

# OFFICE INVESTMENT PORTFOLIO

2307 WEST CONE BOULEVARD & 204 MUIRS CHAPEL ROAD  
GREENSBORO, NORTH CAROLINA

Linville | Team Partners

COMMERCIAL REAL ESTATE



PRESENTED BY:

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# INVESTMENT OVERVIEW



## ADDRESS

2307 W. Cone Blvd., Greensboro, NC 27408  
204 Muirs Chapel Road, Greensboro, NC 27410



## SALE PRICE

\$13,333,000



## CAP RATE

8.03% Current - 2024  
9.02% Trending - 2025



## NOI

\$1,071,000 Current - 2024  
\$1,193,776 Trending - 2025





## 2307 W. CONE BLVD.

This ±72,000 SF property is comprised of three office buildings conveniently located in Northwest Greensboro on West Cone Blvd (19,000 VPD). This opportunity offers a reliable stream of income with strong occupancy rates, operating history, and a diverse tenant mix. Upside potential with rent increases and adding paid services such as wifi, printing services, vending machines, etc. In-place management can stay for future buyer.

**96.68% Occupied | \$741,834 NOI 2025**

## 204 MUIRS CHAPEL ROAD

Stable ±35,000 SF well-maintained office building located in Greensboro, NC. One anchor tenant occupies the entire second floor. The first and third floor are comprised of executive office suites and turn-key suites. Ample parking, excellent visibility, and a convenient location. Onsite management with front desk/executive services that can be further tweaked and monetized. Can be packaged with 2307 W. Cone Blvd. for a package sale to benefit from cross-management.

**97.25% Occupied | \$451,942 NOI 2025**



# 2307 W. CONE BLVD. SITE

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**ATLANTIC & YADKIN GREENWAY  
7.5 MILES**

This greenway links neighborhoods, businesses and parklands. Beginning in the Lake Brandt area, Greensboro's oldest and second-largest reservoir, there are beautiful lake views, mixed pine and hardwood forest, and native wildflowers and wildlife.

