



MIDTOWN OFFICE AND RETAIL LOFTS

1205 W Bessemer Ave Greensboro, NC 27408

PROPERTY HIGHLIGHTS

- Office and retail space situated in Midtown Greensboro
Located in the heart of the Restaurant & Entertainment District
- Restaurants & Entertainment nearby: RED Cinemas, Burger Warfare, Pig Pounder Brewery, Mac's Speed Shop, Scratch & more
- Retailers Nearby: Trek Bicycles, Sheetz, BB&T, The Tiny Greenhouse, Red Collection & more
- Lat: 36.086711 Long: -79.804337

KICK ASS CONCEPTS

336.601.0000 | kickassconcepts.com



MIDTOWN OFFICE AND RETAIL LOFTS

1205 W Bessemer Ave Greensboro, NC 27408



OFFERING SUMMARY

Lease Rate:	Market Rate
Building Size:	25,032 SF
Available SF:	482 - 545 SF
Lot Size:	1.02 Acres
Number of Units:	36
Year Built:	1970
Zoning:	LI-Light Industrial

PROPERTY OVERVIEW

One of our most recognizable properties due to its famous street art covered facade 1205 W Bessemer offers flexible office space in the rapidly growing and developing midtown area of Greensboro. Not only does it offer easy access to both Downtown Greensboro and Green Valley Office Park but it is also surrounded by vibrant retail and dining options. Nearby vendors include Burger Warfare, Pig Pounder Brewery & Pavilion, Sheetz, Red Cinema, Tint Greenhouse, Scratch, Mac's Speedway and Treks.

PROPERTY HIGHLIGHTS

- Office and retail space situated in Midtown Greensboro Located in the heart of the Restaurant & Entertainment District
- Restaurants & Entertainment nearby: RED Cinemas, Burger Warfare, Pig Pounder Brewery, Mac's Speed Shop, Scratch & more
- Retailers Nearby: Trek Bicycles, Sheetz, BB&T, The Tiny Greenhouse, Red Collection & more
- Lat: 36.086711 Long: -79.804337



**EXECUTIVE
SUMMARY**

MARTY KOTIS
336.209.0000
marty@kickassconcepts.com

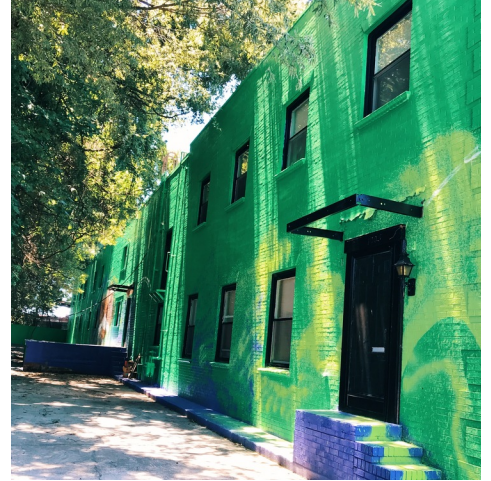


LANCE WOOD
336.339.7036
lance@kickassconcepts.com



MIDTOWN OFFICE AND RETAIL LOFTS

1205 W Bessemer Ave Greensboro, NC 27408



**ADDITIONAL
PHOTOS**

MARTY KOTIS
336.209.0000
marty@kickassconcepts.com



LANCE WOOD
336.339.7036
lance@kickassconcepts.com



MIDTOWN OFFICE AND RETAIL LOFTS

1205 W Bessemer Ave Greensboro, NC 27408



It turns out, you don't have any Site Plans!

(be sure to tag an image "**Site Plan**" in the **Property Edit Form**)

LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	482 - 545 SF	Lease Rate:	Market Rate

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 101 - Princess Smith	Princess Smith	412 SF	Gross	Market Rate	-
Unit 102 - Taylor Mason	Taylor Mason	235 SF	Gross	Market Rate	-
Unit 103 - US Electric, Inc.	US Electric, Inc.	730 SF	Gross	Market Rate	-
Unit 104 - Kimberly Herzing	Kimberly Herzing	284 SF	Gross	Market Rate	-
Unit 105 - Sprinkler Design Associate	Sprinkler Design Associate	784 SF	Gross	Market Rate	-
Unit 108 - Chelsea Crisp	Chelsea Crisp	400 SF	Gross	Market Rate	-
Unit 109 - Tripp G Nelson	Tripp G Nelson	729 SF	Gross	Market Rate	-
Unit 110 - Michele Hubbard and Associates	Michele Hubbard and Associates	253 SF	Gross	Market Rate	-
Unit 112 - Cynthia Thomas	Cynthia Thomas	398 SF	Gross	Market Rate	-



**LEASE
SPACES**

MARTY KOTIS
336.209.0000
marty@kickassconcepts.com



LANCE WOOD
336.339.7036
lance@kickassconcepts.com



MIDTOWN OFFICE AND RETAIL LOFTS

1205 W Bessemer Ave Greensboro, NC 27408



It turns out, you don't have any Site Plans!

