

FOR SALE

5 AND 7 OAK BRANCH DR, GREENSBORO, NC

33,213 +/- SF on 3.32 +/- Acres

CALL FOR PRICING



Oak Branch Business Center was developed by Starmount companies in the early 90's as a single story office park. Many of the tenants have been in the center for a decade or longer and have enjoyed a plethora of parking, its central location to all of the major throughfares and the ease of having your own entrance. All of the tenant spaces have been upgraded recently as expected by the mix of regional and national tenants who have multiple locations.



F. Cooper Brantley, Jr.

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1400 West Northwood Street
Greensboro, North Carolina 27408

BRANTLEY
COMMERCIAL PARTNERS LLC

All information furnished regarding property for sale, rental, financing, or projections of income And expenses are from sources deemed reliable. No warranty or representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, financing, or withdrawal without notice.

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DISCLAIMER

THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your own limited use in considering whether to pursue negotiations to acquire 5 and 7 Oak Branch Drive (the "Property") located in Greensboro, NC and is not intended to be an offer for the sale of the Property.

This confidential memorandum, which contains brief, selected information pertaining to the business and affairs of the Property, has been prepared by Brantley Commercial, LLC. This confidential memorandum does not purport to be all-inclusive or to contain all of the information which a prospective purchaser may desire. Neither the Seller ("Seller") nor Brantley Commercial nor any of their employees or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto.

By receipt of this confidential memorandum, you agree that the memorandum and its contents are confidential, that you will hold and treat it in the strictest of confidence, that you will not, directly or indirectly, disclose or permit anyone else to disclose this memorandum or its contents to any other person, firm or entity without prior written authorization of seller, and that you will not use or permit to be used this memorandum or its contents in any fashion or manner detrimental to the interest of the seller. Photocopying or other duplication is strictly prohibited.

THE SELLER EXPRESSLY RESERVES THE RIGHT, AT ITS SOLE DISCRETION, TO REJECT ANY OR ALL PROPOSALS OR EXPRESSIONS OF INTEREST IN THE PROPERTY AND TO TERMINATE DISCUSSIONS WITH ANY PARTY AT ANY TIME WITH OR WITHOUT NOTICE.

If you do not wish to pursue negotiations leading to this acquisition, or if in the future you discontinue, you agree to return this confidential memorandum to Brantley Commercial, LLC.

THIS CONFIDENTIAL MEMORANDUM SHALL NOT BE DEEMED A REPRESENTATION OF THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY SINCE THE DATE OF PREPARATION OF THIS MEMORANDUM.

THIS PROPERTY IS BEING SOLD ON AN "AS IS, WHERE IS" BASIS.

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PROPERTY SPECIFICATIONS

Building Size:	33,213 +/- SF
Land Size:	3.32 +/- acres
Year Built:	1990
Zoning:	BP Business Park District
Foundation:	Concrete Slab
Exterior Walls:	Brick
Roof:	PBM 2026 Bld #5 / Ballasted 1990 Bld #5
HVAC:	RTUs Roof Top Units For Each Suite
Tenant Improvements	tenant improvements in tenant spaces
Access	Accessible to 1-40 and Wendover Avenue

PROPERTY FINANCIALS

	YEAR END	PRO-FORMA
	2025	2026
Income		
Rental Income	491,063	505,750
CAM	1,250	1,250
Total Income	\$492,313	\$507,000
Expenses		
Service Contracts	50,851	52,000
Repair and Maintenance	29,670	36,000
Utilities	68,257	69,000
Administrative	5,093	5,300
Management Fees	12,000	15,000
Insurance	5,166	6,200
Property Taxes	40,843	41,000
Total Operating Expenses	\$211,881	\$224,500
NOI	\$280,432	\$282,500



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5-7 Oak Branch Drive Rent Roll					
Rent Roll and Future Lease Charges					
Updated 4-16-2026					
<u>Unit</u>	<u>Tenant</u>	<u>Period</u>	<u>Monthly Rent</u>	<u>Rate</u>	<u>Square Feet</u>
5-A	Elwood Staffing www.elwoodstaffing.com	1/1/2025- 12/31/2025	2,160.43	14.19	1,827
		1/1/2026-12/31/2026	2,225.24	14.62	
		1/1/2027- 12/31/2027	2,292.00	15.05	
5-B	WSP www.wsp.com	9/1/24-8/31/25	4,398.24	14.96	3,528
		9/1/25- 8/31/26	4,530.19	15.41	
		9/1/26- 8/31/27	4,665.78	15.87	
		9/1/27-8/31/28	4,806.90	16.35	
5-D	Corporate Systems Supply www.corpsys.net	MTM*	2,300.49	14.02	1,969
5-H	Tree of Life LLC www.tle-counseling.com	5/1/24-4/30/25	4,771.25	15	3,871
		5/1/25- 4/30/26	4,914.39	15.45	
		5/1/26-4/30/27	5,061.82	15.91	
		5/1/27-4/30/28	5,213.67	16.39	
		5/1/28-4/30/29	5,370.08	16.88	
5-G	Pinnacle Family Services www.pinnaclefamilyservices.com	4/1/2026- 3/31/2027	2,278.50	15.5	1,764
		4/1/2027-3/31/2028	2,335.46	15.89	
		4/1/2028-3/31/2029	2,393.85	16.28	