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# 2307 W. CONE BLVD. SITE



## ADDRESS

2307-2311 WEST CONE BLVD.  
GREENSBORO, NC 27408



## BUILDING SIZE

72,000 SF



## ACRES

4.71



## PARKING SPACES

300



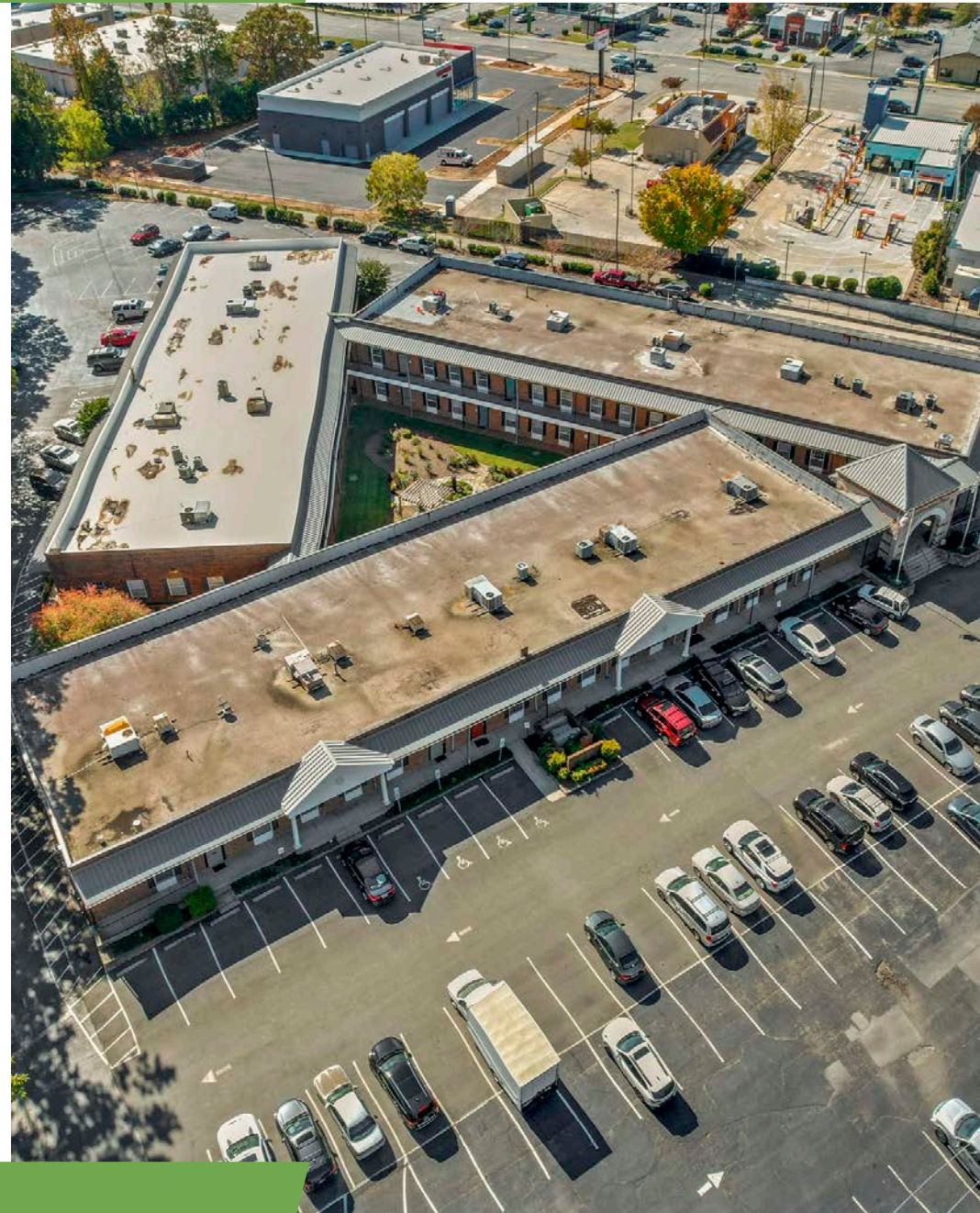
## YEAR BUILT

1970

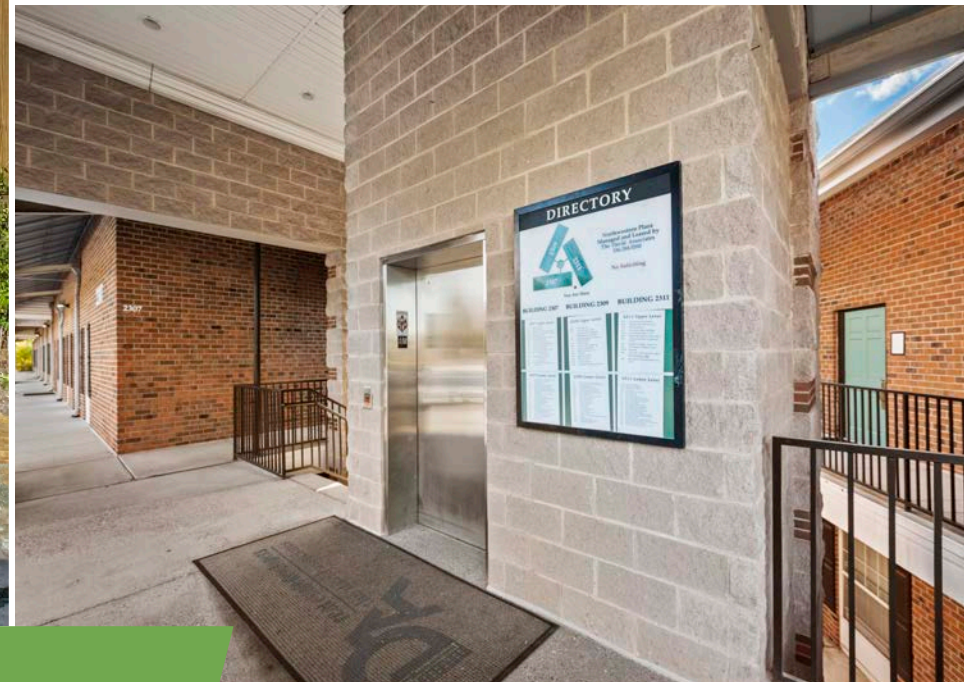
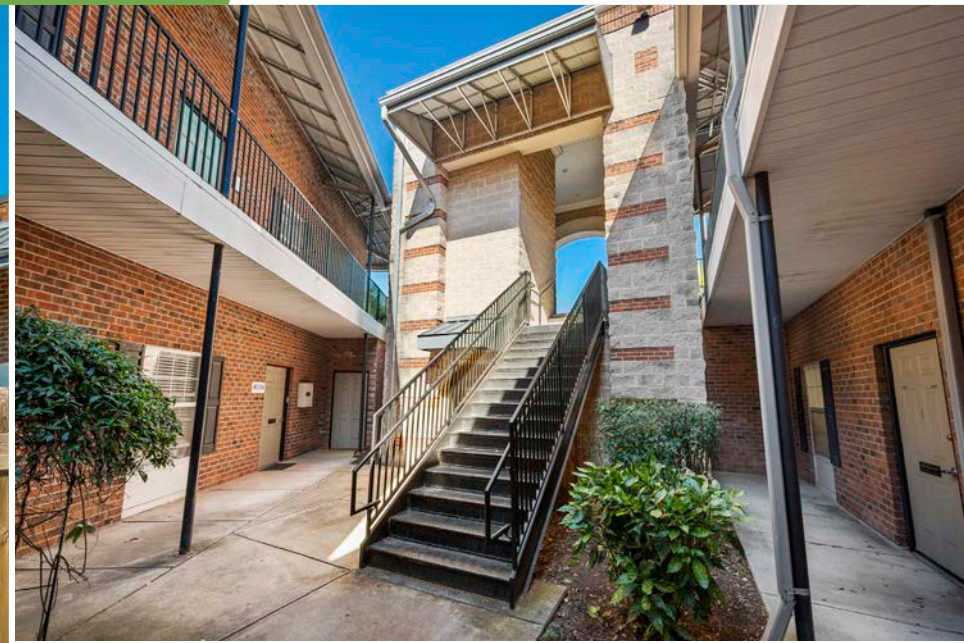


