

FOR LEASE 2nd FLOOR  
**Meyers Building**  
200 S Elm Street  
Greensboro, NC 27401

**Meyers**

Class A Office  
2nd Floor  
4,000 - 9,400 +/- SF  
Flexible Floor Plan



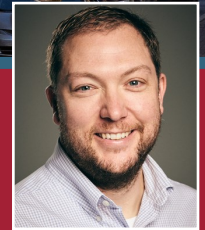
**B**  
**BROWN INVESTMENT**  
PROPERTIES  
EST. 1960

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

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## PROPERTY FEATURES

Versatile office condo combining historic architecture and charm of the original Meyers Department Store with modern interior finishes in the heart of downtown Greensboro.

- Class A Professional Office Space
- Size: Flexible floor plan from 4,000 to 9,400 +/- SF
- Tenant improvement allowance possible
- Join tenants like: VistaTech  
Curriculum Associates  
City of Greensboro  
Greensboro Chamber of Commerce
- Pedestrian Bridge access to the Greene Street Parking Deck
- On-Site Property Management
- Secure On-Premise Storage Available
- Positioned in the Heart of Downtown Greensboro's Social, Business and Restaurant District







## POPULATION



1 Mile	3 Miles	5 Miles
21,506	92,759	198,786

## AVERAGE HH INCOME



1 Mile	3 Miles	5 Miles
\$43,595	\$43,768	\$69,620

## TRAFFIC



S Elm Street & February One Place
7,184 vehicles per day

# Meyers Building 2nd Floor Layout












**Lincoln**  
Financial Group

**WELLS**  
**FARGO**



**Poke**  
**Bowl**

**TRUIST** 

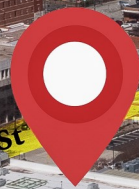


*Eugene St*

*Market St*



*Greene St*



**BLUE DENIM**

**THE WESTIN**



*Elm St*

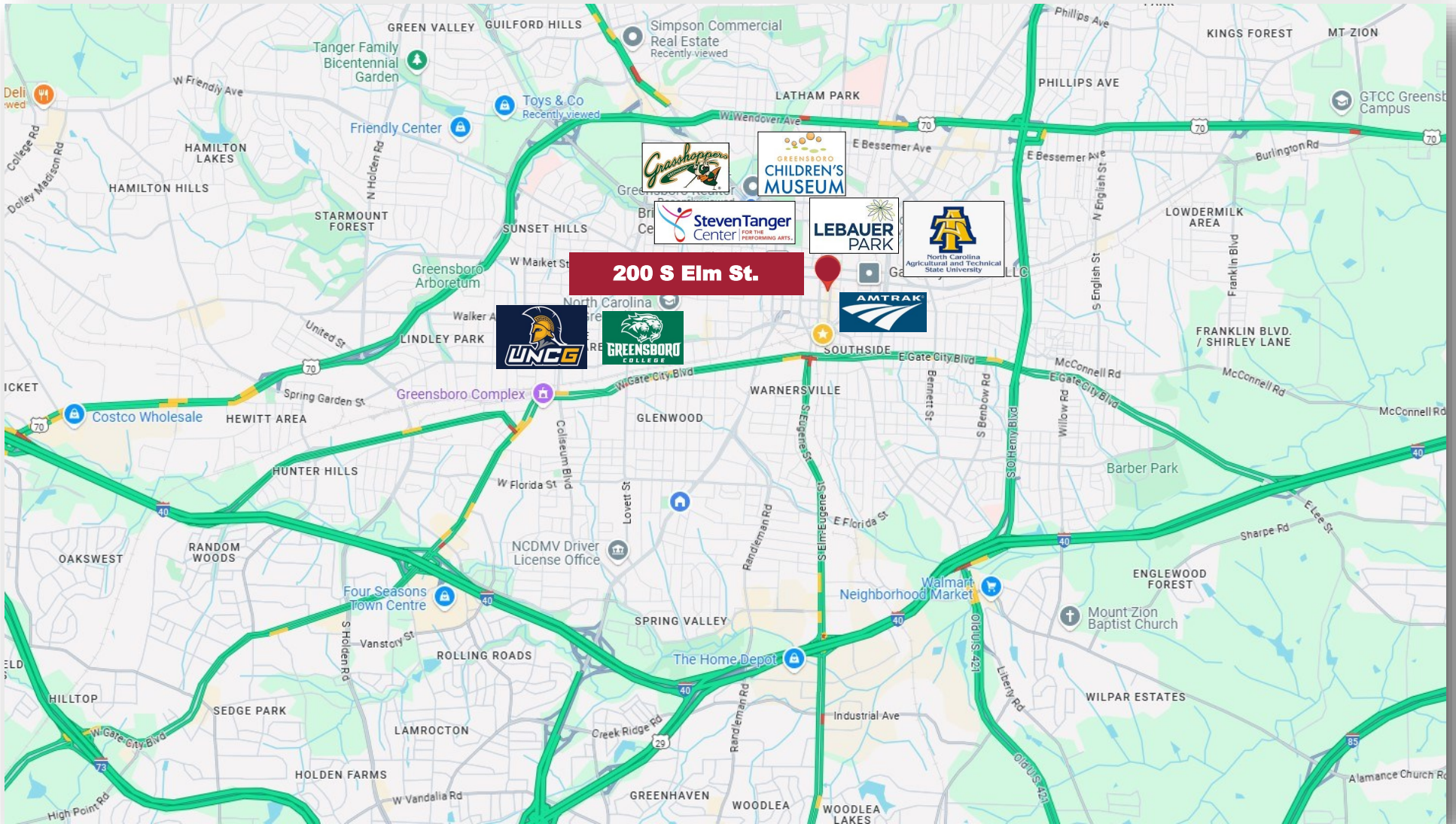


*Davie St*



*Hughes St*





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