



## Premier office space in historic Greenville building

- Move-in ready office space with modern, high-end finishes
- Furniture can be included
- 6 parking spots available across the street and additional parking available at Broad Street Parking Garage
- High ceilings and large windows providing ample natural light
- Walking score = 84

### Get more information

**Ned Reynolds**

Vice President  
336 260 3148  
[ned.reynolds@avisonyoung.com](mailto:ned.reynolds@avisonyoung.com)

**Chris Prince, MBA, LEED® Green Associate™**

Vice President  
864 430 4957  
[chris.prince@avisonyoung.com](mailto:chris.prince@avisonyoung.com)

**Will Hannah**

Associate  
864 508 4525  
[will.hannah@avisonyoung.com](mailto:will.hannah@avisonyoung.com)



# Property overview

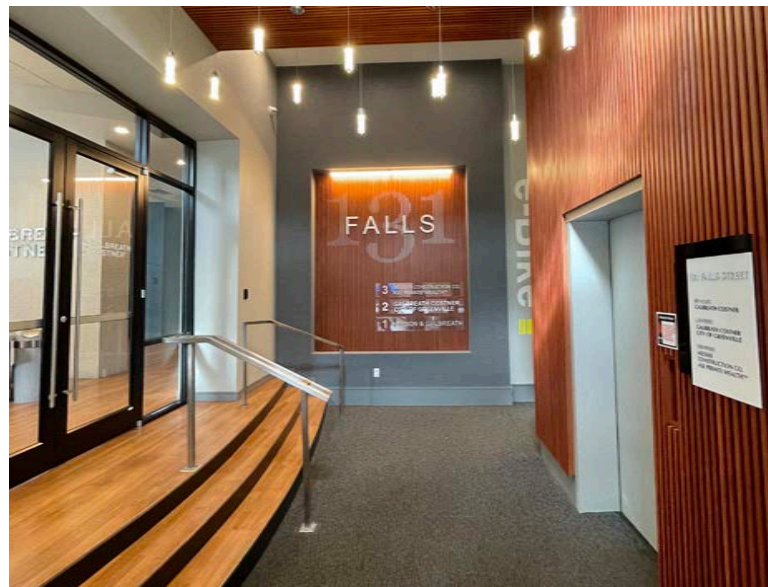
This three story office building, sitting right on the corner of Falls Street and Broad Street is a member of the National Register of Historic Places. The full building was renovated with modern, high end finishes in 2018. This space is move-in ready for a professional office user. High ceilings and large windows provide natural light that floods throughout the space. Furniture can be included.

Six parking spots are available in the Bouharoun's lot, directly across Broad Street. The City of Greenville's Broad Street Parking Garage is located on the same block, where parking spaces are available for \$72 per month.



## Property specs

Building size	±20,973 sf
Municipality	City of Greenville
County	Greenville
Zoning	MX-D
Lease rate	\$35.00 sf/year
Lease type	Full service

