office Space in Downtown High Point

This fully renovated freestanding office property offers exceptional visibility and a prime location in the heart of High Point's growing downtown. 820 North Elm is situated a short distance from the High Point Rockers stadium, major medical providers, and is adjacent to Krispy Kreme and the High Point public library. This Class A office space underwent a full interior/exterior renovation in 2017, including a new roof and HVAC system. Perfect for professionals or businesses seeking a modern, turnkey space within walking distance of key amenities and attractions. Ample parking, building signage, and contemporary interior finishes make 820 N Elm an attractive, move-in ready office property.

Sale Price: \$599,000

Lease Rate: \$18.00/sf MG

Parcel Number: 188282 (Guilford County)

Square Footage: 3,080 +/-

Acreage: 0.28 +/-

Parking: 12 spaces

Year Built: 1984; Fully Renovated 2017

Roof: 2017; shingle

HVAC: 2017; electric heat pump

Zoning: MS-B



### POPULATION



1 Mile	3 Miles	5 Miles
10,746	62,493	113,924

### AVERAGE HH INCOME



1 Mile	3 Miles	5 Miles
\$46,910	\$44,036	\$70,845

### TRAFFIC



N Elm & W Parkway Avenue

8,159 Vehicles Per Day



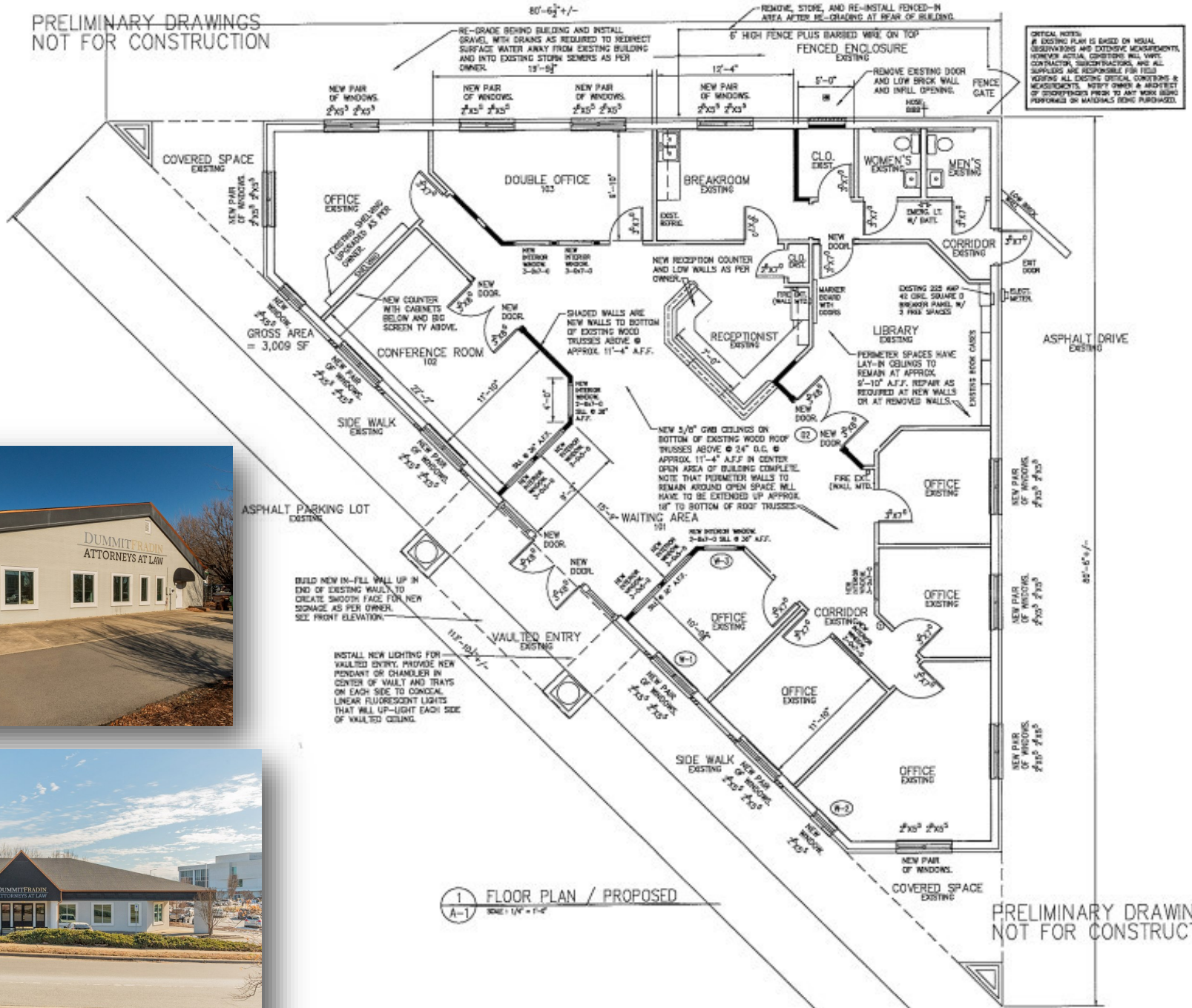








PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION



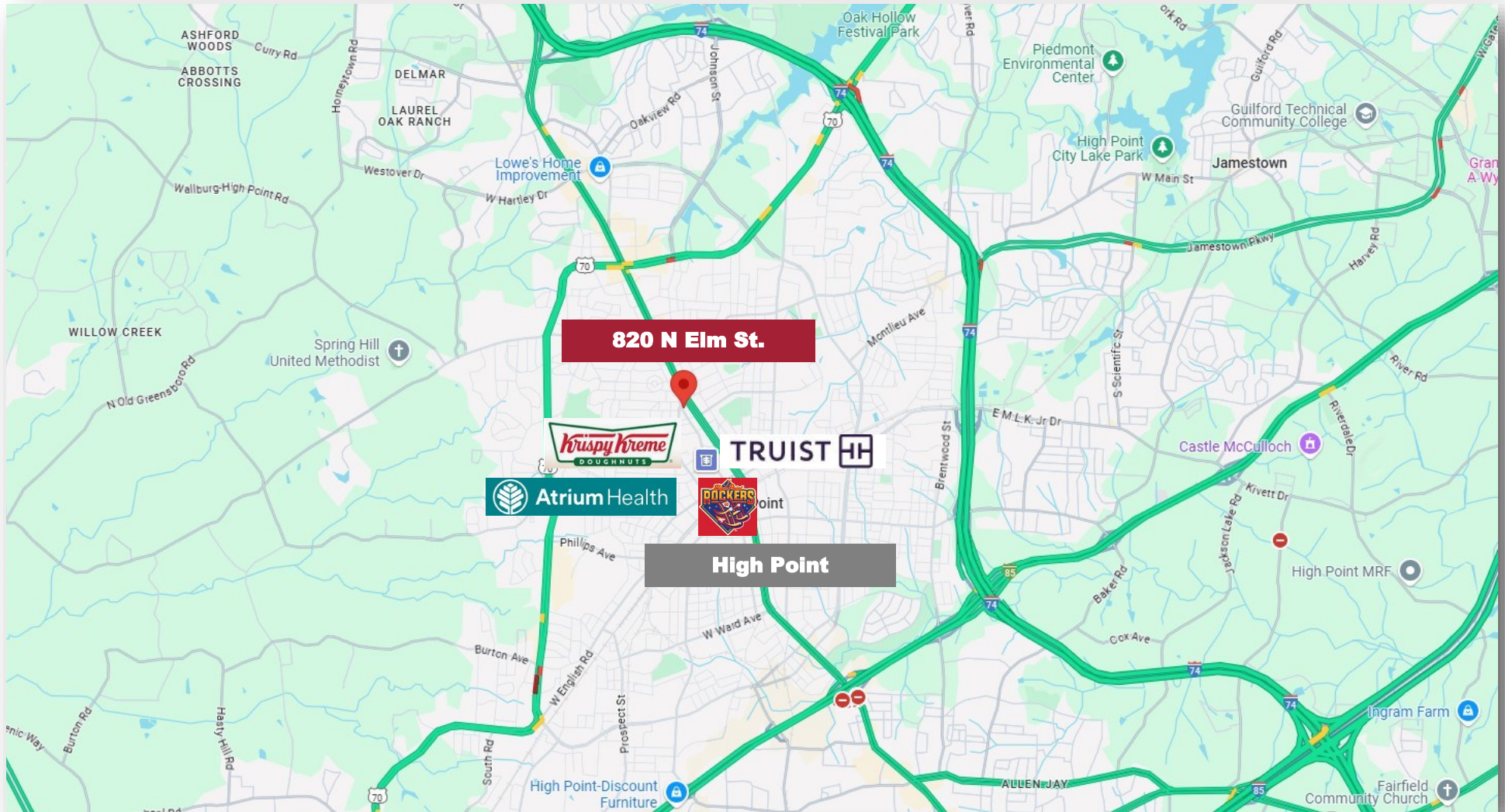
**CRITICAL NOTES**  
# EXISTING PLAN IS BASED ON VISUAL OBSERVATIONS AND EXTENSIVE MEASUREMENTS. HOWEVER ACTUAL CONDITIONS WILL VARY. CONTRACTOR, SUBCONTRACTORS, AND ALL SUPPLIERS ARE RESPONSIBLE FOR FULLY VERIFYING ALL EXISTING DIMENSIONS & MEASUREMENTS. NEW OWNER & ARCHITECT OF DISCRETION PREP TO ANY WORK BEING PERFORMED ON MATERIALS BEING PURCHASED.



1 FLOOR PLAN / PROPOSED  
SCALE: 1/4" = 1'-0"

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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.