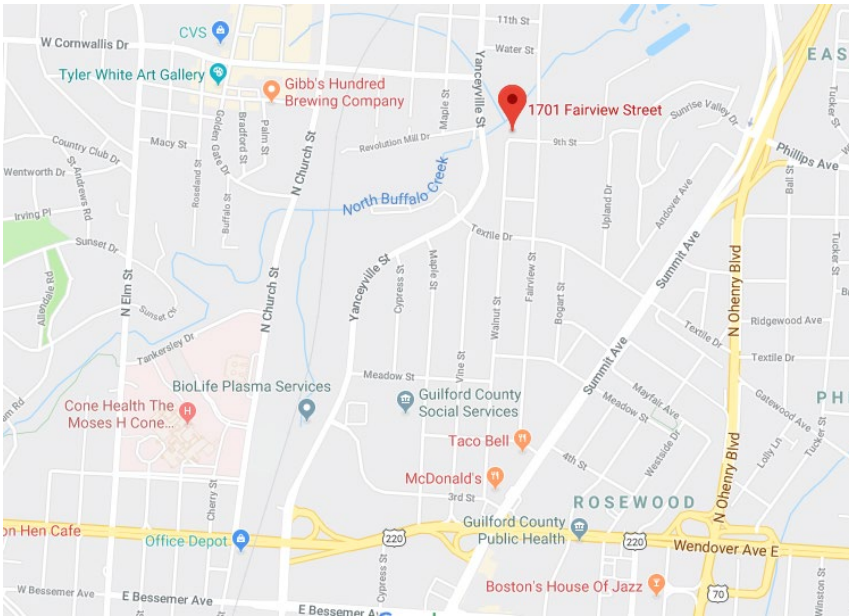


Mill District Space For Lease

1702 Fairview Street, Greensboro NC

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Property Overview:

Be in the Heart of Greensboro's Mill District: This for lease opportunity sits adjacent to Printworks Mill (420K SF including 217 apartments and an 80K SF self storage facility), Revolution Mills (250K SF office and retail uses as well as 150 apartments), and Revolution Millhouse (under development 65K SF of office and retail uses plus 33 apartments). In addition, these historic rehabs are complemented by natural features including Revolution Park and the future expansion of the greenway.



Excellent Infill Location: Property is in close proximity to 1) Moses Cone Regional Hospital, 2) the high traffic Wendover Ave corridor and 3) established, high demographic neighborhoods (Fisher Park, Old Irving Park)

Site Details

- *Available Space:* Up to 9K SF with 11' – 13' clear heights and access to a 4,400+ SF outdoor patio area. Common sense subdivisions are welcome. Please inquire with all requirements.
- *Condition:* Space is in shell condition and can be built to tenant specifications.
- *Floor Plans:* Available upon request
- *Zoning:* PUD-CU allowing eating and drinking establishments and retail.
- *Opportunity:* For lease only.
- *Point of Contact:* For more info, contact Sean Dowell @ (336) 378-5067 or sean@dowellcommercial.com.

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Built originally in 1912, Printworks Mill was rehabilitated in 2021.

Adjacent to the 217 apartment Printworks Mill development

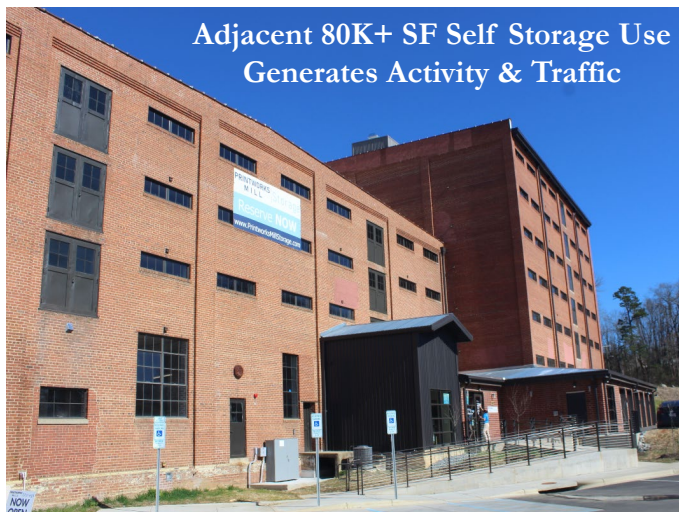
Potential 1,300 SF Seating Area, beyond current 4K+ SF outside areas