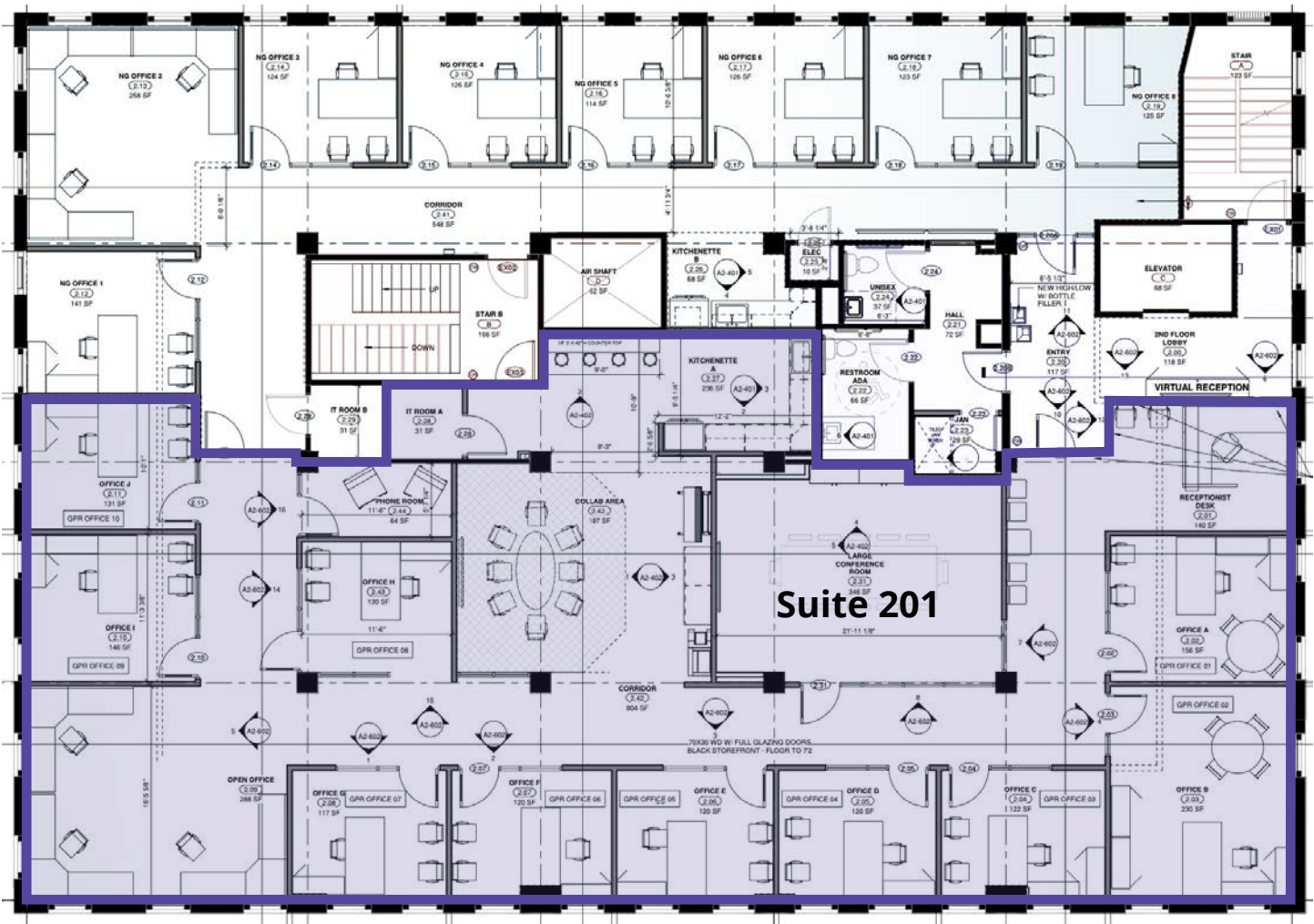


## Availabilities

Suite	Size	Floor	Available
201	±4,384 sf	2nd	10/1/2026
301*	±3,303 sf	3rd	6/1/2026
302*	±3,177 sf	3rd	7/1/2026

