

## NOW UNDER CONTRACT



### KEY FEATURES

- Open Floorplan
- 2 Story Showroom
- Large Entertainment Area with Bar/Kitchen
- Natural Stone Floors
- Updated Restrooms
- Beautiful Courtyard with Water Feature and Parking
- Gated Courtyard
- 1 Block from Mendenhall Transportation Center
- Adjacent to IMC Buyer Parking

PRIME SHOWROOM AVAILABLE

FOR LEASE OR SALE

## FLAIR HAMILTON STREET SHOWROOM

311 South Hamilton Street  
High Point, NC 27260

311 South Hamilton Street is a two-story, multi-tenant ±17,599 SF Class B Showroom building situated on ±0.36 acres in the heart of the High Point Furniture District. The property was built in 1996 of masonry and stucco construction and is zoned CB.

The entire property is available for Lease or Sale and features an open floor plan, large entertainment area with a bar and kitchen, natural stone floors, updated restrooms, a beautiful courtyard with water feature and parking, and a gated courtyard.

### LEARN MORE ABOUT THIS PROPERTY

#### JORDAN REECE, CCIM

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311 S Hamilton St.  
Entrance Gate



311 S Hamilton St.  
Grand Staircase



311 S Hamilton St.  
Courtyard



311 S Hamilton St.  
Showroom Area



311 S Hamilton St.  
Kitchen / Bar Area



## 311 SOUTH HAMILTON STREET

### LOCATION DETAILS

<b>City</b>	High Point	<b>State/Zip</b>	NC / 27260	<b>County</b>	Guilford
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### PROPERTY DETAILS

<b>Property Type</b>	Showroom	<b>Building SF±</b>	17,599	<b>Acres ±</b>	0.36
<b>Year Built</b>	1996	<b>Zoning</b>	CB	<b>Building Exterior</b>	Masonry / Stucco
<b>Restrooms</b>	4	<b>Floors</b>	2	<b>Ceiling Height±</b>	14'
<b>Flooring</b>	Concrete / Stone				

### UTILITIES

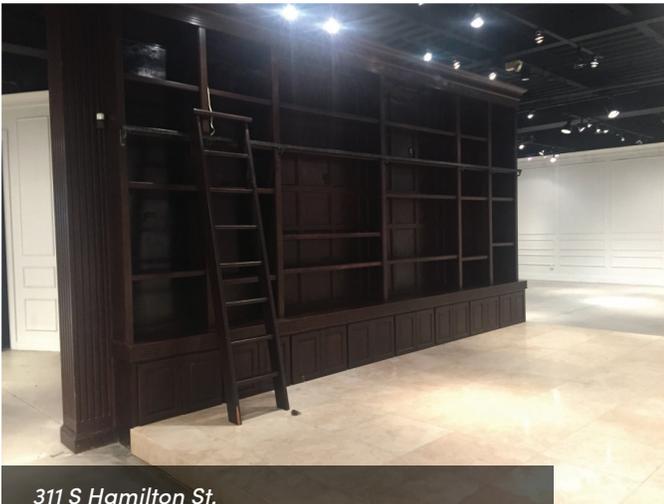
<b>Electrical</b>	City of High Point	<b>Sewer</b>	City of High Point	<b>Heat</b>	Yes
<b>Water</b>	City of High Point	<b>Air</b>	Yes	<b>Gas</b>	PNG

### PRICING AND TERMS

<b>Price</b>	\$2,525,000.00	<b>Price PSF</b>	\$143.46		
<b>Lease Rate PSF</b>	\$13.25	<b>Lease Type</b>	NNN		

PRIME SHOWROOM AVAILABLE

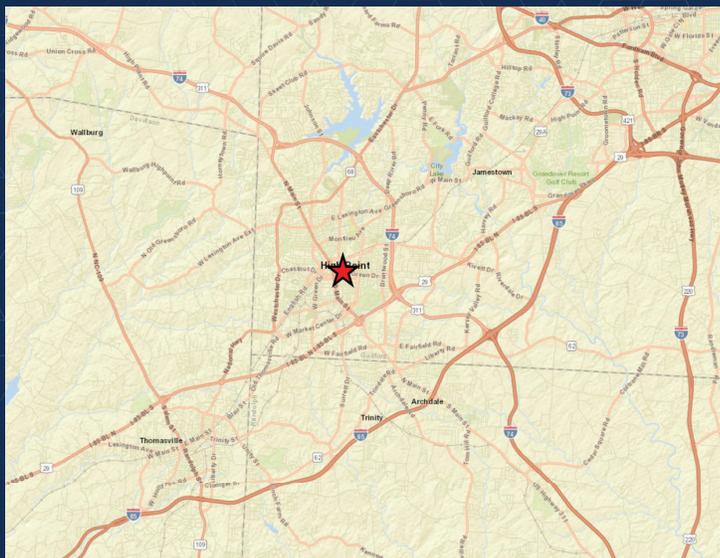
FOR LEASE OR SALE



311 S Hamilton St.  
Showroom Area



311 S Hamilton St.  
Water Feature



## LOCATION FEATURES

- Well located Showroom in the heart of the Furniture District
- 1 Block from Mendenhall Transportation Center
- Adjacent to IMC Buyer Parking