



EDEN VENTURE BUSINESS PARK

THE FUTURE OF BUSINESS IN ROCKINGHAM COUNTY



EDEN VENTURE
BUSINESS PARK

PROFESSIONAL • LIGHT INDUSTRIAL • BUILD TO SUIT

www.edenventurebusinesspark.com

CONTACT US

Andrew Raymond
(704) 776-3805
andrewr@edenventurebusinesspark.com

Ron Hutchins
(704) 208-7011
ronh@edenventurebusinesspark.com





TRACT 37157040300, EDEN, NC



PROPERTY FEATURES

PRICING

\$500 - \$5,000/SQ FT+-BUILT TO SUIT

AVAILABLE UNITS

8

AVAILABLE SPACE

500 SQ FT± TO 10,000 SQ FT±

FEATURES

OFFICE, LIGHT INDUSTRIAL, AND FLEX SPACE SUITES AVAILABLE - BUILT TO SUIT YOUR BUSINESS REQUIREMENTS

FEATURES

PROPERTY DESCRIPTION

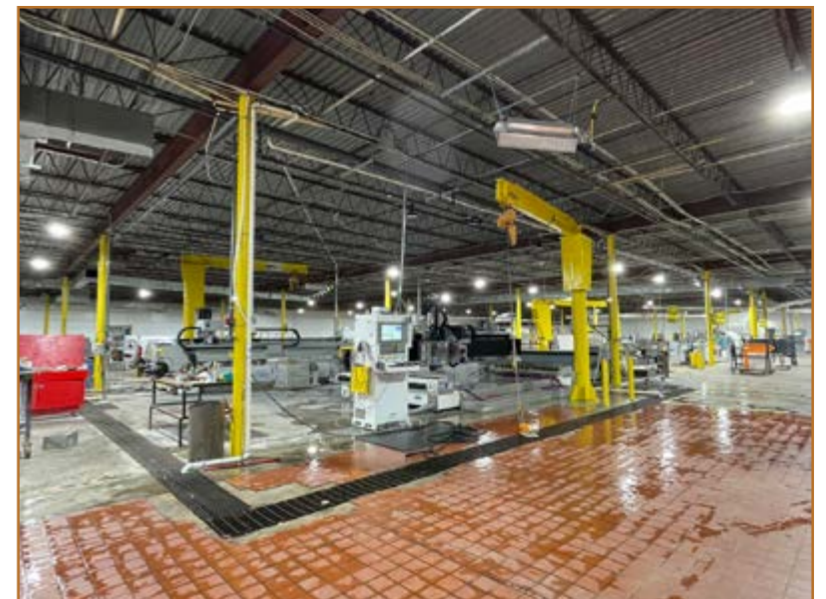
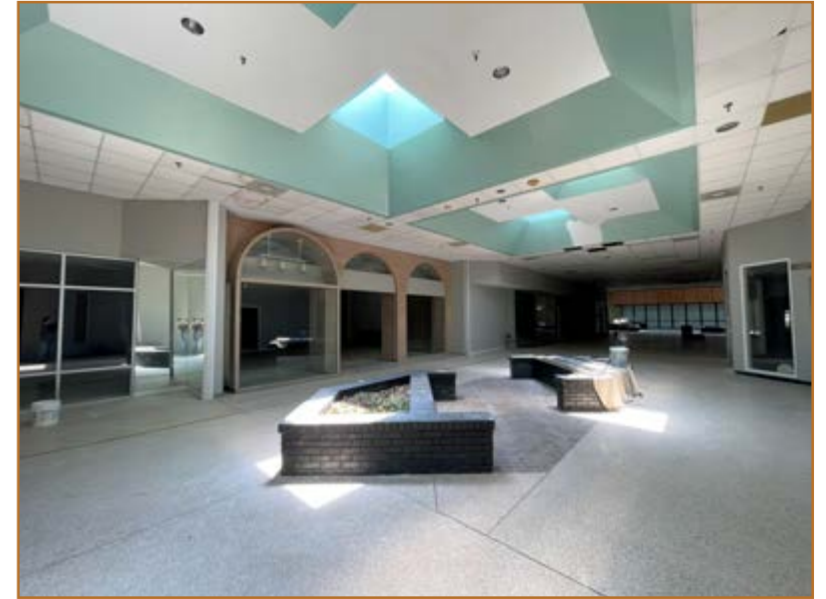
A total of 110,000 SQ FT± of Warehouse, Office and Flex space in move-in ready and shell condition (can be split). Micro-suites start at 550 SQ FT± featuring coffee bars (Kitchenettes), new flooring, LED lighting and open floor plans. Warehouse spaces start at 2,225 SQ FT± with either shared bathroom facilities or en-suite bathrooms and offices.

