

FOR SALE 2,480 SF
Single Tenant Office Condominium
Lake Jeanette Office Park

Suite 102

NAI Piedmont Triad

3824-102 N Elm Street
Greensboro, North Carolina

PROPERTY *overview*

The following investment sale opportunity at 3824-102 (Lake Jeanette Office Park) with Carolina Pines as the office tenant. The investment is an office condo within the Lake Jeannette Office Park, strategically located with immediate access to I-840 (The Urban Loop of Greensboro, NC). The 5-year lease structure has three years remaining. This office investment has a functional layout with high end finishes in a proven commercial corridor.



3824-102 N ELM ST

- 2,480 Single tenant office condominium
- Built in 2008
- Functional floor plan
- Abundant parking

INVESTMENT SUMMARY

- Price \$539,000
- NOI - \$32,152.27
- 5 year lease term with 3 years remaining (personal guarantee)
- 3% annual escalations

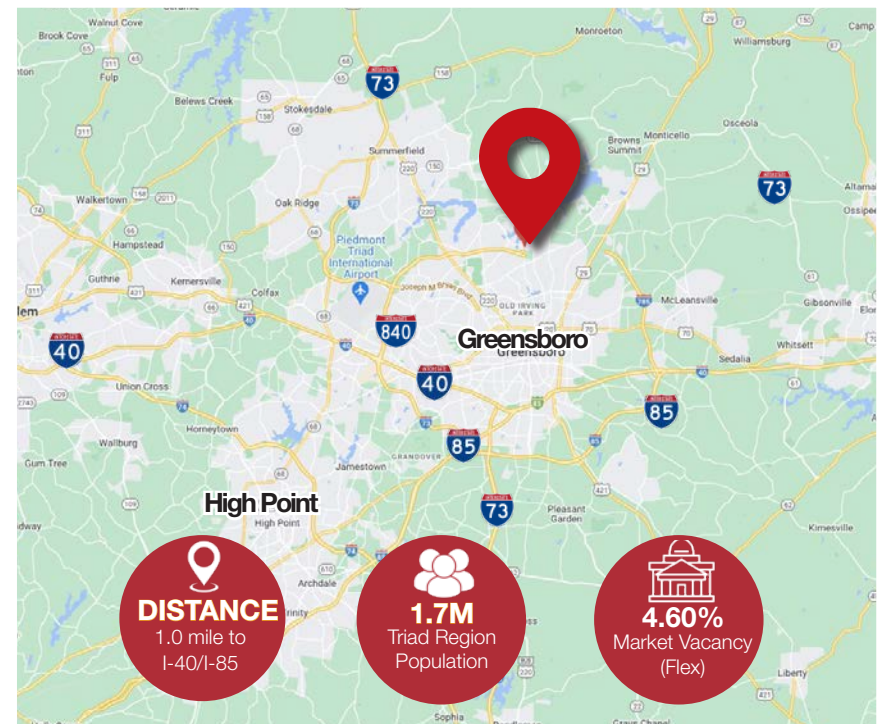
INVESTMENT *highlights*

CONVENIENT ACCESS: The Greensboro Urban Loop (I-840) allows for easy access to four major interstates (I-40, I-85, I-73, I-74), the entire metro area of Greensboro and the Piedmont Triad International Airport. The North Elm corridor is the main connector to downtown Greensboro and many of the areas premier neighborhoods.

PREMIER BUILD OUT AND FIXTURES: Current ownership built out the property interior and used high end fixtures throughout.

HIGH RATIO PARKING: With the property being an office condo within an established office park, there is more than ample parking and an above average ratio for general office.

LOCAL DEMOGRAPHICS: The local demographics for the property are excellent, with access to 53,357 residents within a 5-mile radius that have an average household income of 83,288.