## BUILDINGS

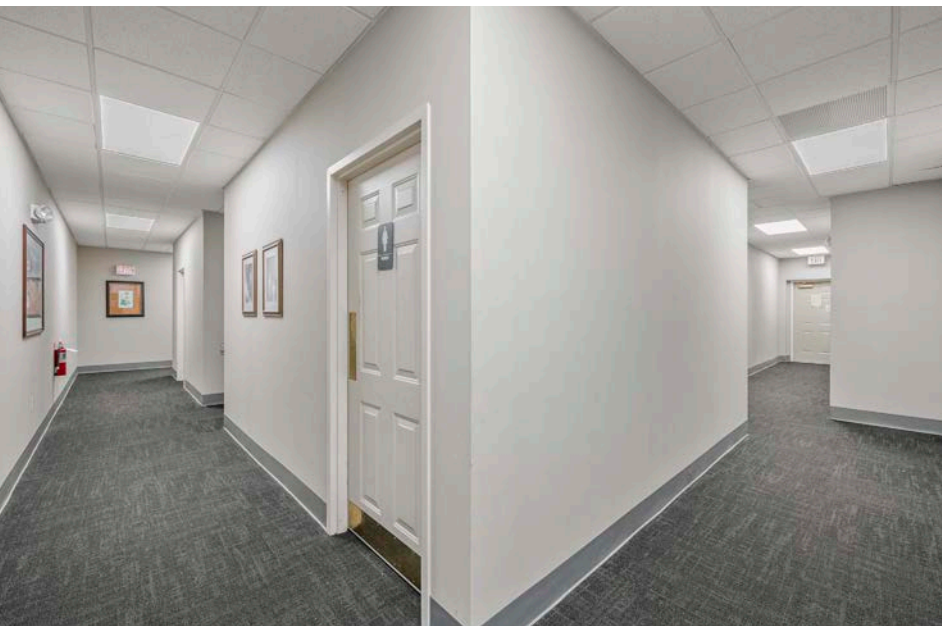
3



# 2307 W. CONE BLVD. SITE PHOTOS



# 2307 W. CONE BLVD. SITE PHOTOS



# 2307 W. CONE BLVD. SITE PHOTOS





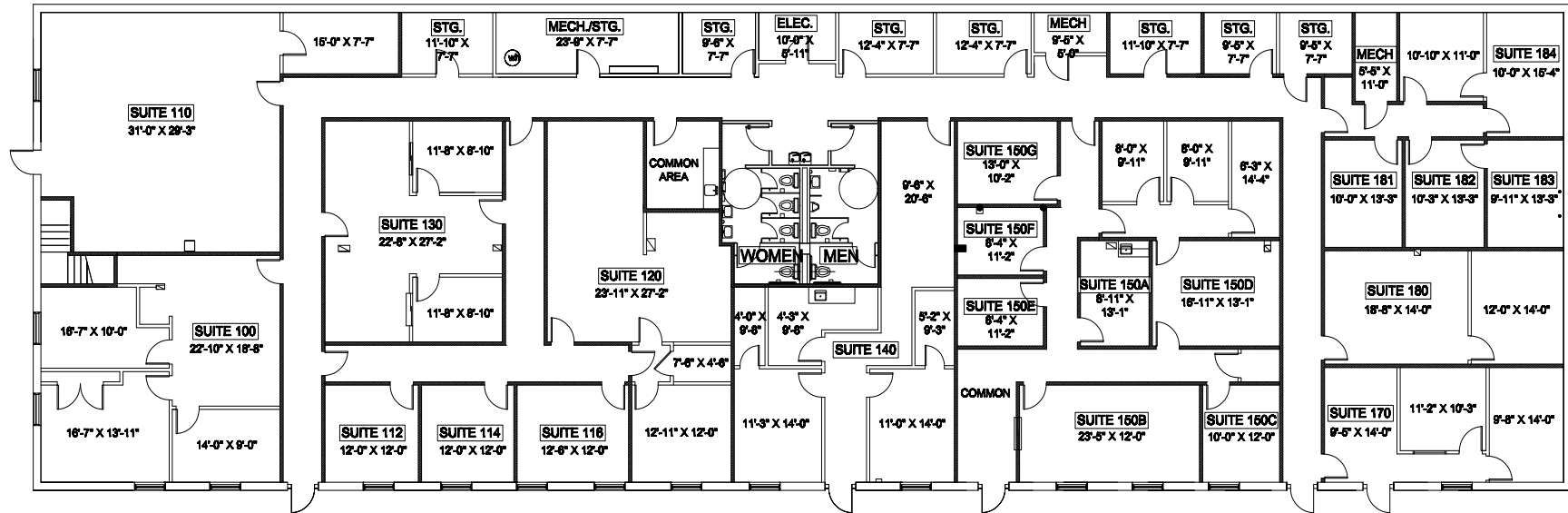
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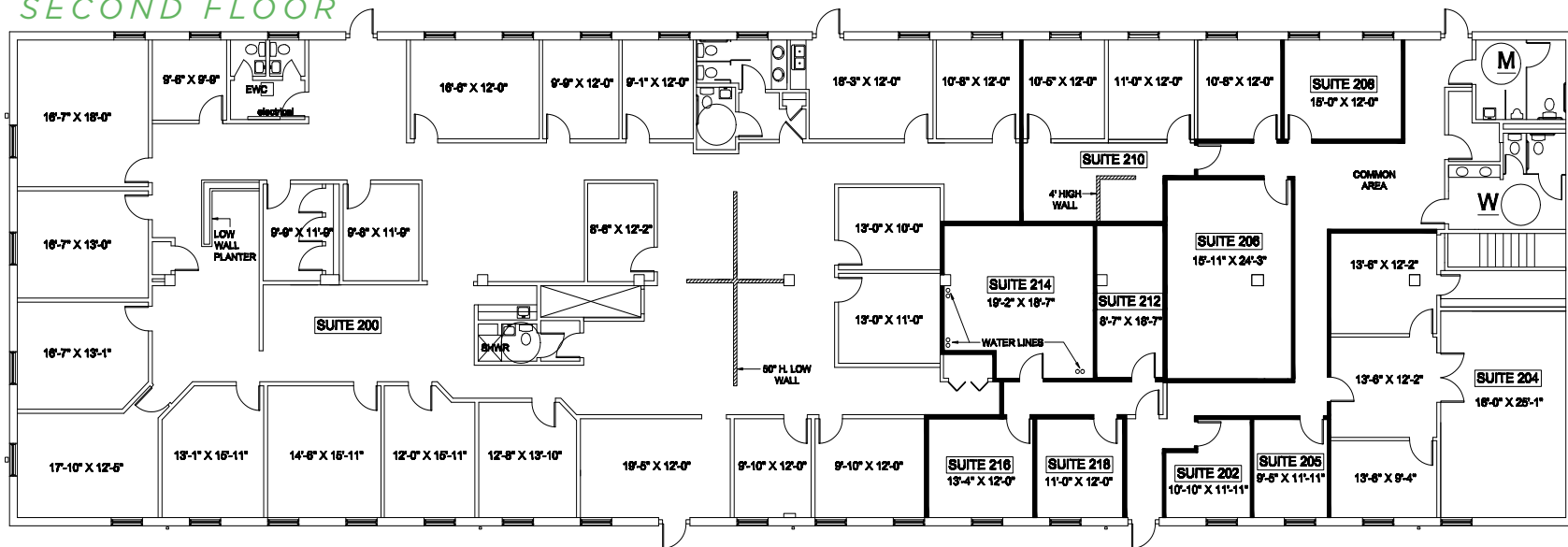
# 2307 W. CONE BLVD. SITE PHOTOS



