

Available for Lease

## RARE IRVING PARK CORNER

Greensboro, NC



## 2102 N. Elm Street

Greensboro, North Carolina 27408

### Property Features

- **Suite B** - 2,634 SF First Floor Space
- **Suite D2** - 441 SF
- **Suite M** - 2,180 SF (elevators adjacent)
- **Suite E** - 1,494 SF
- Rare Irving Park corner
- Corner of N. Elm St. and W. Cornwallis Dr.
- **Traffic Counts:**
  - N. Elm St. (25,000 VPD)
  - W. Cornwallis Dr. (15,000 VPD)
- **2019 Demographics:**

	1 Mile	3 Miles	5 Miles
Population	6,921	90,359	180,414
Households	3,145	35,636	72,403
Avg. HH Income	\$95,223	\$66,714	\$71,515



For more information, contact:

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### Please call for pricing

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348 N. Elm Street

Greensboro, North Carolina 27401

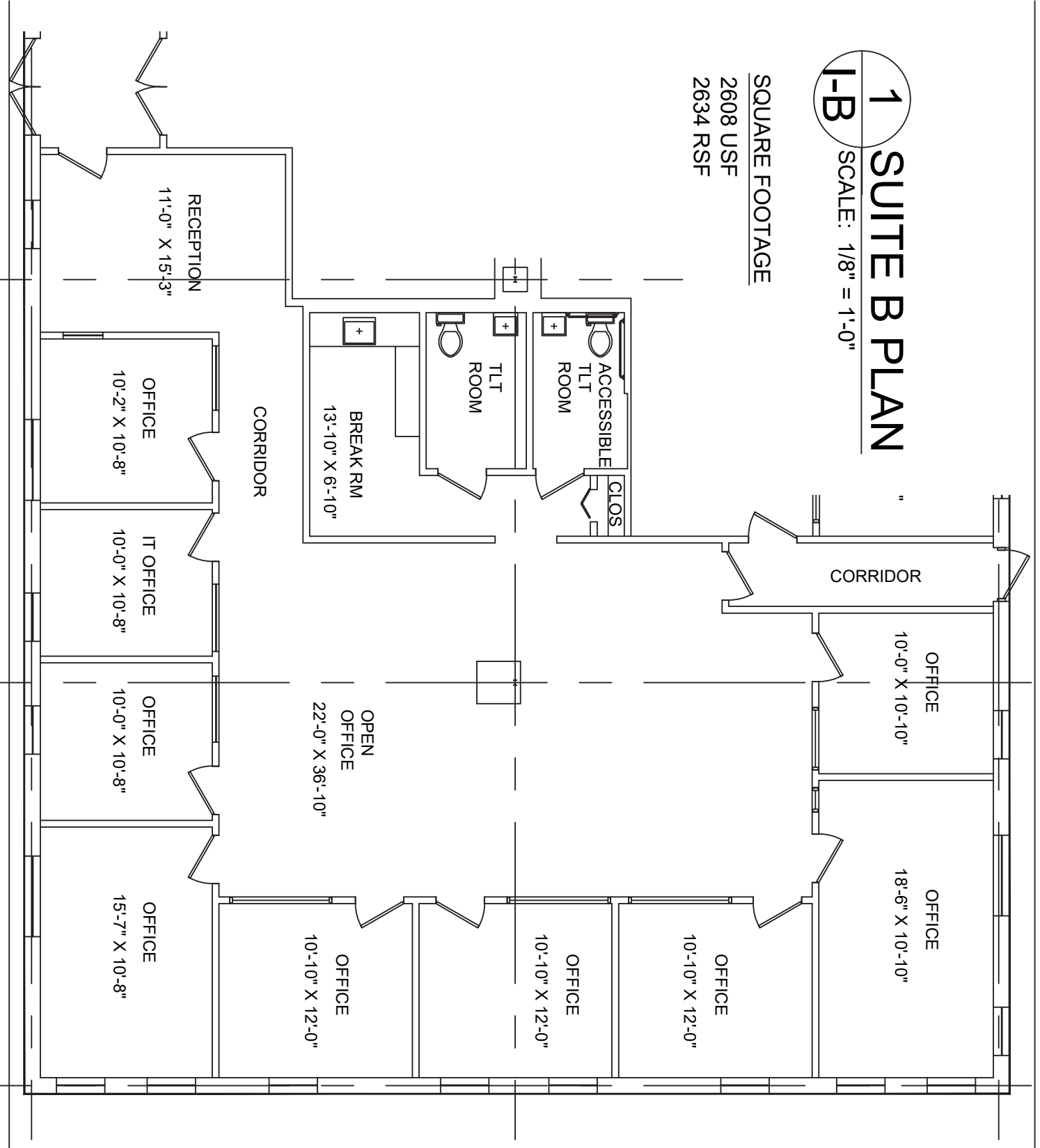
+1 336 373 0995

[naipt.com](http://naipt.com)

# 1 SUITE B PLAN

I-B SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE  
 2608 USF  
 2634 RSF



**TECHNOLOGY & DOCUMENTATION SERVICES, INC.**  
 402 FISHER PARK CIRCLE  
 GREENSBORO, NC 27401  
 336-404-5198  
 cmh@techservices@earthlink.net

PROJECT TITLE  
**54-52, LLC Office Building**  
 2102 N Elm St  
 Greensboro, NC 27408

SHEET TITLE  
**Suite B Lease Plan**

DATE: 04-17-15  
 DESIGNED BY:  
 DRAWN BY: CMH  
 CHECKED BY:

REVISIONS

SCALE  
 1/8"=1'-0"

PROJECT NO.  
 16118

SHEET NO.  
**I-B**

DATE: 10-17-18  
DESIGNED BY:  
DRAWN BY: CMH  
CHECKED BY:

REVISIONS

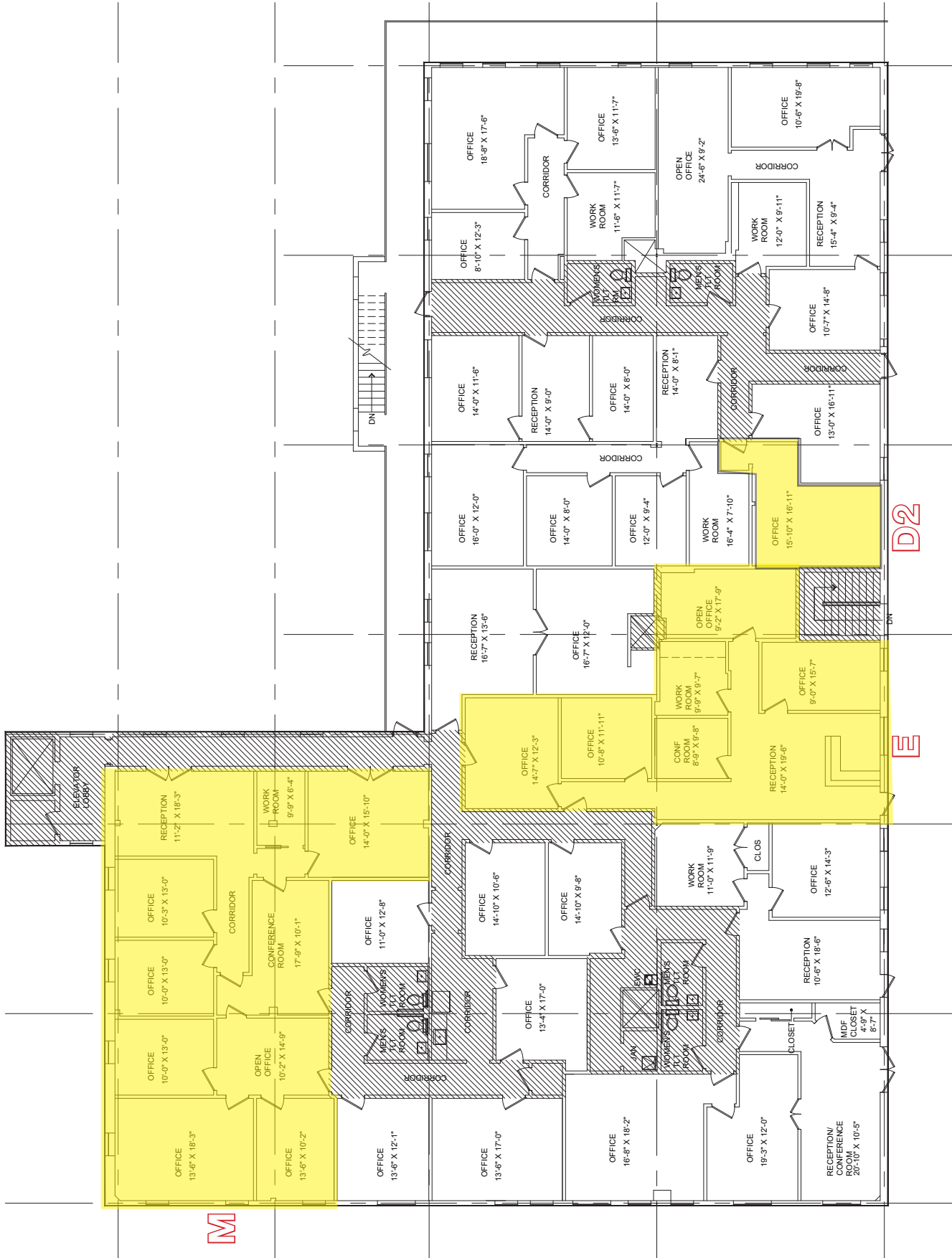
SCALE  
1/8" = 1'-0"

