

6,000 – 46,000 SF Available | Lease Rate \$14.00/SF
(NNN or Modified Gross depending on deal structure)

Positioned in the heart of Midtown Greensboro, 2118 Enterprise Road offers a rare opportunity for users seeking flexible office and medical space in one of the city's most active growth corridors. The property benefits from strong surrounding demographics, proximity to major healthcare institutions, and immediate access to Greensboro's primary commercial corridors.

Location Highlights

Strategically located in Greensboro's Midtown submarket with immediate access to key demand drivers:

- ±1.5 miles to UNC Greensboro
- Minutes from Moses H. Cone Memorial Hospital
- Situated between W Cornwallis and Green Valley Road
- Surrounded by new retail and multifamily development
- Central access to Greensboro's primary business and residential nodes

Positioning

This asset offers a compelling opportunity for tenants seeking central Greensboro presence with flexibility, accessibility, and proximity to major employment and healthcare hubs. Ideal for groups looking to capitalize on Midtown's continued growth and demand.

Property Details

- Building Size: 40,000 SF
- Lot Size: 1.51 Acres
- Year Built: 1964
- Zoning: LI (Light Industrial)
- Utilities: City water & sewer
- Heating: Electric & natural gas



Property Features

- 14' clear height
- 3-phase power
- Masonry construction
- Flexible floorplates for multi-tenant or single-user configurations
- Suitable for medical, office, or light flex users

Preston Lavinder

ADVISOR

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