## FIRST FLOOR



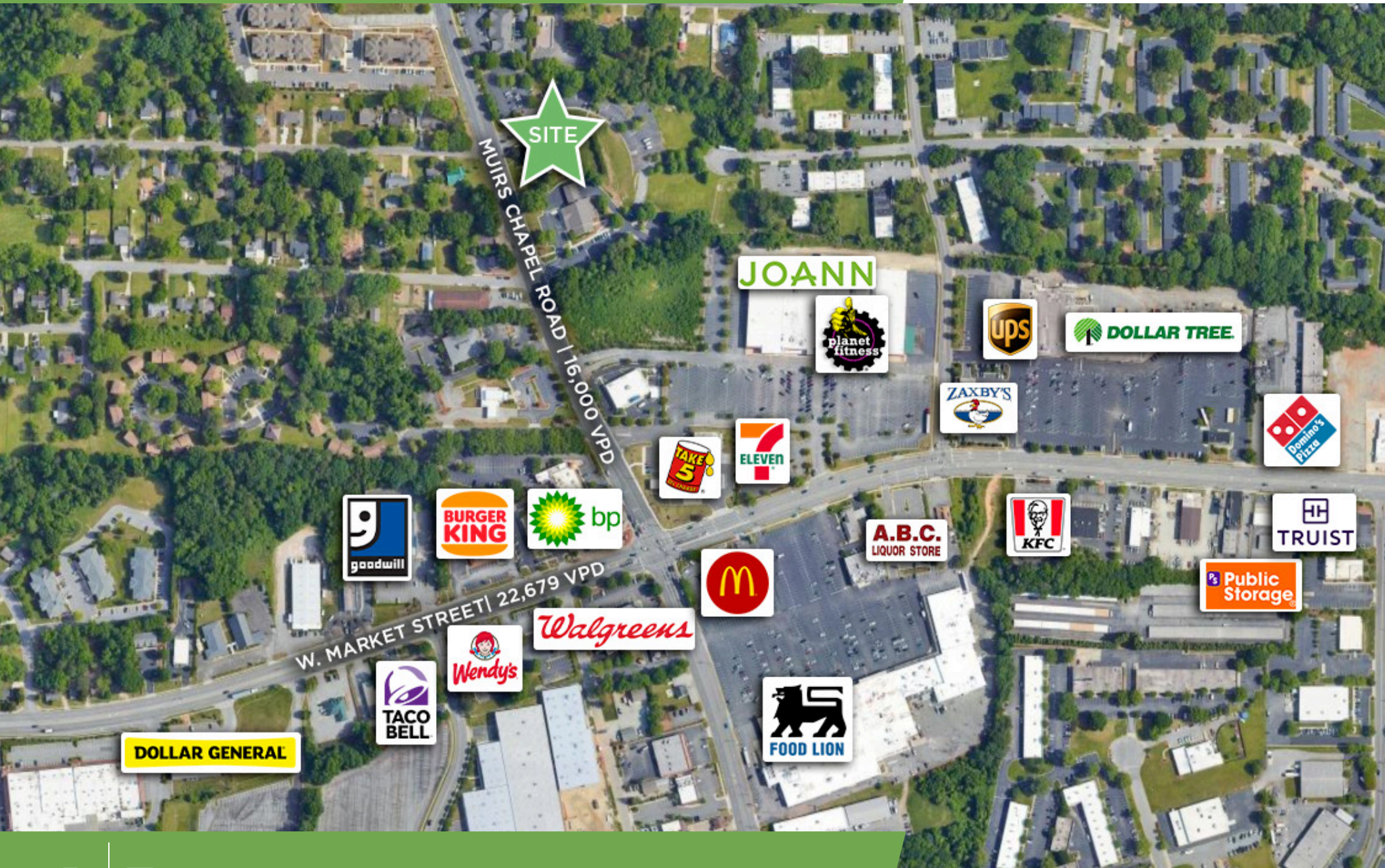
## SECOND FLOOR



# 204 MUIRS CHAPEL ROAD SITE

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# 204 MUIRS CHAPEL ROAD SITE