PROJECT NO.  
16118



SQUARE FOOTAGE  
12,043 GSF

1 SECOND FLOOR AS-BUILT PLAN  
SCALE: 1/8" = 1'-0"



M

402 FISHER PARK CIRCLE  
UNIT A  
GREENSBORO, NC 27401  
336-404-6188  
cmholzheimer@earthlink.net

**PROJECT TITLE**  
54-52, LLC Office Building  
2102 N Elm St  
Greensboro, NC 27408

**SHEET TITLE**  
Suite D2 Lease Plan

**DATE:** 04-23-15  
**DESIGNED BY:**  
**DRAWN BY:** CMH  
**CHECKED BY:**

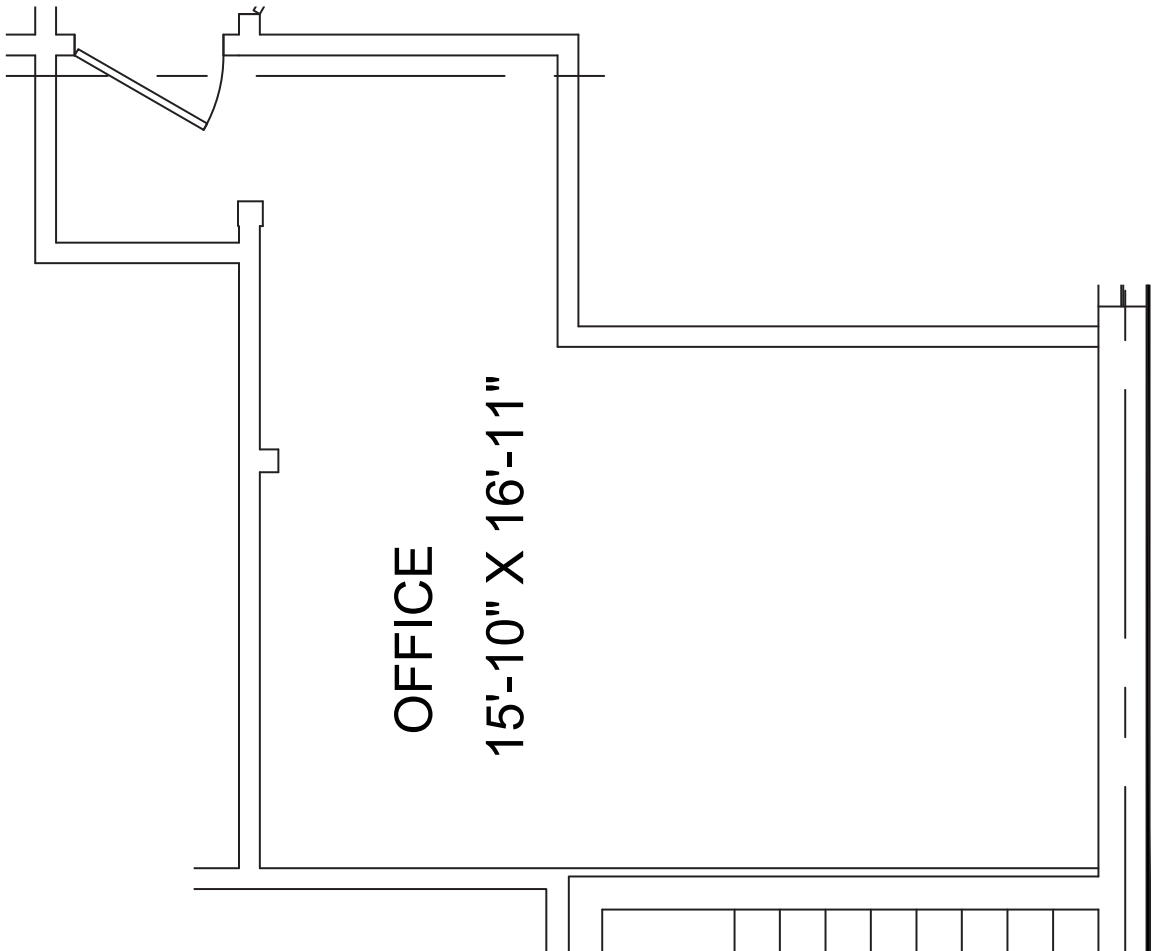
**REVISIONS**

**SCALE**  
1/4"=1'-0"

**PROJECT NO.**  
16118

**SHEET NO.**

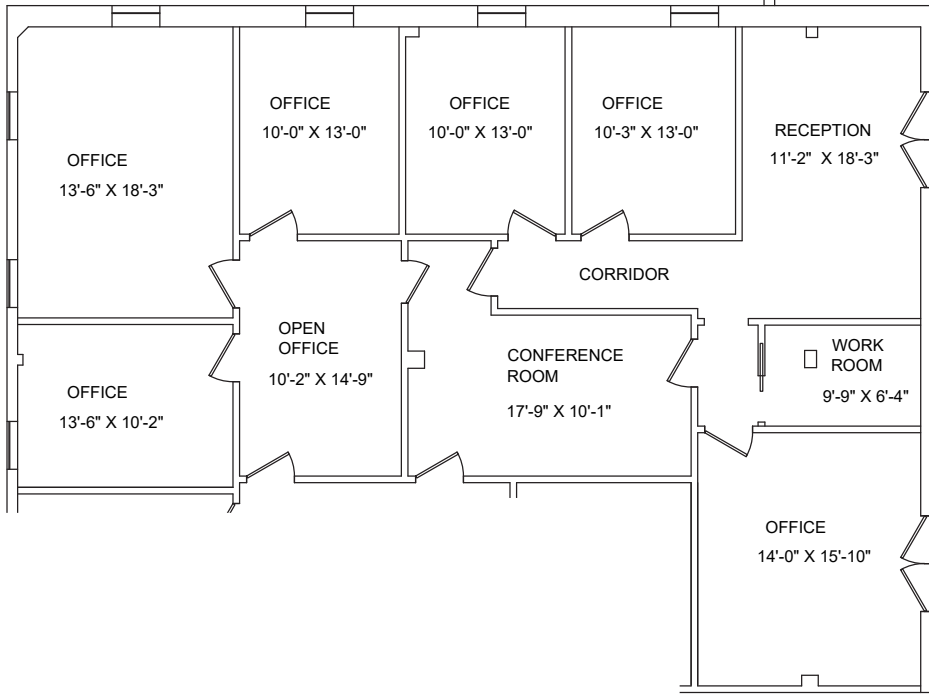
**I-E**



**SQUARE FOOTAGE**

240 USF  
288 RSF

