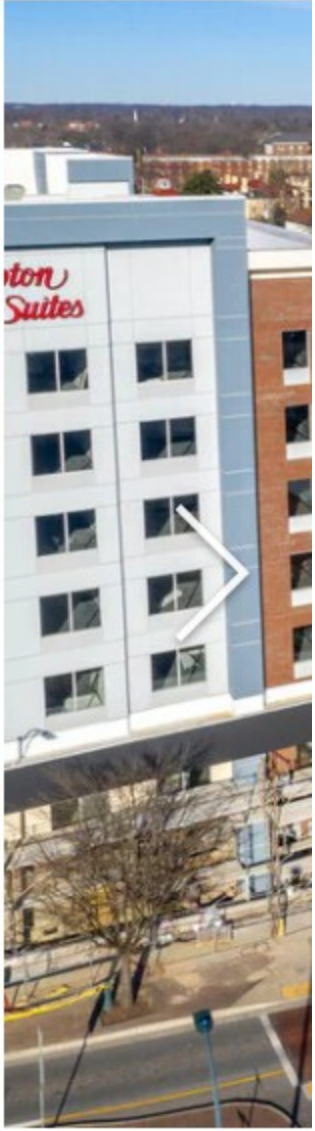


Foundation Place | 330 S Greene St

28,000 SF | 64% Leased | Office Building | Greensboro, NC 27401 | For Sale

Office Spaces | North Carolina | Greensboro | 330 S Greene St, Greensboro, NC 27401



Investment Highlights

- Capitalize on the historic Foundation Place, a modernized office property in the heart of Downtown Greensboro, North Carolina.
- Investors will benefit from significant occupancy at 98%, a strategic location, and good cash flow.
- Conveniently located in the downtown area with easy access to several commuter routes, including Routes 29 and 220, and Interstates 85 and 40.
- Timeless four-story office featuring an iconic first-floor lobby with reception, high ceiling heights, and revitalized amenities.
- Tenants enjoy walkability to surrounding shopping and dining options and reserved, free parking in the on-site parking deck.
- Located within a Federal Opportunity Zone that provides tax incentives and credits to qualifying businesses and developers.

Executive Summary

Nestled in Downtown Greensboro, the historic Foundation Place exhibits classic Southern charm among a lively community located at 330 S Greene Street. This fully renovated, 28,000-square-foot property offers the opportunity to own a timeless Greensboro office building. The property comprises bright and airy office space with natural lighting, modernized office spaces and amenities, and patio space complemented by authentic details. Investors will benefit from the property's high occupancy rate of 98%, strategic location, and significant cash flow.

Upon entrance through the grand lobby, the first floor incorporates several amenities, including a reception area, multiple office spaces, two conference rooms, open work/file spaces, a kitchen, and private bathrooms. Each floor shares the elevator and offers multiple offices, open workspaces, and private restrooms, along with conference/meeting rooms and a kitchen.

Situated on South Greene Street, Foundation Place is just steps from Greensboro's best attractions, such as The Carolina Theatre and famous local eateries like Cheesecakes by Alex and Natty Greene's Pub and Brewing Co., perfect for keeping clients and visitors entertained downtown. Commuting is a breeze with reserved parking in the on-site parking deck and easy access to Routes 29 and 220, along with Interstates 85 and 40.

Downtown Greensboro is charming, historic, hip, and trendy. Its landmark architecture, lining wide sidewalks, offers a variety of shops, restaurants, art studios, and theaters. The property is positioned just a few blocks east of the University of North Carolina at Greensboro, and Greensboro College adds a youthful energy to the neighborhood. Downtown Greensboro is also home to several parks, including the Downtown Greenway and Center City Park.

Attachments

[View the Available Space \(Highlighted\)](#)

Property Facts

Sale Type	Investment	Property Type	Office
Building Size	28,000 SF	Building Class	B
Year Built	1924	Percent Leased	64%
Tenancy	Multiple	Building Height	4 Stories
Typical Floor Size	7,000 SF	Slab To Slab	12'
Building FAR	0.86	Lot Size	0.75 AC
Opportunity Zone	Yes		
Zoning	CB - Commercial Business		
Parking	80 Spaces (2.86 Spaces per 1,000 SF Leased)		

Amenities

- Bus Line

Space Availability

Space	Size	Space Use	Build-Out	Available
2nd Floor	10,000 SF	Office	Full Build-Out	Now
				
10,000 SF office space available for lease. This space includes 12 private offices, conference room, work/copy room, large, open space for co-working, lobby, kitchen, private bathrooms and elevator access. Space can be sub-divided. Free on-site parking in covered deck is included.				

Aerial

Map



Moderately walkable 70/100	Exceptionally drivable 90/100	Good public transit 70/100	Fairly bikeable 50/100
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Source: Local Logic®

Transportation

Buses

Spring Garden & Smothers Pl (Wb)	0 min drive	0.1 mi
Spring Garden & Smothers Pl (Eb)	0 min drive	0.1 mi
Mcgee & Federal	0 min drive	0.1 mi
W Washington & Greene	0 min drive	0.2 mi
S Elm & Washington	0 min drive	0.2 mi

Commuter Rail

Greensboro	6 min walk	0.4 mi
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Airport

Piedmont Triad International	22 min drive	11.9 mi
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Property Taxes

Parcel Number	0000562	Improvements Assessment	\$3,114,900
Land Assessment	\$605,900	Total Assessment	\$3,720,800
Listing ID: 22597927	Date on Market: 3/30/2021	Last Updated: 6/15/2026	Address: 330 S Greene St, Greensboro, NC 27401

The Downtown Greensboro Office Property at 330 S Greene St, **Greensboro, NC 27401** is currently available. Contact AZ Development, LLC for more information.

OFFICE PROPERTIES IN NEARBY NEIGHBORHOODS

[Northeast Greensboro Office Spaces](#)
[Eastside Park Office Spaces](#)
[Southside Office Spaces](#)

[Outer Northwest I-40 Corridor Office Spaces](#)
[Hewitt Area Office Spaces](#)
[Guilford Hills Office Spaces](#)

[Delwoods Park/Fairfield Office Spaces](#)
[Downtown Greensboro Office Spaces](#)

NEW NEARBY OFFICE LISTINGS

[1365 Westgate Center Dr, Winston-Salem NC](#)
[257 W Kings Hwy, Eden NC](#)

[1365 Westgate Center Dr, Winston-Salem NC](#)
[1365 Westgate Center Dr, Winston-Salem NC](#)

NEARBY LISTINGS

[1934 E Market St, Greensboro NC](#)
[1938 E Market St, Greensboro NC](#)
[524 S Elm St, Greensboro NC](#)
[1501 Upland Dr, Greensboro NC](#)

[502-504 E Cornwallis Dr, Greensboro NC](#)
[239 N Edgeworth St, Greensboro NC](#)
[316 S Eugene St, Greensboro NC](#)
[212 S Elm St, Greensboro NC](#)

[1511 Westover Ter, Greensboro NC](#)
[1111 Willowbrook Dr, Greensboro NC](#)
[2006 N Church St, Greensboro NC](#)



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