**ADDRESS**

204 MUIRS CHAPEL ROAD  
GREENSBORO, NC 27410



**TRAFFIC**

13,500 VPD



**BUILDING SIZE**

±35,000 SF



**YEAR BUILT**

2001



**PARKING SPACES**

110 SURFACE



**ACRES**

3.29



# 204 MUIRS CHAPEL RD. SITE PHOTOS



# 204 MUIRS CHAPEL RD. SITE PHOTOS



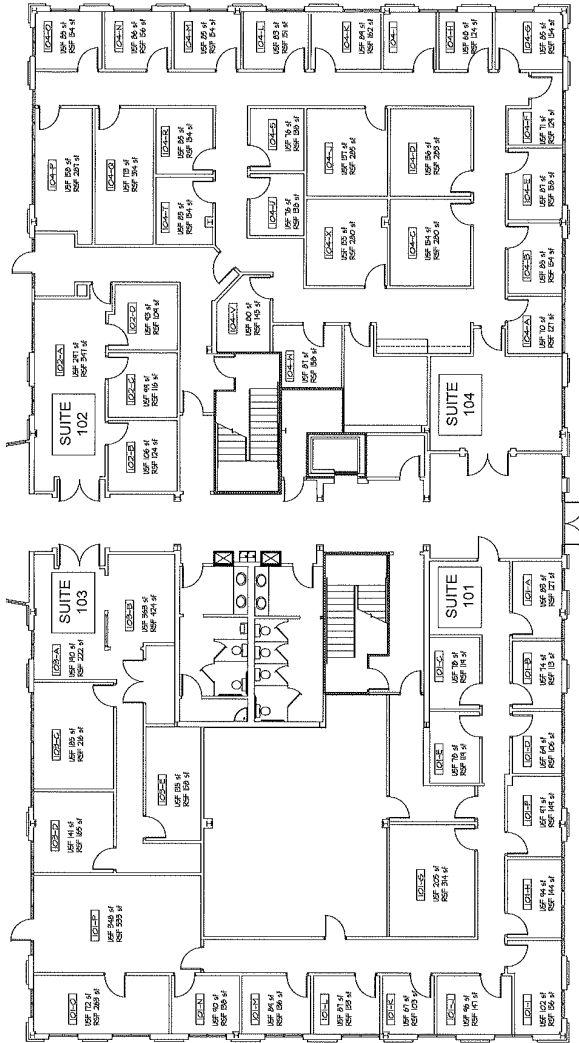
# 204 MUIRS CHAPEL RD. SITE PHOTOS



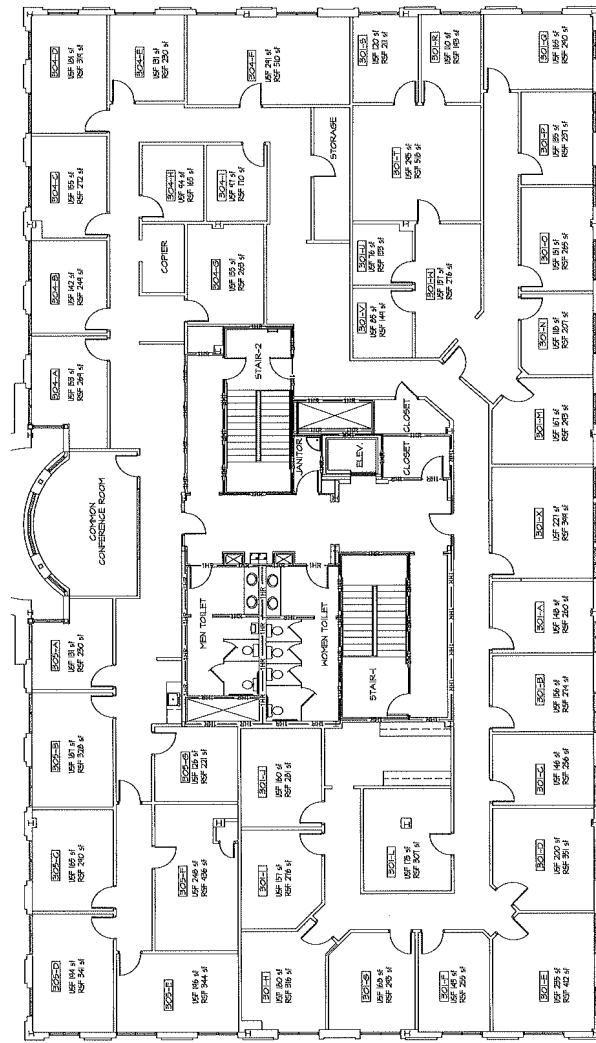


# 204 MUIRS CHAPEL RD. FLOOR PLANS

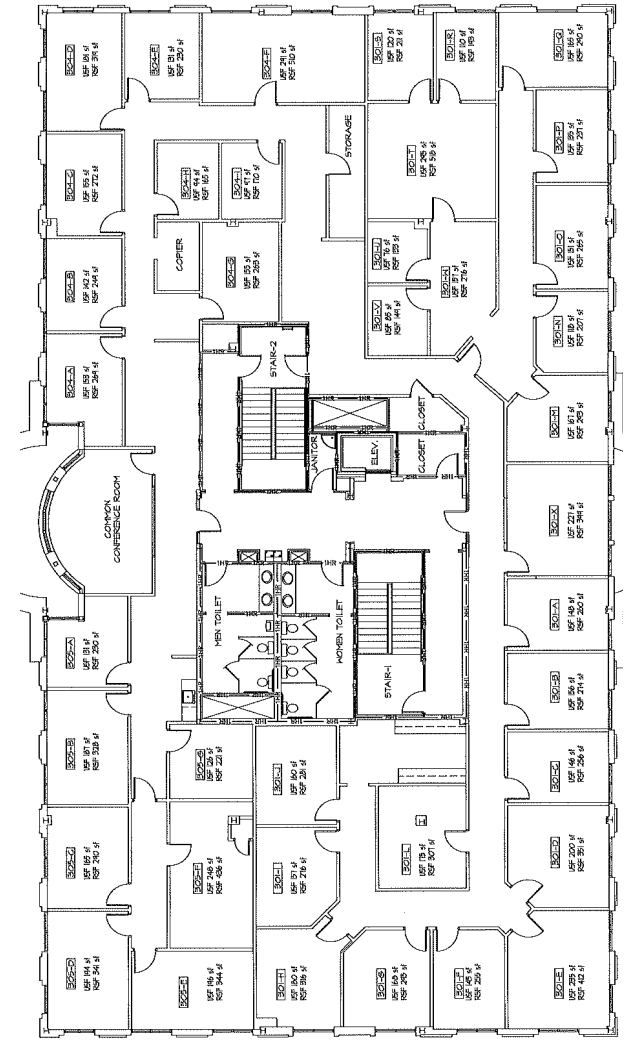
## FIRST FLOOR



## SECOND FLOOR



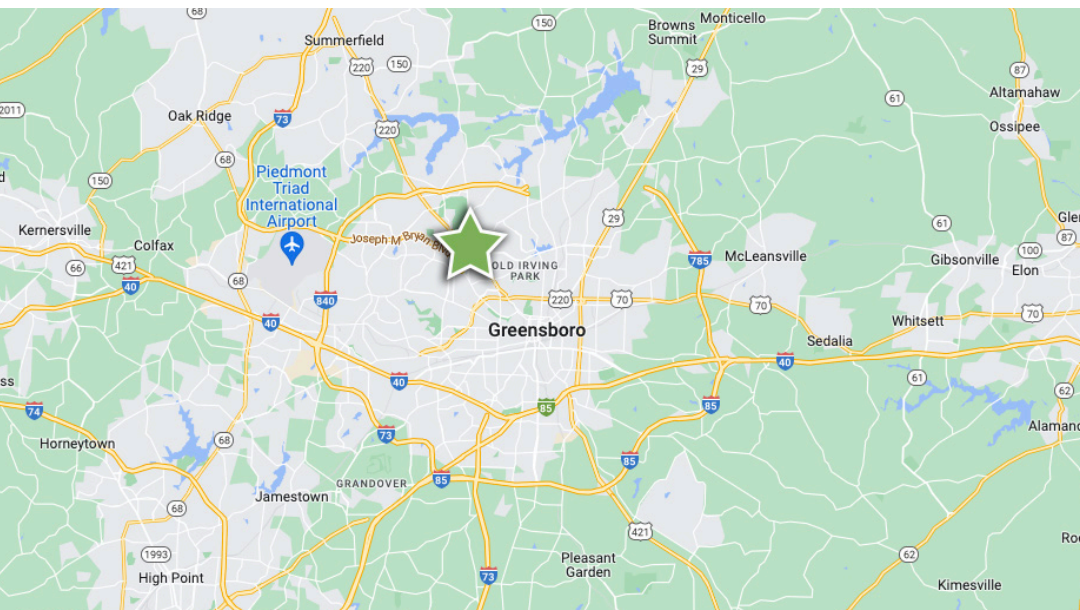
## THIRD FLOOR





## GREENSBORO, NORTH CAROLINA

Greensboro, NC is the county seat of Guilford County and is the third-most populous city in North Carolina. According to the U.S. Census Bureau, the Greensboro-High Point metropolitan statistical area has an estimated population of nearly 670,000 people. Greensboro has three major interstates running through it; interstate 40, interstate 85, and interstate 73. Greensboro has many attractions such as the Greensboro Science Center, the International Civil Rights Museum, the Weatherspoon Art Museum, the Greensboro Symphony, the Wyndham Golf Championship, and the Greensboro Coliseum Complex which hosts various sporting events, concerts, and other events.



### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	9,077	79,092	210,859
<b>AVERAGE HH INCOME</b>	\$98,824	\$106,244	\$84,634
<b>DAYTIME POPULATION</b>	10,781	106,603	252,292

## PRESENTED BY:

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## LINVILLE TEAM PARTNERS

206 West Fourth Street  
