

**FULLY RENOVATED
TURNKEY OFFICE BUILDING**
INCLUDES 9 PRIVATE PARKING SPOTS!

**1,376 SF
FOR SALE**
PRIME DOWNTOWN
GREENSBORO LOCATION

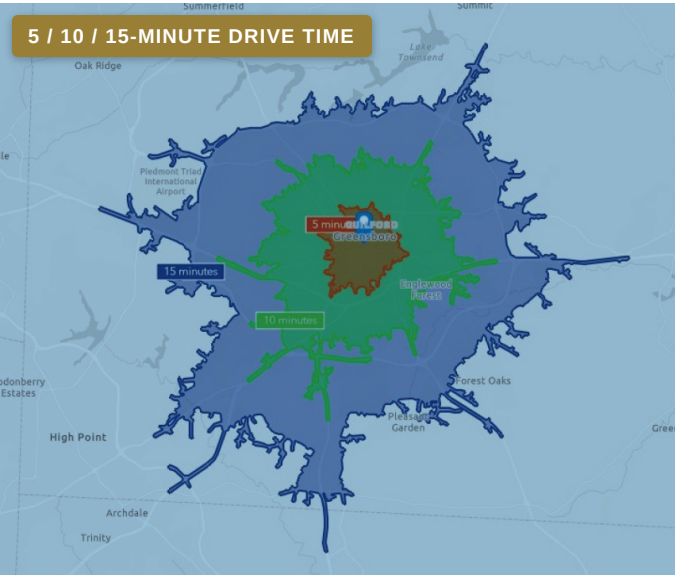
THE BROWN LAW BUILDING

316 S Eugene St
Greensboro, NC 27401
FOR SALE - CALL FOR PRICING

EXCEPTIONAL VISIBILITY ON MAJOR DOWNTOWN ARTERY
QUICK ACCESS TO THE I-40/I-85 CORRIDOR



316 S Eugene St
Greensboro, NC 27401



5-min drive 10-min drive 15-min drive

DEMOGRAPHICS

	1-MI	3-MI	5-MI
2026 Population	17,508	91,281	201,519
2026 Daytime Pop.	36,166	138,633	246,913
2026 Households	6,152	34,476	81,928
Median HH Income	\$50,188	\$55,491	\$60,157

Financial Overhead Category	Leasing Downtown Space	Owning 316 S. Eugene St.
Monthly Base Payment	\$2,850 Estimated Rent (Gross)	\$2,150 Estimated Mortgage (P&I)
Monthly Operating Expenses	Included in Gross Rent	\$450 (Taxes, Insurance, Utilities)
Monthly Association Fees	Varies by Building	\$0.00 (Absolute Ownership)
Net Monthly Capital Outlay	\$2,850 (100% Sunk Cost)	\$2,600 (Equity-Building)

Tax Advantage Note: Unlike leasing, absolute ownership of 316 S. Eugene St. allows your firm to utilize powerful annual tax deductions through structural property depreciation and commercial mortgage interest write-offs. Consult your CPA to evaluate your exact post-tax net savings.

PROPERTY FACTS

ADDRESS
316 S Eugene St, Greensboro, NC 27401

SIZE
±1,376 SF standalone building | ±0.14 AC site

PROPERTY TYPE
Freestanding commercial (no shared walls or condo fees)

ZONING
CB · Central Business (flexible professional / office use)

LOCATION ANCHORS
Guilford County Courthouse (1 block south), First National Bank Field, Hampton Inn & Suites

STOP RENTING, BUILD EQUITY

A rare standalone opportunity in the Greensboro Central Business District, this property lets professional firms transition from leasing to absolute asset ownership with zero corporate condo fees — pairing predictable long-term overhead with on-site parking revenue.

PROPERTY HIGHLIGHTS

- Unbeatable Courthouse Proximity**
Steps from the Guilford County Courthouse — ideal for legal practices.
- Long-Term Capital Protection**
Brand-new roof fully completed August 2025.
- Private On-Site Parking**
Nine dedicated spaces with strong potential for monthly parking income.
- High-Traffic Street Exposure**
Positioned on a primary downtown corridor seeing up to 9,000 vehicles per day for continuous organic visibility.

