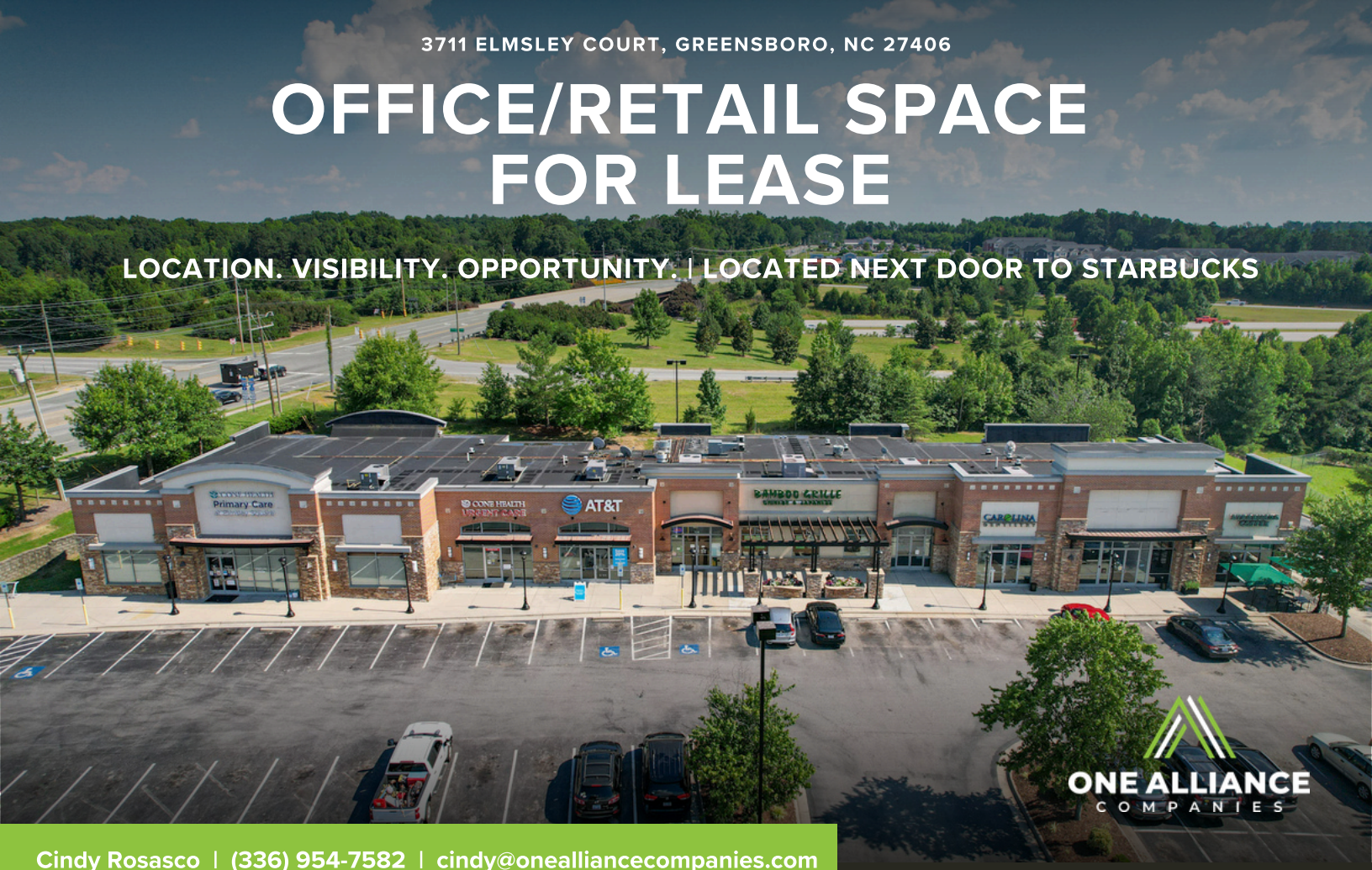
3711 ELMSLEY COURT, GREENSBORO, NC 27406

