

SPACE AVAILABLE **FOR SALE OR LEASE** **IN THE HISTORIC 201 SOUTH ELM STREET BUILDING**

WHERE HISTORY AND CONVENIENCE MEET

Going to work every day in the heart of downtown Greensboro can be an exhilarating experience if you're in the right location with right look and feel.

Business owners looking for prime office or retail space, or an entertainment/live music environment, need look no further than the former Huffines Building at 201 South Elm Street.

This historic building is in the center of downtown with the city's newest 600 space parking deck directly behind it, the anticipated **Westin Hotel** project next door, and **easy access to I-85 and I-40**. Construction of the building was first completed in 1902, and is being renovated to reflect the original brick walls, wood floors, high wood beamed ceilings, and open space.

The building **consists of three floors with 3,774 square feet each**, and a 3,774 square foot basement level that is available for storage space and other uses. **Leasable space is available for up to three tenants.**

RENDERING OF PROPOSED RENOVATION

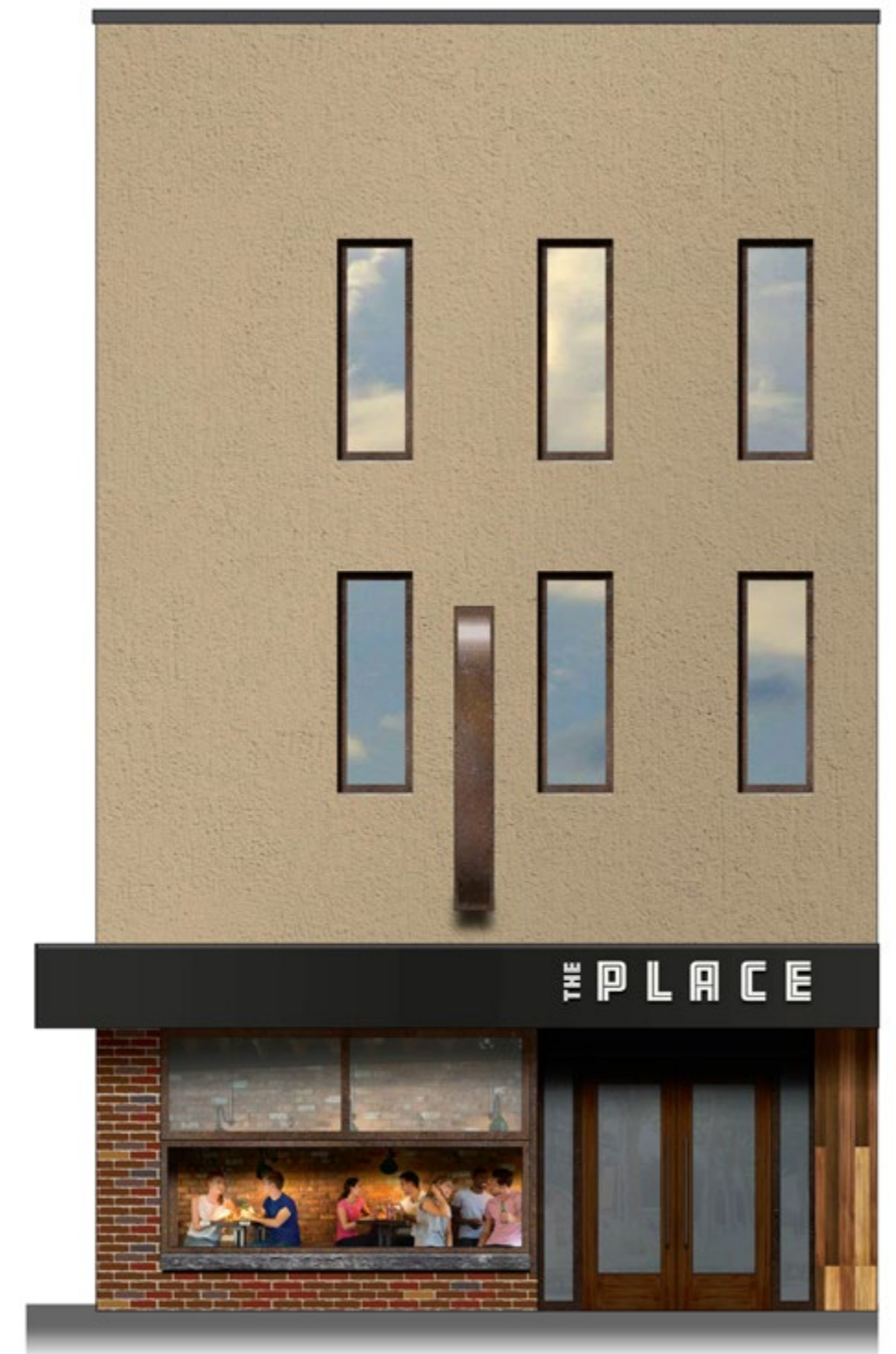


PHOTO-RENDERING OF PROPOSED RENOVATION

PRIME LOCATION WITH HISTORIC AND CULTURAL SIGNIFICANCE

Located in a prime spot on the corner of South Elm Street and February One Place, the 201 Building is across the corner from the **International Civil Rights Center & Museum**, the former Woolworth store that was the site of the first lunch counter sit-in on February 1, 1960. This event was the catalyst to the national civil rights sit-in movement. **The Center annually attracts thousands of visitors and is the site of special events throughout the year.**

The 201 Building is next door to the anticipated **180 room upscale Westin Hotel and Conference Center**. This will make the 201 Building the perfect location for a retail, entertainment/eatery venue, or business that wants to be where the action is or has out-of-town visitors needing a convenient place to stay.

Businesses that need easy access to government resources will also appreciate this location, which is one block east of the **United States District Court, Guilford County Courthouse, Guilford County Tax Department and City of Greensboro Melvin Municipal Office Building.**

Providing significant foot traffic is the new **Steven Tanger Center for the Performing Arts**, which is just three blocks away. Opened in November 2021, the Tanger Center is a 3,000-plus seat performing arts center that hosts a Broadway Musical series, as well as symphony performances, comedians, music performers, and lectures. Among this year's Broadway performances are "Cats," "Frozen" and "The Book of Mormon."

Two blocks north of the building, lessees will find the **Center City Park and Lebauer Park**, which are popular neighborhood green spaces with fountains, food venues and unique landscape features. It's the perfect spot for employees looking to enjoy their lunch outside.