(be sure to tag an image "**Site Plan**" in the **Property Edit Form**)

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 115 - Ana Alicia Siler	Ana Alicia Siler	523 SF	Gross	Market Rate	-
Unit 116 - James R. Brown	James R. Brown	556 SF	Gross	Market Rate	-
Unit 117 - Southeastern Theater Conference	Southeastern Theater Conference	100 SF	Gross	Market Rate	-
Unit 118	Available	482 SF	Gross	Market Rate	-
Unit 120 - AIA Solutions	AIA Solutions	1,352 SF	Gross	Market Rate	-
Unit 200	Available	545 SF	Gross	Market Rate	-
Unit 201 - Feletia Amaris	Feletia Amaris	371 SF	Gross	Market Rate	-
Unit 203	-	532 SF	Gross	Market Rate	-
Unit 205 - Brian Atkins	Brian Atkins	246 SF	Gross	Market Rate	-
Unit 208 - Blue Bird Associates	Blue Bird Associates	428 SF	Gross	Market Rate	-
Unit 210 - Sherri Brown	Sherri Brown	432 SF	Gross	Market Rate	-
Unit 211A - Anthony Boyd	Anthony Boyd	342 SF	Gross	Market Rate	-
Unit 211B - College Park Apartments, Inc.	College Park Apartments, Inc.	259 SF	Gross	Market Rate	-



**LEASE
SPACES**

MARTY KOTIS
336.209.0000
marty@kickassconcepts.com



LANCE WOOD
336.339.7036
lance@kickassconcepts.com



MIDTOWN OFFICE AND RETAIL LOFTS

1205 W Bessemer Ave Greensboro, NC 27408



It turns out, you don't have any Site Plans!

(be sure to tag an image "**Site Plan**" in the **Property Edit Form**)

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 212 - Raymona Holloway	Raymona Holloway	129 SF	Gross	Market Rate	-
Unit 213 - Ashley Welch	-	486 SF	Gross	Market Rate	-
Unit 214	-	673 SF	Gross	Market Rate	-
Unit 215 - Vivian Barnett	Vivian Barnett	304 SF	Gross	Market Rate	-
Unit 216 - LaShay McLean	LaShay McLean	400 SF	Gross	Market Rate	-
Unit 217- Alexa Garcia	Alexa Garcia	474 SF	Gross	Market Rate	-
Unit 218 - RAB Partners II	RAB Partners II	811 SF	Gross	Market Rate	-
Unit 219 - Cheek Construction	Cheek Construction	173 SF	Gross	Market Rate	-
Unit 222 - Emanuel Alexander	Emanuel Alexander	886 SF	Gross	Market Rate	-
Unit 223 - The Sports Management Group	The Sports Management Group	317 SF	Gross	Market Rate	-
Unit 226 - Rashida Reives	Rashida Reives	1,329 SF	Gross	Market Rate	-
Unit 227 - Freely Transformed Productions	Freely Transformed Productions	265 SF	NNN	Market Rate	-
Unit 1205 - Felts Properties	Felts Properties	600 SF	Gross	Market Rate	-



**LEASE
SPACES**

MARTY KOTIS
336.209.0000
marty@kickassconcepts.com



LANCE WOOD
336.339.7036
lance@kickassconcepts.com



MIDTOWN OFFICE AND RETAIL LOFTS

1205 W Bessemer Ave Greensboro, NC 27408



It turns out, you don't have any Site Plans!