LOCATION DESCRIPTION

Located in the heart of Eden NC at Highway 311 and Highway 14, The Eden Venture Business Park has easy access to Eden's 14,500 residents. Located in the foothills of the Blue Ridge Mountains, Eden is known as "The Land of Two Rivers" because the Dan and Smith Rivers flow through the center of town.

FEATURES

This location is ideal for service and light industrial based businesses with a trade area/market servicing Danville/ Martinsville VA, Eden, Reidsville, High Point, Greensboro and Winston-Salem NC.



AVAILABLE SPACES

SUITE	TENANT	SIZE	LEASE TYPE	LEASE RATE
111	AVAILABLE	1,200 SQ FT±	MODIFIED GROSS	\$950/Month
132	AVAILABLE	624 SQ FT±	MODIFIED GROSS	\$500/Month
109	AVAILABLE	920 SQ FT±	MODIFIED GROSS	\$650/Month
114	AVAILABLE	960 SQ FT±	MODIFIED GROSS	\$650/Month
110	AVAILABLE	480 SQ FT±	MODIFIED GROSS	\$500/Month
128	AVAILABLE	2,225 SQ FT±	MODIFIED GROSS	\$1,700/Month



MODERN COFFEE BARS WILL BE INSTALLED IN EACH OFFICE SPACE PROVIDING

IMPROVED PRODUCTIVITY:

Caffeine can help employees stay focused and alert, which can lead to improved productivity.

INCREASED EMPLOYEE SATISFACTION:

Employees who enjoy their work environment are more likely to be satisfied with their jobs, which can lead to reduced turnover.

ENHANCED CREATIVITY:

A relaxed and stimulating environment where employees can come together to brainstorm and collaborate.

IMPROVED COMPANY CULTURE:

A coffee bar can help to create a more welcoming and inclusive workplace culture.

REDUCED STRESS LEVELS:

Taking a break to enjoy a cup of coffee can help to reduce stress levels and improve employee morale.

NEW & MODERN FLOORS & LIGHTS

MODERN & DURABLE CARPET TILE

MODERN & DURABLE VINYL PLANK

UPDATED AND EFFICIENT LED LIGHTING



CONFERENCE & TRAINING SPACE

MODERN FEATURES FOR OUR TENANTS TO UTILIZE



CONFERENCE

The conference center in Eden Venture Business Park is a valuable asset for your business. It provides a professional and dedicated space for meetings, training sessions, presentations, and other events. Conference rooms can help your business to improve communication and collaboration, boost productivity, and make a positive impression on clients and partners.

PROFESSIONALISM:

The conference room provides a professional and polished setting for meetings and events. This can help your business make a good impression on clients and partners.

PRIVACY:

The conference room offers a private and confidential space for meetings and discussions. This is important for businesses that need to discuss sensitive information or negotiate deals.

TECHNOLOGY:

The conference room is equipped with state-of-the-art technology, with video conferencing, a projection system, and a sound system. This technology will enhance the effectiveness of your meetings and presentations.

FLEXIBILITY:

The conference room can be used for a variety of purposes, from small team meetings to large presentations.

TRAINING

CONVENIENCE:

Access the training center during work hours without having to travel to an external location reducing employee disruption.

PROFESSIONALISM:

A professional and dedicated space for learning and development. A positive and engaging learning environment for employees.

FLEXIBILITY:

A training center can be used to deliver a wide range of training programs, from in-house training to external courses. This gives your business the flexibility to meet the specific needs of your staff and organization.

IMPROVED PRODUCTIVITY AND PERFORMANCE:

A well-trained workforce is more productive and efficient. By providing training and development opportunities, your business can improve the performance of your employees and the overall success of your organization.

BUILD TO SUIT | UNDER NEW MANAGEMENT

NEWLY REMODELED SPACES AVAILABLE FOR:

LIGHT INDUSTRIAL
PROFESSIONAL BUSINESS
IDEAS ARE WELCOME



EDEN VENTURE BUSINESS PARK

THE FUTURE OF BUSINESS IN ROCKINGHAM COUNTY



PROFESSIONAL • LIGHT INDUSTRIAL • BUILD TO SUIT

www.edenventurebusinesspark.com

CONTACT US

Andrew Raymond
704-776-3805
andrewr@edenventurebusinesspark.com

Ron Hutchins
(704) 208-7011
ronh@edenventurebusinesspark.com

