



KEY FEATURES

- ±12,000 SF Food Hall on main level with designated space for outdoor terrace with seating
- ±36,000 SF single or multi-tenant Class A Office spaces on levels 2 and 3 with balconies overlooking the stadium
- Masonry, brick, steel and glass exterior with modern finishes
- Large marquee sign on the third-floor deck for lead tenant
- Future phases to include residential living, retail and other amenities
- **Potential to qualify for City of High Point's Targeted Downtown Office Incentives Program**

OFFICE / RETAIL

FOR LEASE

THE OUTFIELDS

275 North Elm Street
High Point, NC 27262

275 North Elm is Phase One of The Outfields, a planned Downtown High Point redevelopment project designed to be the foundational component of downtown. This new development is located just beyond the outfields of Truist Point stadium (opened May, 2019). The project will be a place of community inspired by the art and history of the local furniture heritage.

Phase One will incorporate an industrial and historic feel, serving as the new community hub of the revitalized city. The building's main floor will feature a 12,000 SF food and beverage food hall, Stock + Grain Assembly, with ample seating and a large outdoor space. The second and third floors will house ±36,000 SF of Class A office spaces with balconies overlooking the stadium and state-of-the-art amenities.

Don't miss this opportunity to be part of High Point's renewed Downtown!

LEARN MORE ABOUT THIS PROPERTY

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THE CATALYST PROJECT TO REVITALIZE DOWNTOWN HIGH POINT, NC

A catalyst development project is happening at the center of High Point, NC, featuring residences, Class A offices, shops, and a grand plaza just beyond the outfield of the new Truist Point baseball stadium, which opened in May of 2019. The Outfields development will be donned with the art and history of the local furniture heritage, and will be a place of community – attracting people to work, live, and play in the city.



The Outfields Development: Class A Offices, Festival Plaza, Residences and Shops

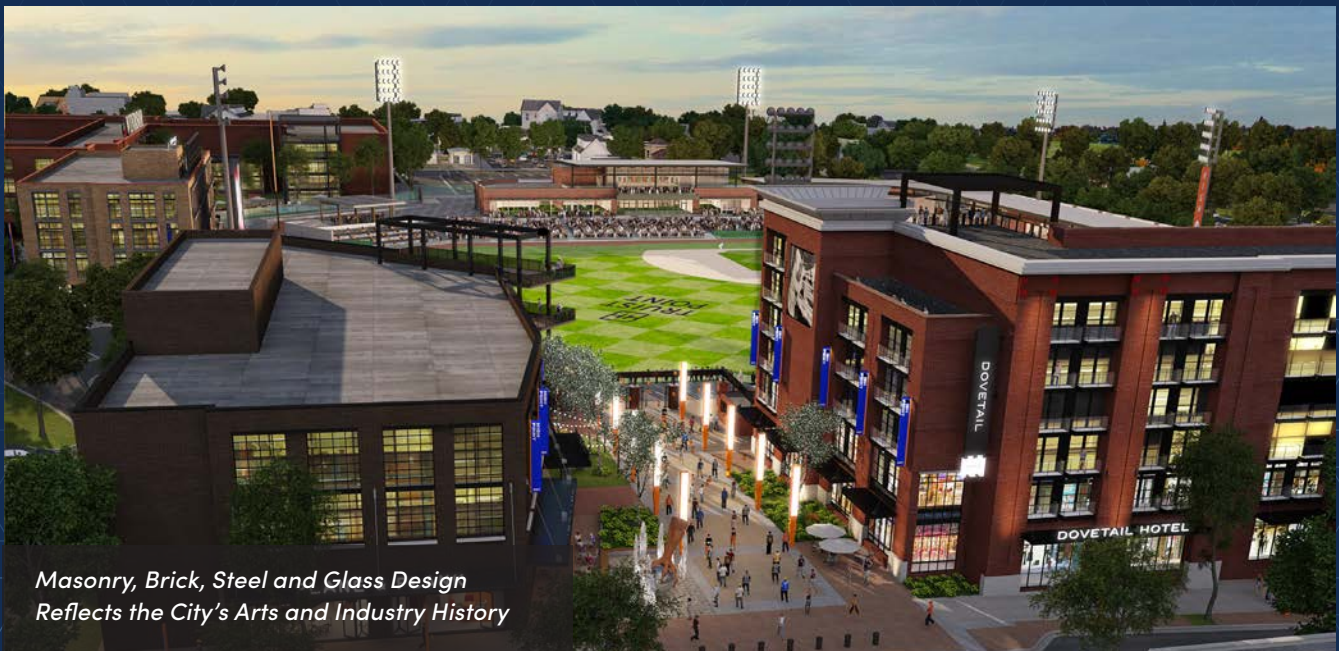


*Truist Point Ballpark, Open May, 2019
Home of the High Point Rockers*

PHASE ONE - LEASE THE BEST OFFICE VIEW IN DOWNTOWN HIGH POINT!