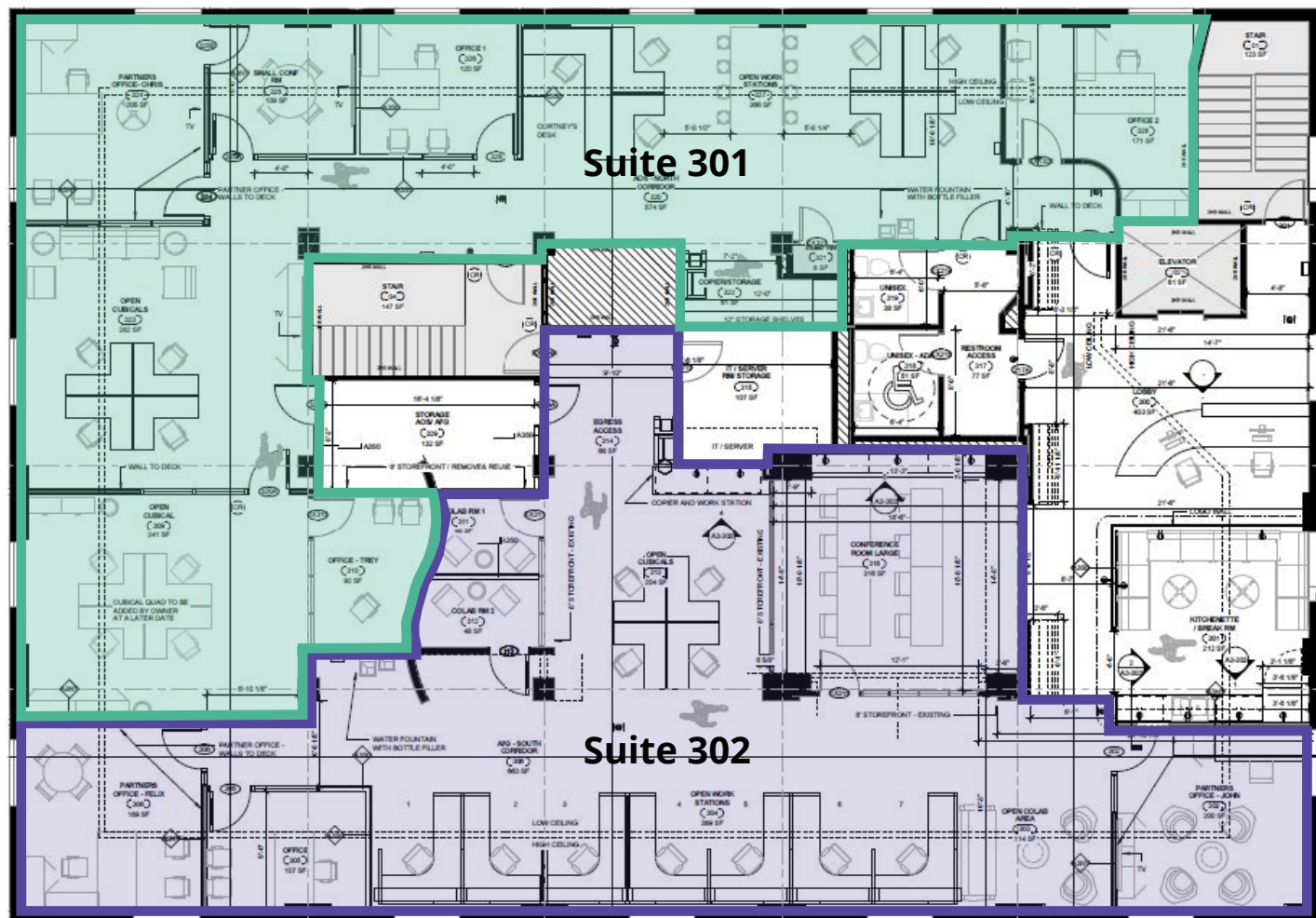
\* Suite 301 and 302 can be combined for up to ±6,480 sf