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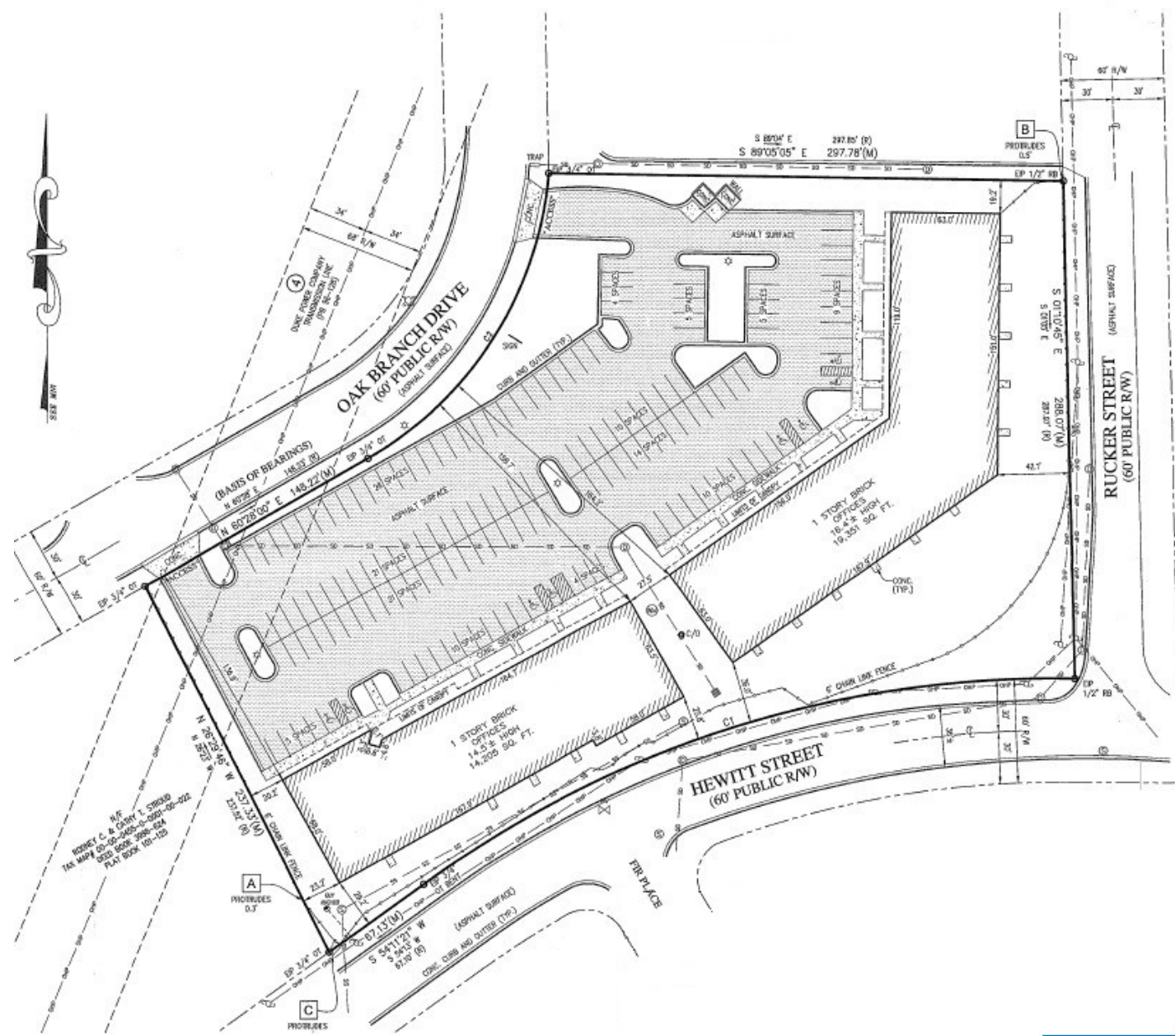
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Rent Roll and Future Lease Charges					
Updated 4-16-2026					
<u>Unit</u>	<u>Tenant</u>	<u>Period</u>	<u>Monthly Rent</u>	<u>Rate</u>	<u>Square Feet</u>
5-E	Ehabit				4,929
	www.enhabit.com	7/1/2024-6/30/2025	5,853.19	14.25	
		7/1/2025- 6/30/2026	5,955.88	14.5	
		7/1/2026-6/30/2027	6,058.63	14.75	
		7/1/2027- 6/30/2028	6,161.25	15	
7-A,B,C;5_K United Rentals					8,615
	www.unitedrentals.com	9/1/2024- 8/31/2025	11,292.82	15.73	
		9/1/2025- 8/31/2026	11,709.20	16.31	
		9/1/2026- 8/31/2027	11,943.38	16.64	
		9/1/2027- 8/31/2028	12,182.25	16.97	
		9/1/2028- 8/31/2029	12,425.90	17.31	
		9/1/2029- 8/31/2030	12,674.41	17.65	
7-E	Opal Autism Learning Center				6,977
	www.opalautism.com	7/1/25 - 6/30/26	9,283.20	15.97	
		7/1/26 - 6/30/27	9,560.09	16.44	
		7/1/27 - 6/30/28	9,848.09	16.94	
		7/1/28 - 6/30/29	10,143.53	17.45	
		7/1/29 - 6/30/30	10,448.35	17.97	
		7/1/30 - 6/30/31	10,761.80	18.51	
		7/1/31 - 6/31/32	11,084.65	19.07	
*For the time being, I am expanding a tenant and getting paperwork figured out					
**Currently UC for the expansion so the rent commencement is open					