# OFFICE/RETAIL SPACE FOR LEASE

**LOCATION. VISIBILITY. OPPORTUNITY. | LOCATED NEXT DOOR TO STARBUCKS**

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ABOUT THE SPACE

## RETAIL/OFFICE SPACE FOR LEASE

- Anchored by Cone Health Primary Care and Starbucks
- Shadow anchored by Lowe's Home Improvement, Tractor Supply, McDonald's, Wendy's, and more
- Surrounded by a strong mix of national chains and local businesses
- Quick, easy access to I-85 off South Elm-Eugene Street in southern Guilford County
- Pylon signage available



## SPACE FEATURES

- Approximately 1,200 square feet
- Attractive professional office layout
- Two private offices
- Reception and waiting area
- Storage/file room
- Private restroom
- Convenient customer parking




## IDEAL FOR

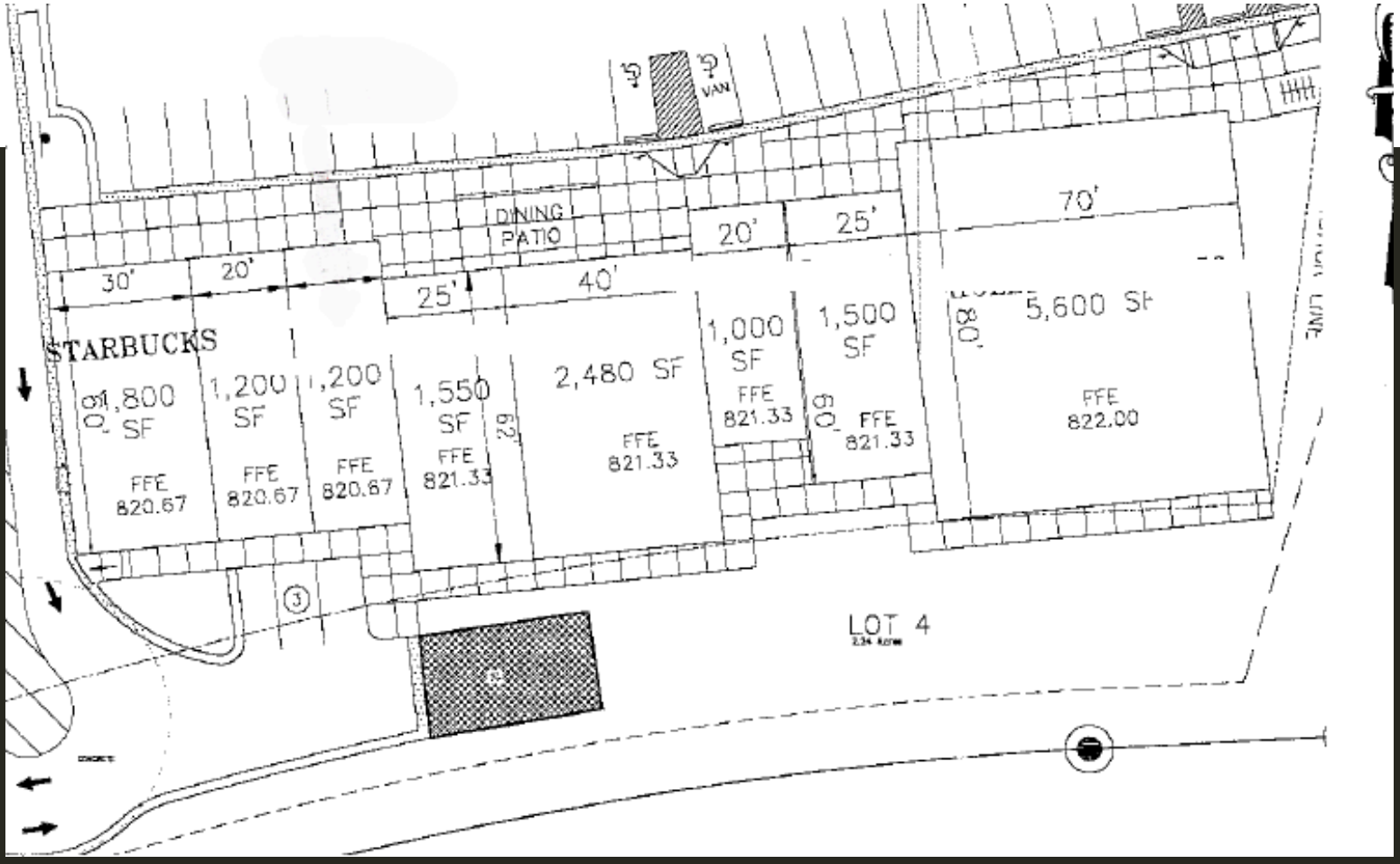
- Insurance and financial services
- Real estate and professional offices
- Medical and wellness services
- Accounting and consulting
- Beauty and personal care services
- Boutique retail and specialty services