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Linville Team Partners has been retained as the exclusive Broker regarding the sale of this Net Leased property and hereby advises all prospective buyers as follows:

This Offering Memorandum has been prepared by Linville Team Partners and the information contained herein has been taken from sources believed to be reliable. Linville Team Partners has not verified it and makes no representation or warranties, expressed or implied, as to the accuracy or completeness of this information.

All information in this document is subject to verification by the Buyer prior to purchase. The Offering Memorandum does not claim to be all-inclusive or contain all information that a Buyer of this property may need or desire. As the potential Buyer of a Net Leased property, it is the Buyer's responsibility to complete a thorough due diligence investigation of this property to determine whether it is suitable to their needs. Linville Team Partners denies any obligation to carry out a due diligence examination for the Buyer.

As with any real estate investment, this Net Leased property carries significant risks. The Buyer and their legal and/or financial advisors should conduct a careful investigation of all legal and financial documents related to this property and tenant. Any projections, opinions, assumptions or estimates used in this Offering Memorandum are only examples and do not represent the present or future performance of the property. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. In addition, the lease rate for some properties, especially new construction or newly acquired locations, may be set based on the tenant's projected sales with little or no record of actual performance or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantor(s) may fail to pay the lease rent, property taxes, or may fail to comply with other material terms of the lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, the Buyer is responsible for conducting an investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property. In this case, the lease terms that the Buyer may be able to negotiate with a potential replacement tenant considering the location of the property and the Buyer's legal ability to make alternate use of the property.

The Owner expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or to terminate discussions with the Buyer at any time without notice. The Owner has no legal commitment or obligations to any Buyer reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner. The Buyer agrees not to contact the tenant, their employees or customers without prior permission from the Owner.

Linville Team Partners is not affiliated with or endorsed by the commercial tenant or lessee identified in this Offering Memorandum. The use of the tenant's name or logo is not intended to imply any affiliation with or endorsement by Linville Team Partners. Its inclusion is solely for the purpose of providing tenant lessee information about this listing to prospective customers.

By accepting this Offering Memorandum, the Buyer agrees to release Linville Team Partners and hold it harmless from any claim, cost, expense or liability arising out of the buyer's investigation and/or purchase of this Net Leased property.

All showings of this property are by appointment only. Please contact your Broker for more details.