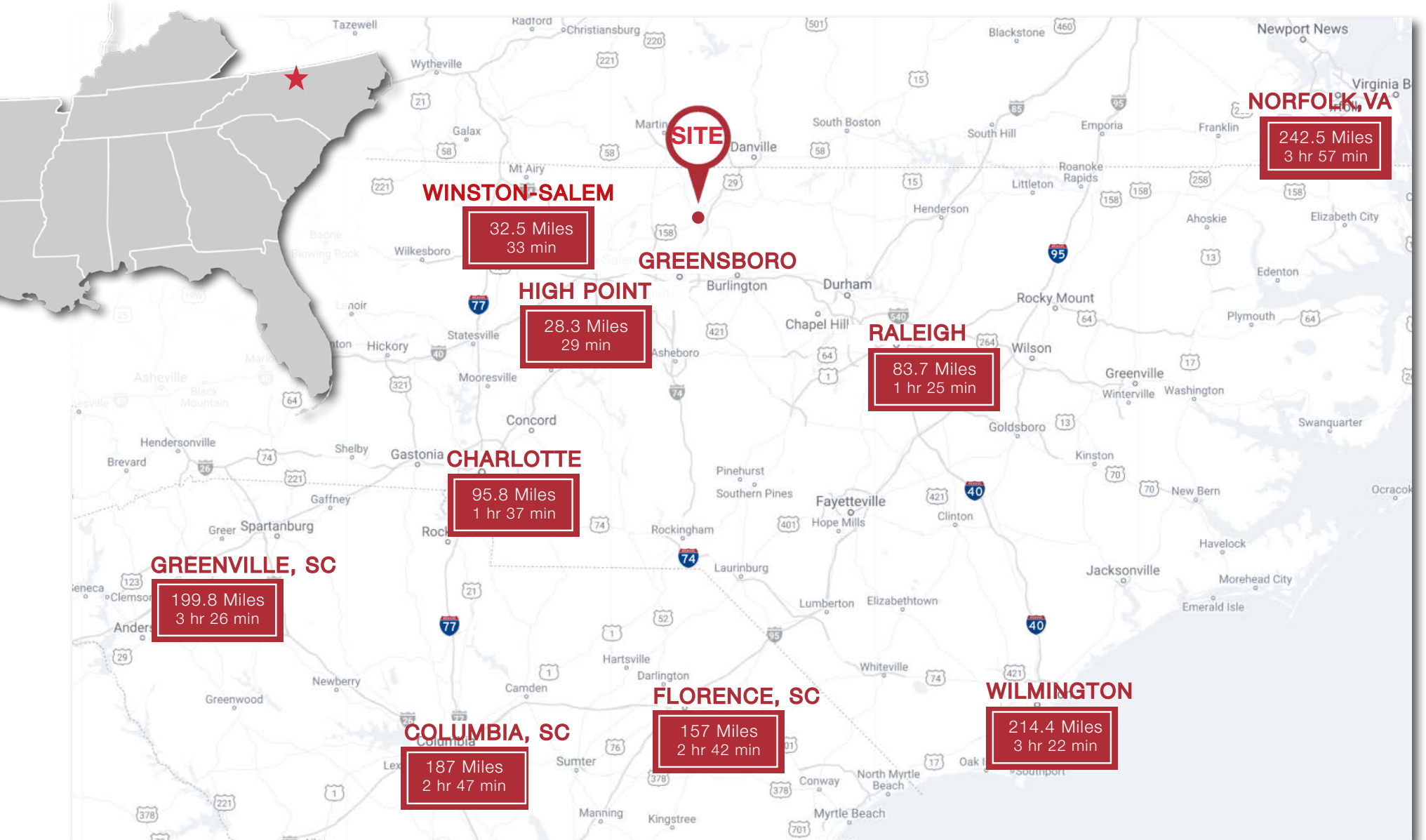
FLOORPLAN

overview

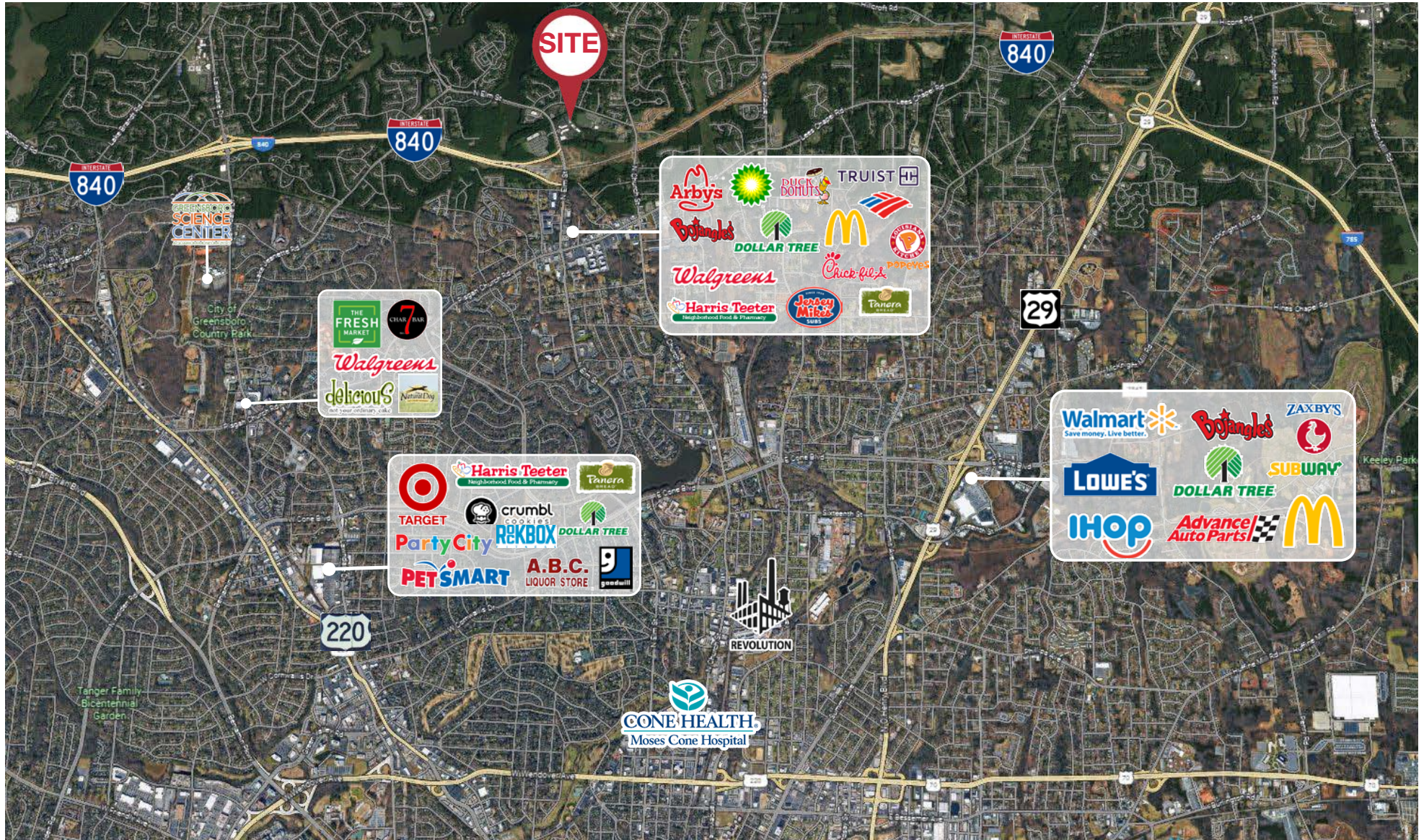
PROPERTY *overview*



PROPERTY *overview*



PROPERTY *overview*



TENANT

overview



Founded	2024
Headquartered	Greensboro, NC
Counselors	5

ABOUT CAROLINA PINES COUNSELING CENTER

Carolina Pines Counseling Center provides accessible, high quality mental health care to children, teens, and young adults throughout the Piedmont region, reflecting strong demand for specialized youth behavioral health services in the area.



MARKET *overview*

The Piedmont Triad is located in the southeastern US, in the central part of North Carolina. We are located halfway between New York and Florida and halfway between Washington DC and Atlanta GA . We are a 12 county region serving 1.7 million people. Twelve counties and 63 municipalities comprise the Piedmont Triad Regional Council.

The Piedmont is the area lying between the Atlantic Ocean and the Appalachian Mountains. The Triad is named for the three largest cities in the region: Greensboro, Winston-Salem, and High Point. The region boasts excellent transportation and educational facilities, making the region a hub for commerce along the mid Atlantic region. There are approximately 900,000 jobs in the Piedmont Triad.

Among the 12,000 miles of roadways in the region are Interstates 40 and 85 which bisect the region east to west and Interstate 77 running north/south. Two new interstates, I-73 and I-74, are already completed in most areas and under construction in others. Piedmont Triad International Airport is located in the center of the region and 8 additional airports handle both commuter and corporate aircraft.

There are 13 colleges and universities in the region with a total enrollment exceeding 60,000. In addition, 9 technical and community colleges serve an additional 50,000 students. The region's economy has historically been tied to textiles, furniture, and tobacco, but new growth industries are emerging rapidly, including distribution, logistics, bio-technology, and aviation & aerospace.