# AVAILABLE SPACE

| Suite | SF | Floor | Rent |
|---|---|---|---|
| **Suite 107** | +/- 1,200 SF | 1st Floor | Contact broker for rate |



| Suite | Tenant | Sq. Footage |
|---|---|---|
| 101 | Cone Health Primary Care | 5,600 |
| 102 | Cone Health Urgent Care | 1,500 |
| 103 | AT&T | 1,000 |
| 104 | Bamboo Grille | 2,480 |
| 105-106 | Carolina Dentistry | 1,200 |
| 107 | AVAILABLE | 1,200 |
| 108 | Starbucks | 1,800 |





# GREENSBORO, NC

Greensboro, North Carolina is experiencing a historic economic transformation driven by unprecedented investment and job creation, positioning the city as a rising national powerhouse. In June 2025, JetZero announced plans to build its first commercial airplane manufacturing facility in Greensboro—a $4.7 billion project that represents the largest economic development initiative in North Carolina's history based on job commitment. Alongside Boom Supersonic's completed Overture Superfactory at Piedmont Triad International Airport (PTI), these projects are projected to create more than 16,000 jobs and generate hundreds of billions of dollars in long-term economic impact.

These investments are rapidly establishing Greensboro as a major U.S. aerospace hub. JetZero's advanced manufacturing and final assembly facility for its Z4 blended-wing-body aircraft is expected to break ground in early 2026, while Boom Supersonic is preparing for aircraft production with a planned rollout in 2029. This momentum is validating decades of infrastructure planning at PTI and attracting suppliers, logistics firms, and complementary industries to the region, accelerating growth across Guilford County and the broader Piedmont Triad.

Located between Charlotte and Raleigh, Greensboro benefits from strong regional connectivity and a diverse economic base. Once centered on textiles, tobacco, and furniture manufacturing, the Triad has successfully transitioned toward trade, transportation, utilities, and advanced manufacturing. Major employers such as Volvo Trucks of North America, Mack Trucks, Qorvo, Honda Aircraft Company, and Toyota North Carolina anchor the market, while the region's industrial sector has led post-pandemic job recovery.

Greensboro is also emerging as a key player in the expanding "battery belt" and electrification economy. Toyota's new automotive battery plant in nearby Randolph County began operations in summer 2025 and is expected to create more than 2,000 jobs, while Volvo Group continues to expand its electrified truck initiatives. The city's strength in logistics—bolstered by FedEx and UPS expansions—combined with growing aerospace and biomanufacturing activity, is driving sustained demand for industrial, office, and research space.

This rapid growth is fueling significant demand for housing and supporting commercial infrastructure. With thousands of high-wage jobs coming online, Guilford County is projected to need more than 32,000 new housing units over the next five years, along with new retail, restaurant, and service-oriented developments. Supported by strong educational partnerships like Gateway Research Park—a collaboration between UNC Greensboro and North Carolina A&T—Greensboro is well-positioned for long-term, diversified economic growth.