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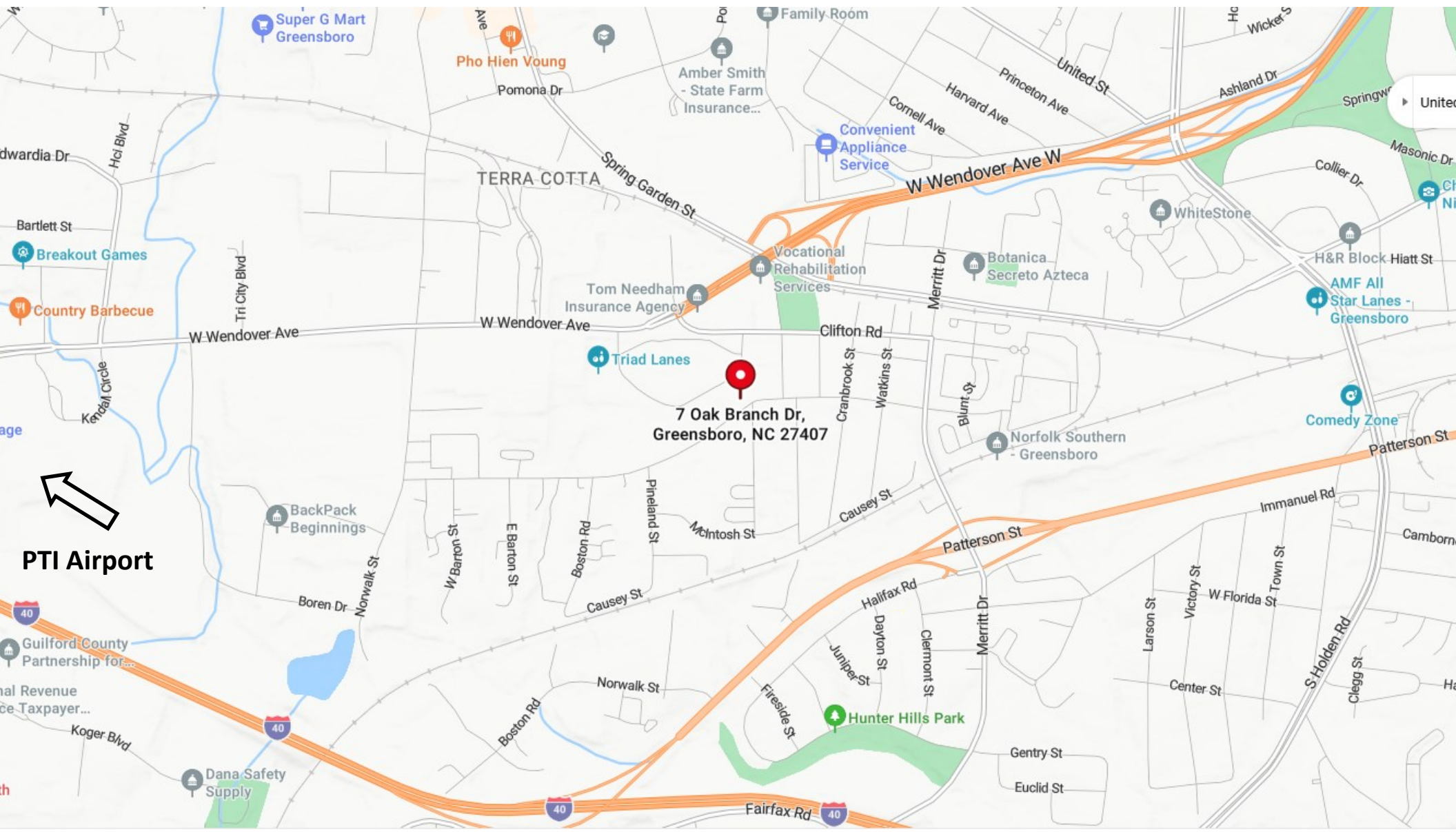
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PTI Airport