LUNCH OPTIONS AROUND

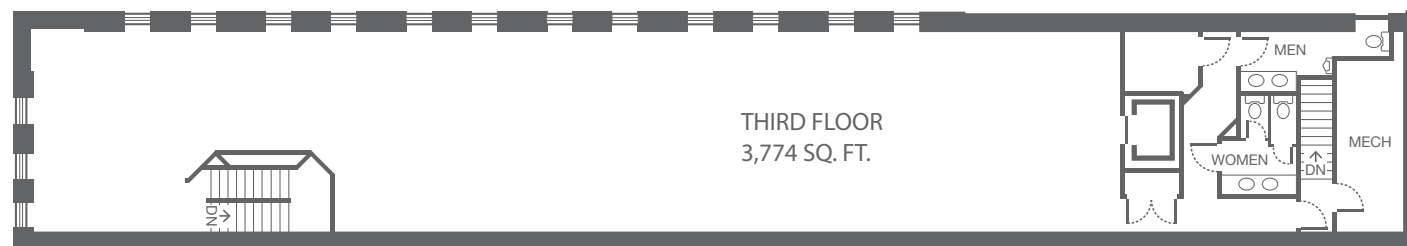
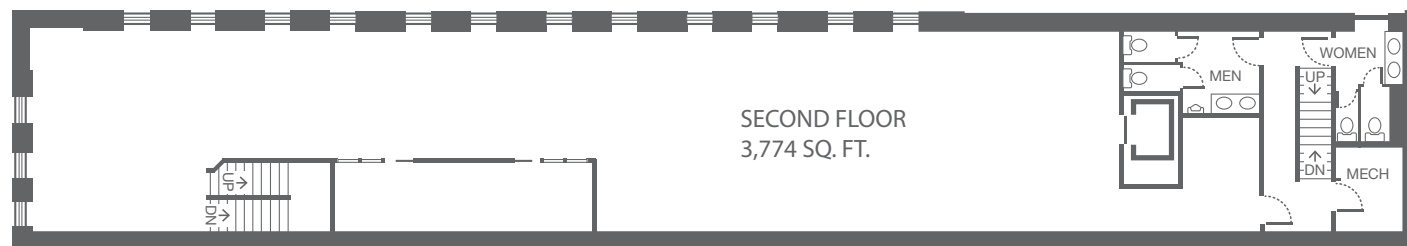
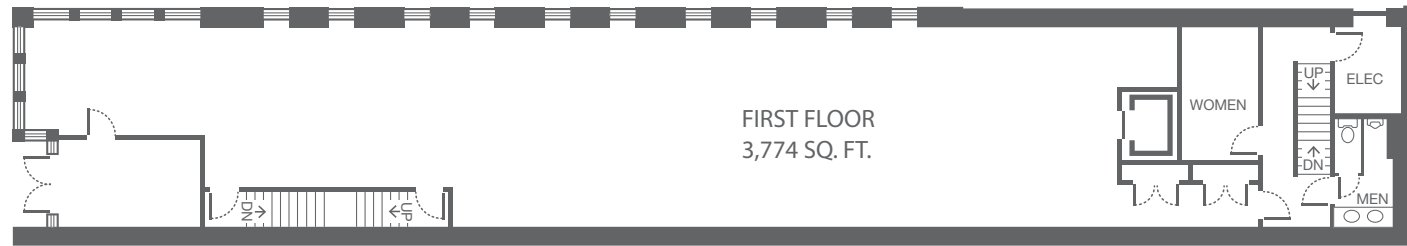
Plenty of lunch and dinner options are available within a block of the 201 Building, including Los Chico's, Cincy's Downtown, Crafted The Art of the Taco, Blue Denim and Lao Restaurant and Bar. Other nearby food spots include B Christopher's Steak House, Liberty Oak, Northern Roots Coffeehouse and Maho's Bistro.

EASY-ACCESS PARKING

The City's almost completed 600 space Parking Deck is located directly behind the building, 20 feet from the building's side entrance, and 120 feet from its main entrance on South Elm Street. This easy and convenient parking deck will offer hourly, daily, and monthly parking.

CHOOSE YOUR LOCATION IN 201 SOUTH ELM

EACH LEVEL FEATURES 3,774 SQUARE FEET OF SPACE TO MEET YOUR NEEDS.



15,096 SQ. FT. TOTAL



FIRST FLOOR

With an entrance on South Elm Street, the first floor, with high ceilings and exposed woodwork and brick walls, is perfect for retail, entertainment/eatery, or office space. This space can be built to suit with ideas such as garage doors opening to South Elm Street. With its dynamic open space, it will undoubtedly fulfill any use or need .





PHOTO-RENDERING OF PROPOSED RENOVATION. WILL BUILD TO SUIT



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SECOND FLOOR

This open office space can be built out to fulfill your needs and use. This floor can be configured into a combination of open office space, personal offices, conference rooms, etc. Access to this level is available from the Elm Street entrance or the side entrance on February One Place. Elevator access is available.

THIRD FLOOR

This level is also designed as open office space but can be built to suit your needs. With its high ceilings and exposed woodwork, this is an inspiring space for any use. Access is available from Elm Street by either elevator or stairs. Access to this level is available from the Elm Street entrance or the side entrance on February One Place. Elevator access is available.



PROPOSED CONFERENCE ROOM / OFFICE

**TO TOUR THESE SPACES AND FOR ADDITIONAL INFORMATION, CONTACT:
ANDY ZIMMERMAN, 336-255-4813, ANDYZ@AZDEV.BIZ.**