

S.H. Kress & Co | 212 S Elm St
45,310 SF | Vacant | Office Building | Greensboro, NC 27401 | For Sale

Lofts / North Carolina / Greensboro / 212 S Elm St, Greensboro, NC 27401



Investment Highlights

- Restored Art Deco Details
- Grand Windows
- Fully Finished Basement
- High Ceilings
- Original Wood Flooring
- Rooftop Terrace

Executive Summary

Re-development opportunity

Property Facts

Sale Type	Investment or Owner User	Property Type	Office
Property Subtype	Loft/Creative Space	Building Size	45,310 SF
Building Class	B	Year Built/Renovated	1930/2000
Percent Leased	Vacant	Tenancy	Multiple
Building Height	6 Stories	Typical Floor Size	10,000 SF
Slab To Slab	14'	Building FAR	1.04
Lot Size	1.00 AC	Opportunity Zone	Yes ⓘ
Zoning	CB - Commercial Business		

Amenities

- Bus Line
- Signage
- Basement
- Balcony
- Restaurant
- Roof Terrace

Aerial

Map



Very walkable
80/100

Exceptionally drivable
90/100

Good public transit
70/100

Fairly bikeable
50/100

Source: Local Logic®

Transportation

Buses

Civil Rights Museum	0 min drive	0.0 mi
S Elm & Washington	0 min drive	0.1 mi
W Washington & Greene	0 min drive	0.1 mi
Washington & Depot	1 min drive	0.2 mi
W Market & Courthouse	1 min drive	0.5 mi

Commuter Rail

Greensboro	5 min walk	0.3 mi
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Airport

Piedmont Triad International	23 min drive	12.0 mi
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Property Taxes

Parcel Number	0000019	Improvements Assessment	\$5,258,400
Land Assessment	\$400,800	Total Assessment	\$5,659,200

Listing ID: 39902012 Date on Market: 3/25/2026 Last Updated: 6/15/2026 Address: 212 S Elm St, Greensboro, NC 27401

The Downtown Greensboro Office Property at 212 S Elm St, [Greensboro](#), NC **27401** is currently available. Contact AZ Development, LLC for more information.

OFFICE PROPERTIES IN NEARBY NEIGHBORHOODS

[Downtown Greensboro Lofts](#)

[Southside Lofts](#)

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](#)

[3810 N Elm St, Greensboro NC](#)
[502-504 E Cornwallis Dr, Greensboro NC](#)
[239 N Edgeworth St, Greensboro NC](#)
[316 S Eugene St, Greensboro NC](#)

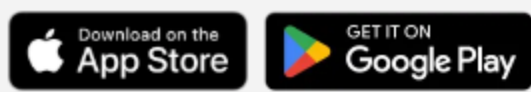
[330 S Greene St, Greensboro NC](#)
[1511 Westover Ter, Greensboro NC](#)
[1111 Willowbrook Dr, Greensboro NC](#)
[2006 N Church St, Greensboro NC](#)



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