MOVE-IN READY PROFESSIONAL LAYOUT

- Private Partner Offices**
Optimized for confidentiality and focused legal work.
- Client Reception Area**
A welcoming, professional entry experience for visitors.
- Formal Conference Room**
Dedicated, private space for team and client meetings.
- Staff Break Area**
Features a new granite countertop, new cabinets, a new sink, and updated fixtures.
- 2026 Interior Updates**
Features brand-new LVP flooring, fresh paint, and updated fixtures for immediate, low-maintenance occupancy.



MARKET OVERVIEW

THE GREATER GREENSBORO MARKET

As the geographic center of the dynamic Piedmont Triad, **Greensboro, North Carolina**, serves as a premier logistical, educational, and corporate anchor. The city supports a diversified regional economy fueled by historic institutional capital investment—highlighted by the massive expansions at the **Toyota Battery Manufacturing megasite** and the **Boom Supersonic facility**. This industrial momentum feeds a continuous pipeline of tier-one academic talent from surrounding universities, generating a consistent, market-wide demand for high-quality professional and administrative services.

THE CENTRAL BUSINESS DISTRICT (CBD)

Within this expanding regional footprint, downtown Greensboro operates as the premier corporate and civic core. Anchored directly by the Guilford County Courthouse complex, the immediate courthouse vicinity commands a dense daytime workforce of legal, financial, and governmental professionals — further enriched by the nearby campus of Elon University School of Law. This low-vacancy, high-barrier-to-entry micro-market makes standalone, turnkey office assets exceptionally competitive and highly secure long-term investments.

MARKET COMPARISON

MARKET LEVEL	KEY ECONOMIC INDICATOR	METRIC / CAPITAL IMPACT
City-Wide	Total Annual Construction Investment	\$1.185B (Historic High)
City-Wide	Macro County Labor Force	287,996 Active Workers
Downtown Core	Corporate Daytime Workforce	17,000+ Employees
Downtown Core	Professional & Admin. Ratio	82.1% White-Collar Base

Source: Guilford County Economic Development Alliance

Greensboro's robust white-collar workforce and historic capital investments make downtown core assets uniquely positioned for long-term equity growth.

THE PIEDMONT TRIAD

1.85M+

Residents driving the economic expansion of the Piedmont Triad.

97.5K

Top-tier students currently enrolled in area colleges and universities.

20

Higher education institutions, including 11 traditional 4-year universities and 9 technical colleges.

6th

National rank for corporate facility investments (Greensboro—High Point MSA).