(be sure to tag an image "**Site Plan**" in the **Property Edit Form**)

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 1213 - Lario's Accounting and Tax	Lario's Accounting and Tax	350 SF	Gross	Market Rate	-



**LEASE
SPACES**

MARTY KOTIS
336.209.0000
marty@kickassconcepts.com



LANCE WOOD
336.339.7036
lance@kickassconcepts.com



MIDTOWN OFFICE AND RETAIL LOFTS

1205 W Bessemer Ave Greensboro, NC 27408



**RETAILER
MAP**

MARTY KOTIS
336.209.0000
marty@kickassconcepts.com

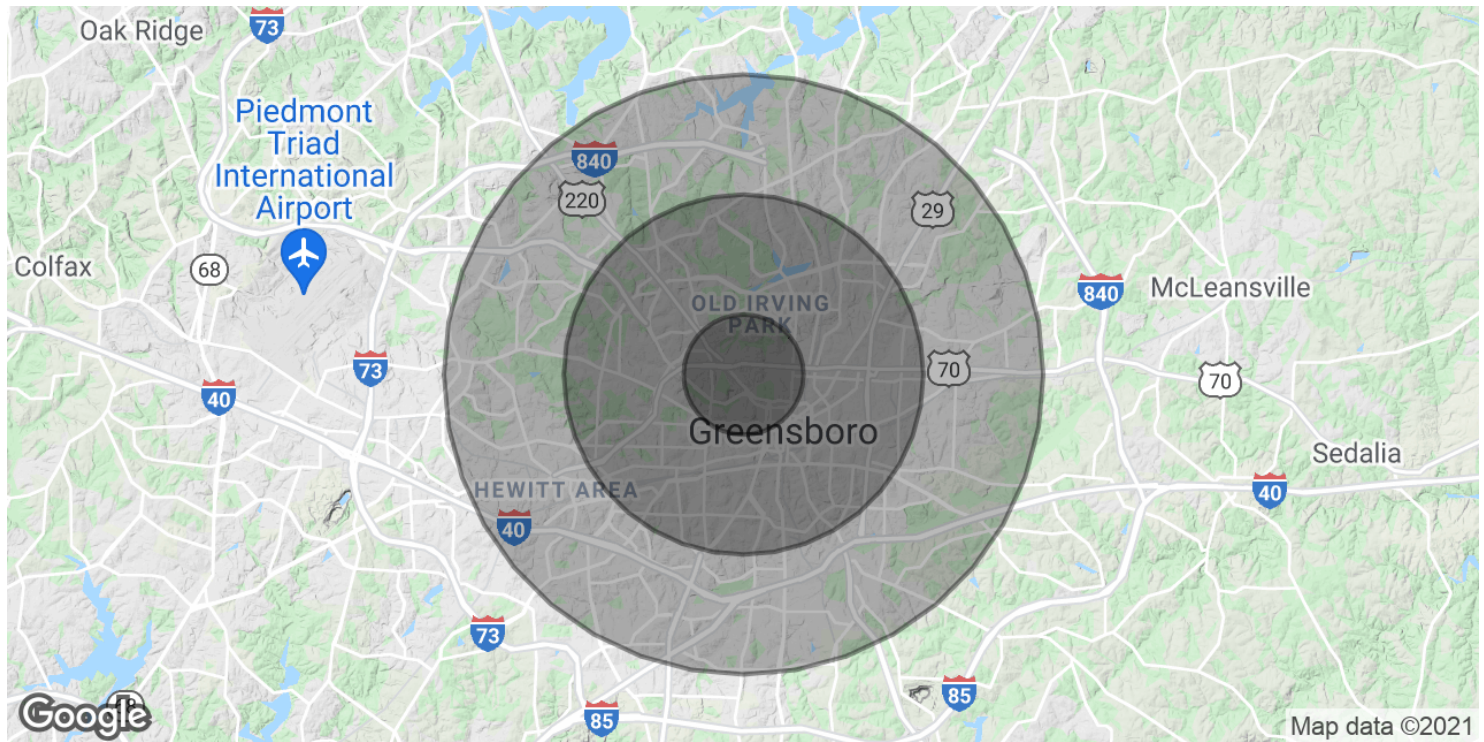


LANCE WOOD
336.339.7036
lance@kickassconcepts.com



MIDTOWN OFFICE AND RETAIL LOFTS

1205 W Bessemer Ave Greensboro, NC 27408



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,290	86,456	203,541
Average age	39.2	33.9	35.1
Average age (Male)	39.0	32.9	33.6
Average age (Female)	39.5	35.0	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,849	34,009	82,096
# of persons per HH	2.2	2.5	2.5
Average HH income	\$92,766	\$62,038	\$58,935
Average house value	\$416,253	\$242,769	\$200,846

* Demographic data derived from 2010 US Census



**DEMOGRAPHICS
MAP & REPORT**

MARTY KOTIS
336.209.0000
marty@kickassconcepts.com



LANCE WOOD
336.339.7036
lance@kickassconcepts.com