7 Oak Branch Dr,
Greensboro, NC 27407

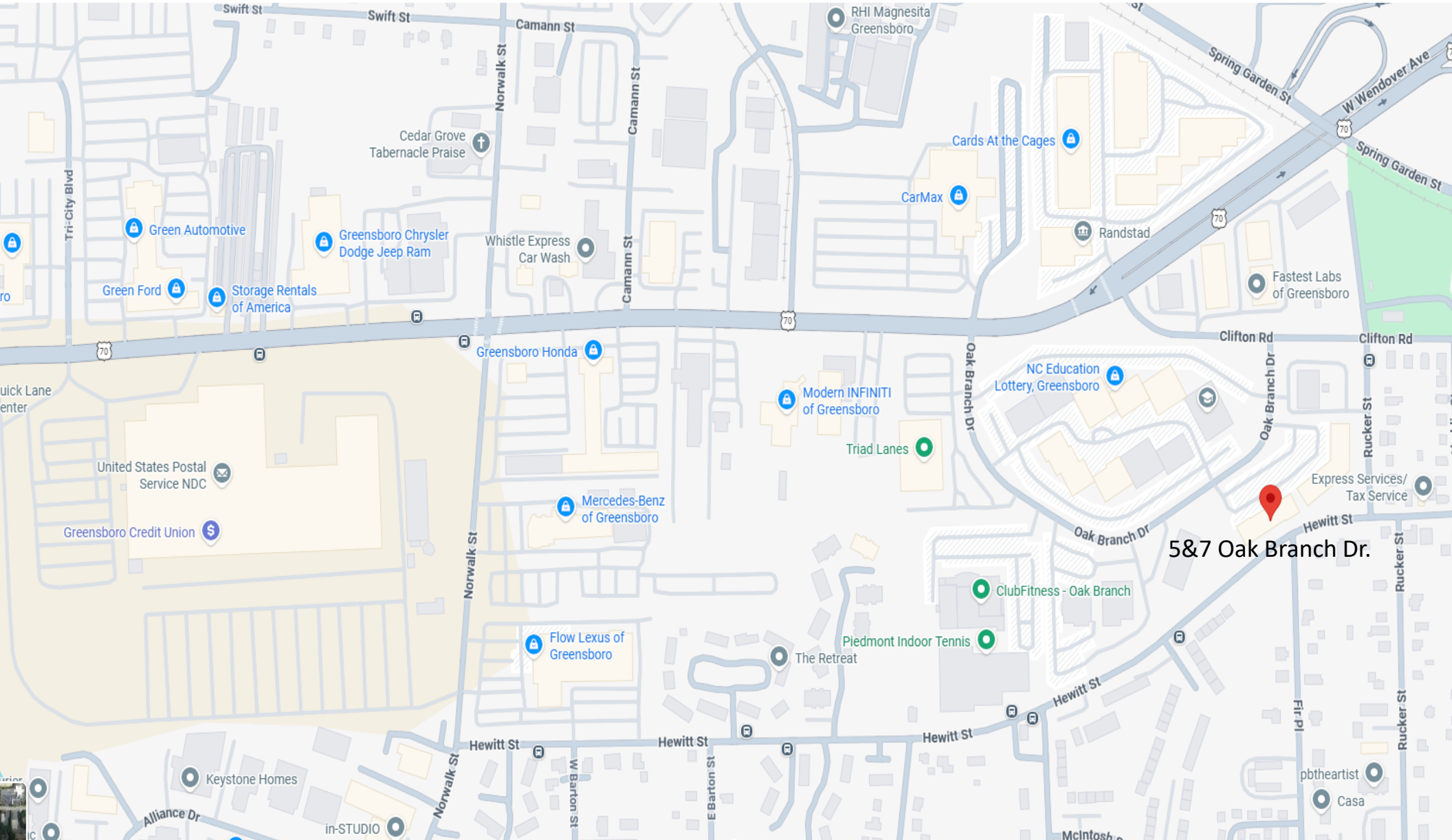
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LOCATION

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5&7 Oak Branch Dr.

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AERIAL