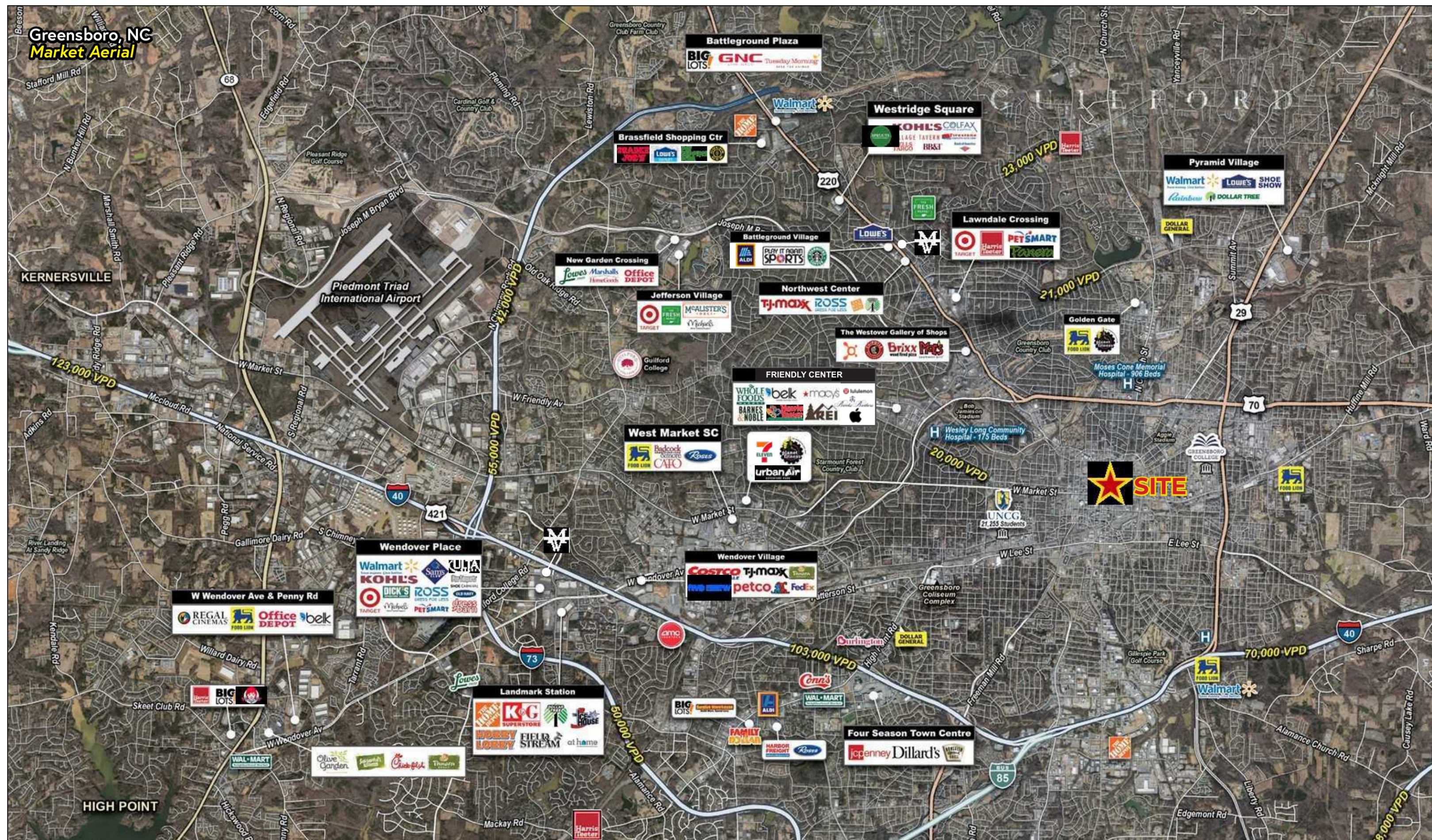
920K+

Active regional labor force supporting rapid corporate growth.

2nd

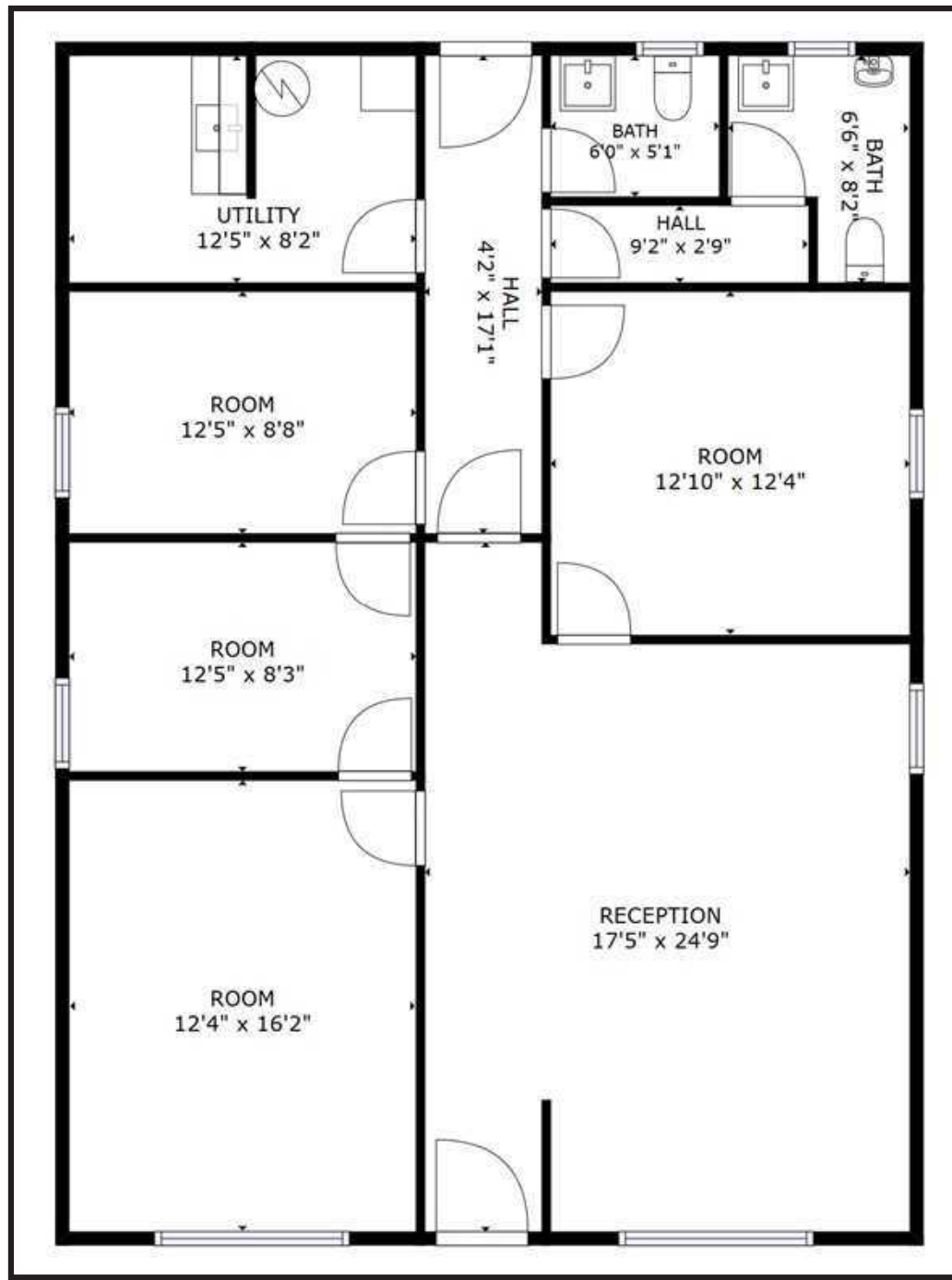
County ranking for manufacturing in NC (Guilford) — Top 10 in the Southeast U.S.