275 North Elm will serve as the new hub of connectivity for the city, its workers and its residents. The space will create jobs and opportunities for small businesses, restaurants and more. Phase One includes three floors, all now leasing:

- First Floor: 12,000 SF Stock + Grain Assembly food hall / retail space
- Second & Third Floors: 36,000 SF of Class A office spaces for single or multi-tenants featuring state-of-the-art amenities and balconies
- Large marquis sign on third-floor deck for lead tenant



THE TRIAD'S FIRST FOOD HALL - WELCOME STOCK + GRAIN ASSEMBLY!

As part of Elliott Sidewalk Communities' "The Outfields," CANAdev is bringing a 12,000 square foot food hall to High Point, NC, the first of its kind to come to the Triad.

Stock + Grain Assembly will feature 10 vendors offering a wide range of local products, from coffee and breakfast to pizza and wine. The food hall will have ample seating and a large outdoor gathering space. This is a great opportunity to highlight High Point's unique culture and history.



Stock + Grain Assembly, Covering the First Floor of The Outfields, Will Be a Destination for 10 Local Vendors Offering a Variety of Cuisines.

BEAUTIFULLY DESIGNED BUILDING LOBBY

A mixture of High Point's historic arts center and furniture industry will be reflected in a contemporary, bright and airy lobby that takes advantage of the city's abundant sunshine.



Two-Story Lobby Will Feature Open/Exposed Stairwell



Lobby Will Be Spacious and Light-Filled With Contemporary Design and Decor

FUTURE PHASES INCLUDE OFFICES AND AMENITY-FILLED RESIDENCES

The Outfields master plan includes the addition of beautifully-designed and amenity-rich residences centered around Truist Point Stadium in downtown High Point. The revitalized location invites families, local businesses and market-goers to a new, year-round community-focused environment that includes 275 North Elm as a vital part of the project.



Centrally-Located Future Residences



The Outfields - Connecting Community and Business in Revitalized Downtown High Point



THE OUTFIELDS

LOCATION DETAILS

Address	275 North Elm Street	City	High Point	State	NC
Zip	27262	County	Guilford		

PROPERTY DETAILS

Building SF±	54,000	Floors	3	Type	Office/Retail
Available SF±	36,000	Construction	Masonry / Brick / Steel / Glass		

UTILITIES

Electrical	City of High Point	Sewer	Municipal	Water	Municipal
Gas	PNG				

PRICING & TERMS

For Lease	\$26.00 PSF	Lease Type	Full Service	
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The Outfields Website: <http://www.theoutfields.com>

LEARN MORE ABOUT THIS PROPERTY

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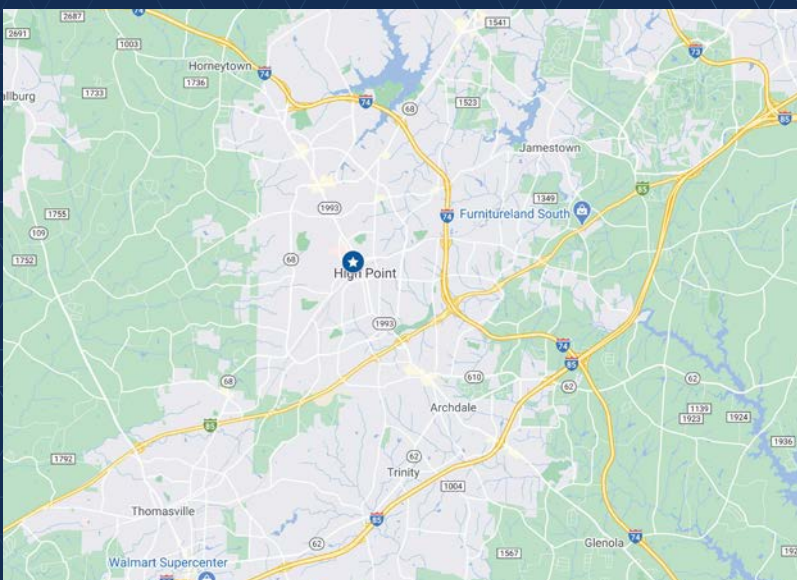
OFFICE / RETAIL

FOR LEASE



AN ELLIOTT SIDEWALK DEVELOPMENT

- C** Office Retail / Food Hall
- G** Residential Units
1st Floor Restaurant
- H** Apartments



THE CATALYST PROJECT FOR DOWNTOWN HIGH POINT, NC

The revitalized Downtown High Point, featuring the Rockers' Truist Point stadium and The Outfields is a \$110 million project funded through an innovative public-private partnership model between the city of High Point and Elliott Sidewalk Communities.

Strategically located at the corner of Church Avenue and North Elm Street just outside the entrance of the new Truist Point baseball stadium, home of the High Point Rockers.

To access video footage of this property, please visit: <https://vimeo.com/375527685>