Source: <https://www.ptrc.org/about/about-the-region>

TALENTED WORKFORCE



800,000+
Regional Labor Force

110,000+
College Students

66%
of the population has
attended College/
University

MAJOR EMPLOYERS

Company	Description
Ralph Lauren	Apparel & Brand Management
Bank of America	Financial Services
Volvo Group	Volvo Mack Trucks HQ
AT&T	Communications
United Parcel Services	Package, Freight & Logistics
Truist	Financial Services
Honda Aircraft Company	Global HQ & Manufacturing
Qorvo	Microchips & Circuits
LabCorp	Health Care
Lincoln Financial Group	Financial Services
Proctor & Gamble	Consumer Products
TE Connectivity	Automotive Electronic
VF Corporation	Apparel
Koury Corporation	Builder & Developer



Jetzero

Location	PTI Airport, Greensboro NC
Jobs	14,700
Product Type	Blended Wing Aircraft
Total Investment	\$4.7 Billion



Location	PTI Airport, Greensboro NC
Jobs	1,761
Product Type	Overture Supersonic Jetliner
Total Investment	\$500 Million



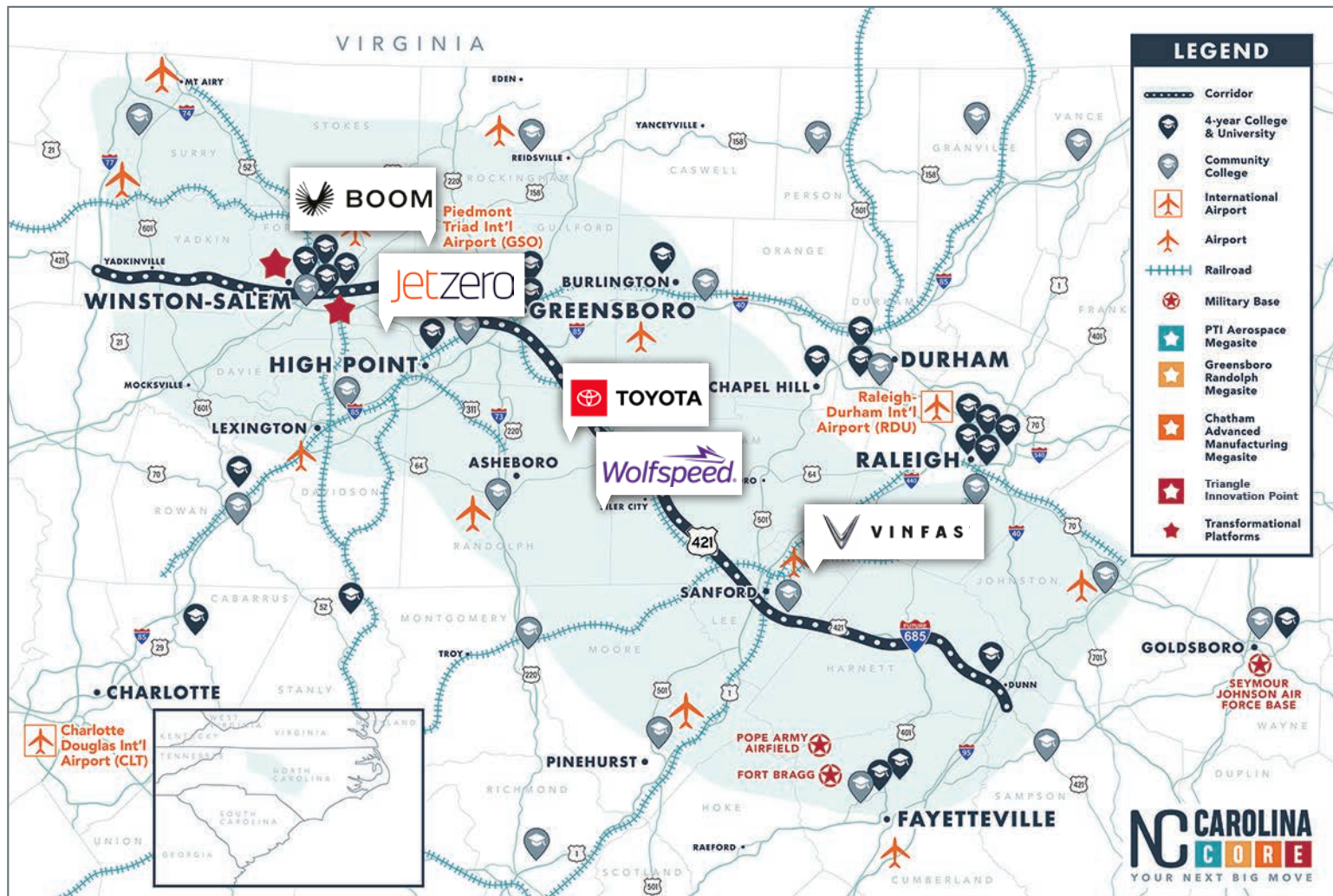
Location	Greensboro-Randolph Megasite, NC
Jobs	2,100 Employees
Product Type	Electric Vehicle Batteries
Total Investment	\$3.5 Billion