Greensboro, NC
Market Aerial



316 S Eugene St
Site Aerial





SITE LAYOUT



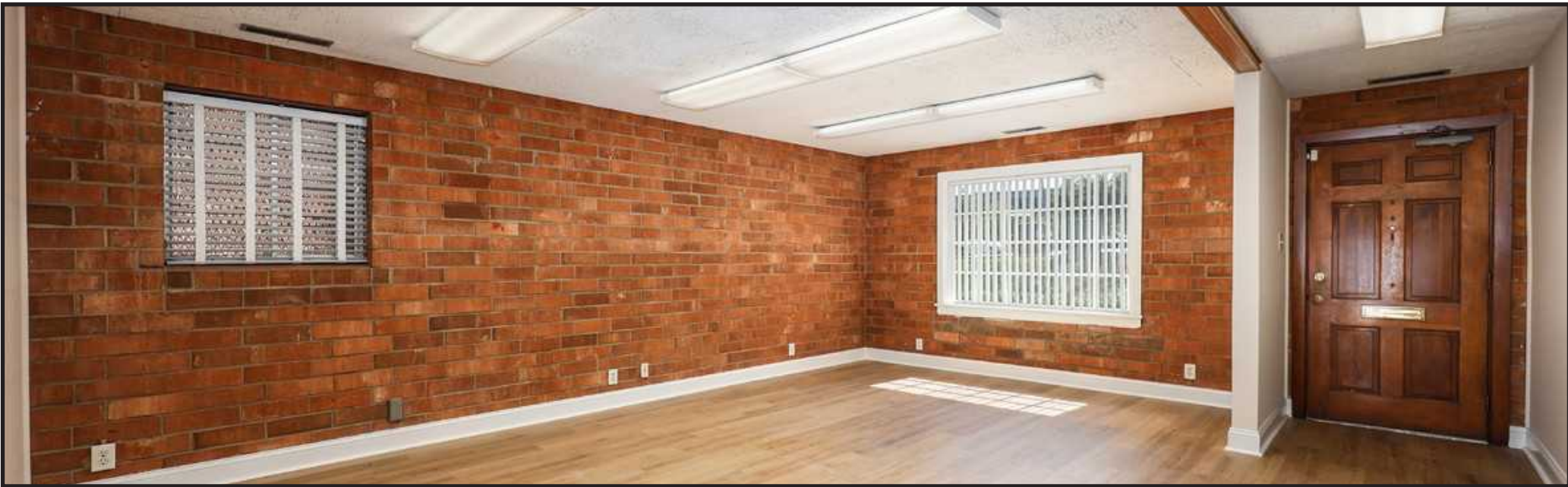
SITE PHOTOS



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