Large Historic Windows



Front & Side Entrance By Common Courtyard Space



Adjacent 80K+ SF Self Storage Use Generates Activity & Traffic



National Register Mill with Historic Bones

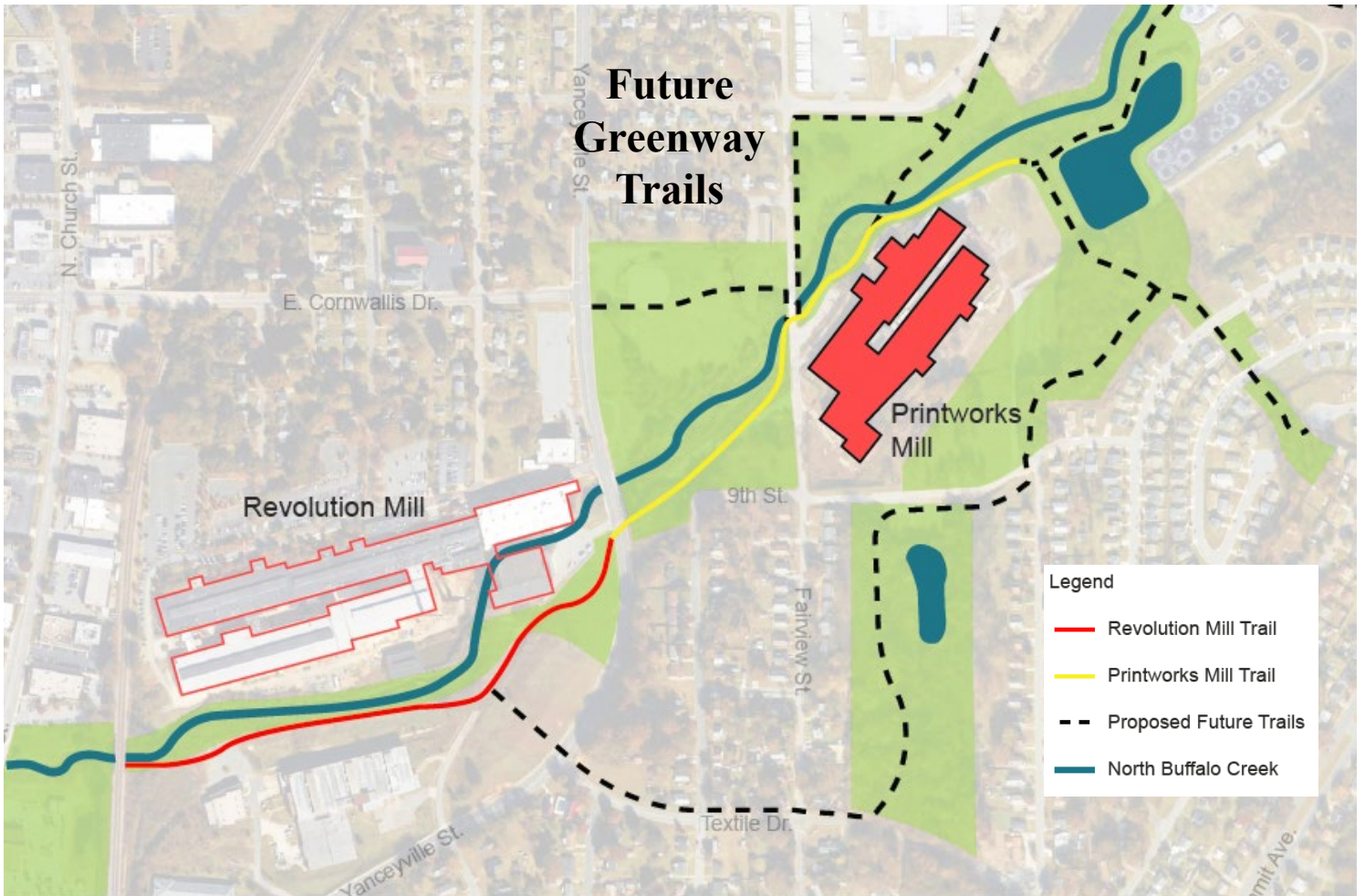
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