Location	Chatham Advanced Manufacturing Site near Siler City, NC
Jobs	1,805 Employees
Product Type	Semiconductors
Total Investment	\$5 Billion



Location	Chatham County, NC
Jobs	7,500
Product Type	Electric Vehicles
Total Investment	\$4 Billion



MARKET *overview*

CROSS POINT SHOPPING CENTER

Koury has built a strong reputation as local, long-term owners who manage with attention to detail. We respond to our tenants' needs and maintain our properties in first-class condition. Our expertise extends into knowing how to work with local authorities and up-fitting any type of space on time and within budget. Our years of experience and in-house design and construction team all contribute to The Koury Difference. Cross Point is centrally located in the heart of affluent northwest Greensboro at the intersection of Lawndale Drive and Pisgah Church Road. It hosts The Fresh Market's 25,000 square foot flagship store number one. Excellent visibility, signalized access at a high traffic intersection only blocks away from Battleground Avenue and an upscale anchor make this a superior retail location. Limited inline spaces are available. [HTTPS://WWW.KOURYCORP.COM/](https://www.kourycorp.com/)



REVOLUTION MILL

Revolution Mill was opened in 1898 by brothers Moses and Ceasar Cone. The first flannel mill in the South, Revolution helped establish Greensboro's manufacturing tradition and the Triad's prominence as the center of North Carolina textile manufacturing. In 1984, Revolution Mill ceased production and shuttered its doors, sitting vacant for the next two decades before early redevelopment efforts began.

With a vision of restoring and revitalizing Revolution Mill, Self-Help set out to turn the historic property into a space for creative work and creative living. Revolution Mill has transformed into a destination campus that includes more than 100 businesses, meeting & conference facilities, 150 loft apartments, outdoor performance spaces, public art galleries, restaurants and coffee shops, greenway trails and more! [HTTPS://REVOLUTIONMILLGREENSBORO.COM/](https://revolutionmillgreensboro.com/)



MARKET *overview*

CONE HOSPITAL

As Cone Health's flagship, The Moses H. Cone Memorial Hospital is the largest and most comprehensive medical center within our five-county region. A leader in compassionate, quality care, our easily accessible 63-acre campus includes a 628-bed teaching hospital and referral center. The campus includes the Women's & Children's Center at Moses Cone Hospital which opened in February 2020. Moses Cone Hospital has a long and illustrious history dating back to 1911. That year, Bertha Cone established a trust to build a hospital as a memorial to her husband Moses. Construction began on the hospital in 1949, and we admitted our first patient in 1953. Since our inception, we've continued to stay true to our promise to serve our community by delivering exceptional, compassionate healthcare – a mission we continue to honor today.

[HTTPS://WWW.CONEHEALTH.COM/LOCATIONS/MOSES-CONE-MEMORIAL-HOSPITAL/](https://www.conehealth.com/locations/moses-cone-memorial-hospital/)



DOWNTOWN GREENSBORO

The central area of Greensboro has experienced a revitalization over the past 20 years, and residents get to reap the rewards. Think walkable access to buzzy restaurants, locally owned shops, and parks, like the modern LeBauer Park.

You'll have a quick commute to the best the city has to offer if you live in Downtown Greensboro. Try local favorite Blue Denim for Cajun cuisine, or eat funky tacos at Crafted. When family comes to town, take them to the International Civil Rights Center & Museum.

Looking to buy a home in Downtown Greensboro? There are plenty of refurbished apartments and newly-built condos waiting for you.

[HTTPS://WWW.DOWNTOWNGREENSBORO.ORG/](https://www.downtowngreensboro.org/)





BROKERAGE DEVELOPMENT INVESTMENTS

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