**1 SUITE D2 PLAN**  
**I-E** SCALE: 1/4" = 1'-0"



**1 SUITE M PLAN**  
**I-S** SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE  
 1817 USF  
 2180 RSF

**TECHNOLOGY & DOCUMENTATION SERVICES, INC.**

402 FISHER PARK CIRCLE  
 UNIT A  
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 336-404-8188  
 cmholzheimer@earthlink.net

PROJECT TITLE  
**54-52, LLC Office Building**  
 2102 N Elm St  
 Greensboro, NC 27408

SHEET TITLE  
**Suite M Lease Plan**

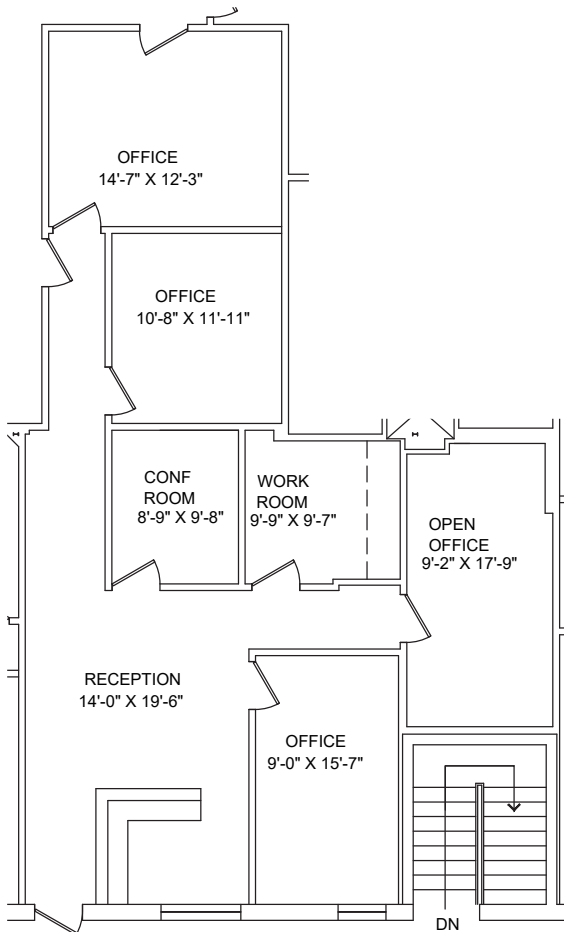
DATE:  
 05-01-15  
 DESIGNED BY:  
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 DRAWN BY:  
 CMH  
 CHECKED BY:  
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REVISIONS

SCALE  
 1/8"=1'-0"

PROJECT NO.  
 15118

SHEET NO.  
**I-S**



**1 SUITE E PLAN**  
**I-H** SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE  
 1245 USF  
 1494 RSF

**TECHNOLOGY & DOCUMENTATION SERVICES, INC.**

402 FISHER PARK CIRCLE  
 UNIT A  
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 cmholzheimer@earthlink.net

PROJECT TITLE  
**54-52, LLC Office Building**  
 2102 N Elm St  
 Greensboro, NC 27408

SHEET TITLE  
**Suite E Lease Plan**

DATE:  
 04-30-15  
 DESIGNED BY:  
 .  
 DRAWN BY:  
 CMH  
 CHECKED BY:  
 .

REVISIONS

SCALE  
 1/8"=1'-0"

PROJECT NO.  
 16118

SHEET NO.  
**I-H**