# Floorplan - 2nd floor



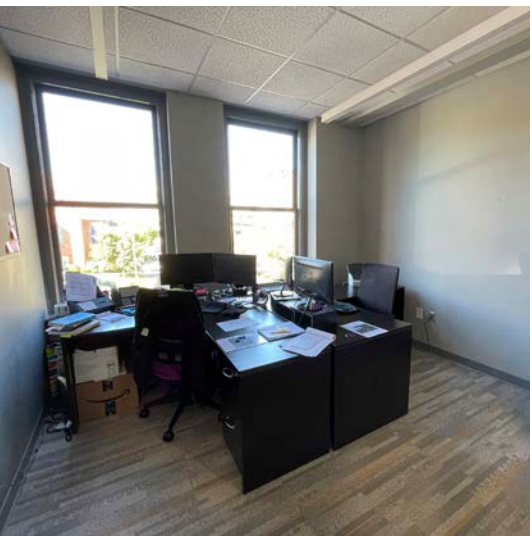


## Floorplan - 3rd floor



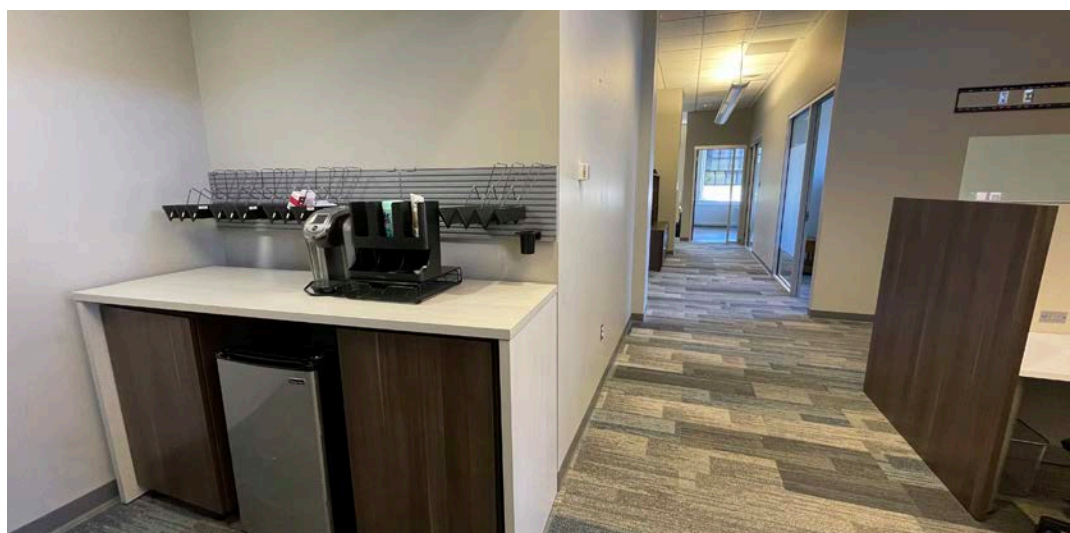


Photos - Suite 201



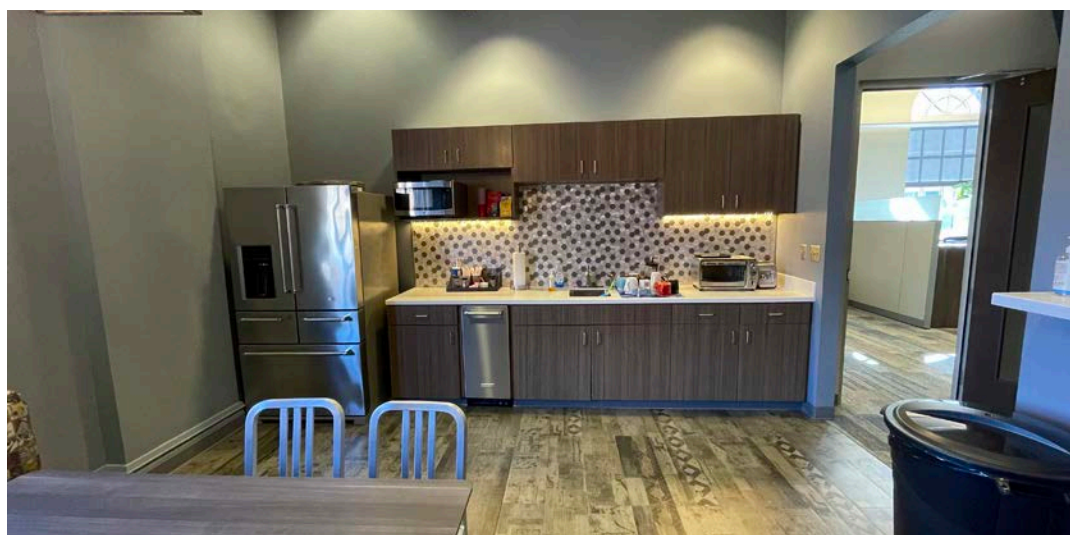
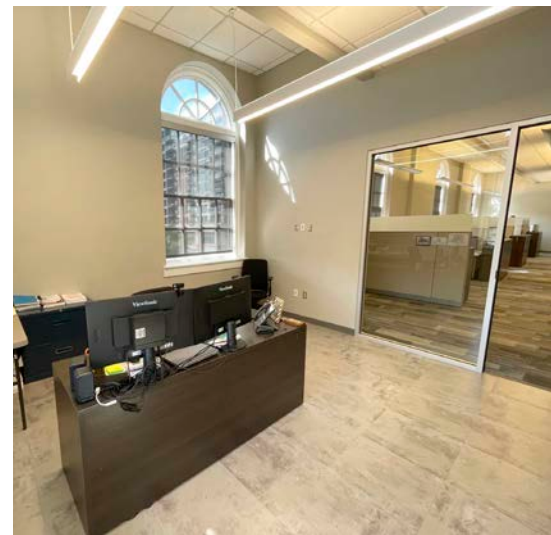


