

FOR LEASE AND SALE

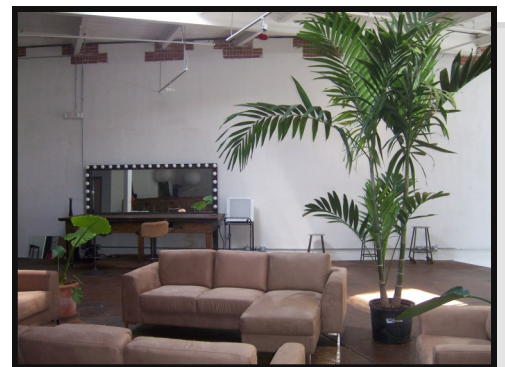
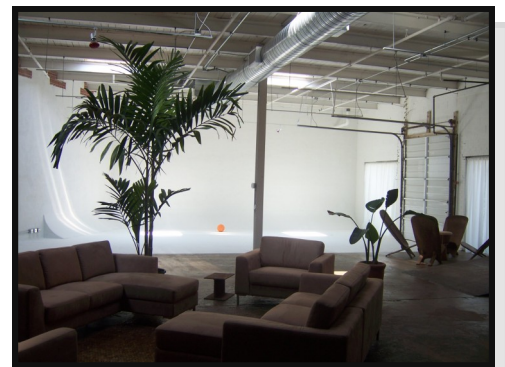
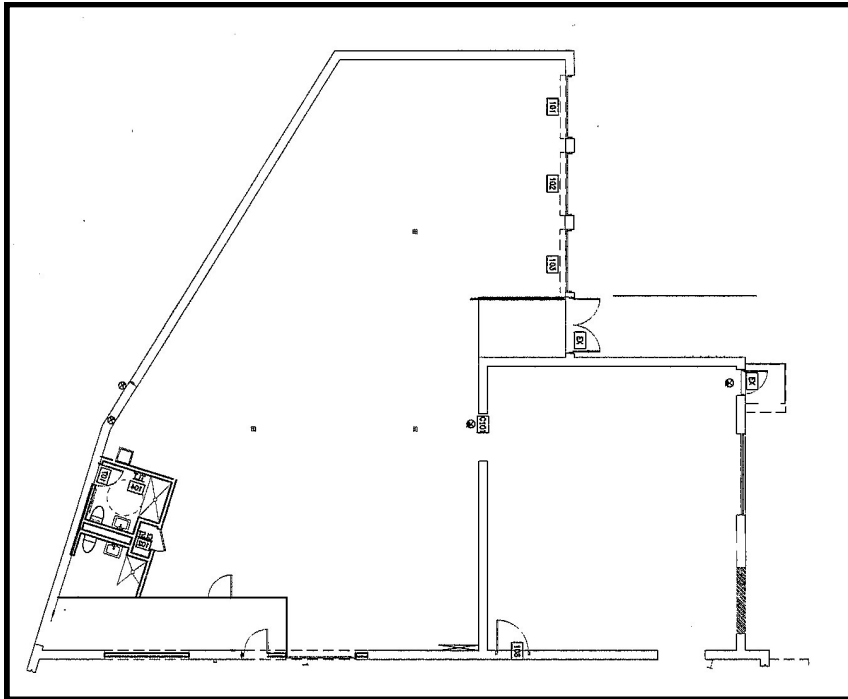


MOMENTUM
Commercial Brokerage

120 West Lewis St, Greensboro, NC 27406
South Elm Historic Preservation District

Commercial building with renovated loft space featuring exposed brick walls and open work station floor plans. Building located in Greensboro Historical District off of S. Elm Street. 14,450 SF. with 12 parking spaces, 14 to 16 foot ceiling, masonry construction, concrete floors, and fluorescent and track lighting. Building renovated in 2007, all new HVAC and plumbing system.

- For Lease - 5,150 SF available for \$15.00 SF (\$6,438/m NNN)
- For Sale - 14,450 SF for \$2,200,000. (Note 9,189 SF under long term lease.)



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