# Photos - Suite 301





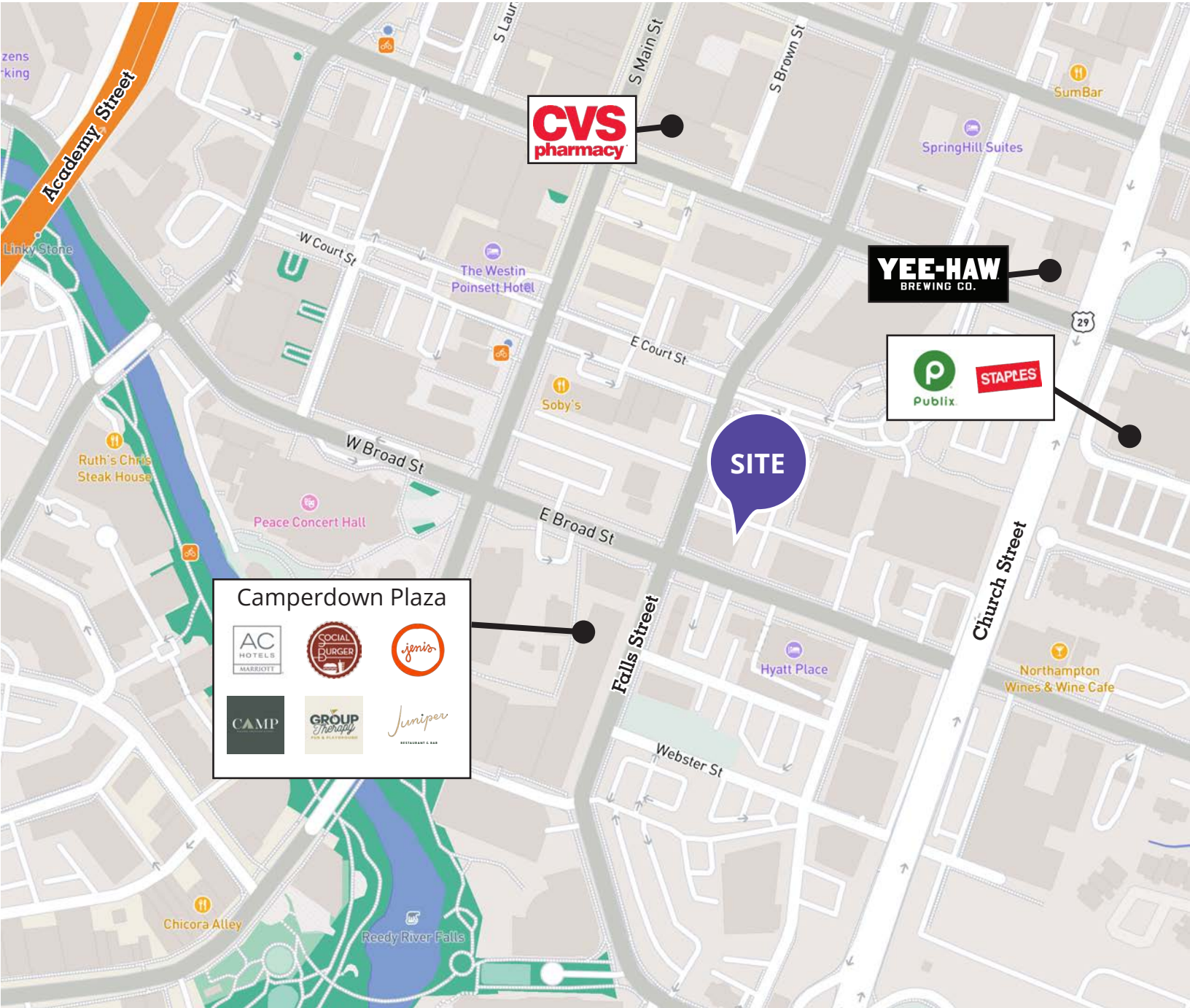
## Photos - Suite 302





# Location

131 Falls Street



## Get more information

### Ned Reynolds

Vice President - Office Team  
336 260 3148  
ned.reynolds@avisonyoung.com

### Chris Prince, MBA, LEED® Green Associate™

Vice President - Office Team  
864 430 4957  
chris.prince@avisonyoung.com

### Will Hannah

Associate - Office Team  
864 508 4525  
will.hannah@avisonyoung.com