



## Highlights & Suite Availability

- The Daniel Building is the tallest building in Greenville, with a stunning 25 floors
- Exterior & Interior recently renovated
- Its steel frame is covered with precast concrete panels and white Georgia marble
- Situated on the main thoroughfares of Main Street and College Avenue
- Easily accessible from I-385 and US-29 and provides tenants with the amenities of Greenville's central business district
- Ample parking rights available
- Over 50 restaurants within a five minute walk

Greenville is home to national and international corporations like Fluor Corporation, Hubbell Lighting, BMW and Michelin North America.

Lease rate: \$24.00/SF FSG

Suite	Size	Suite	Size
304	±1,345 sf.	1111	±1,092 sf.
306	± 7,752 sf.	1113	±1,109 sf.
402	±5,359 sf.	1115	±1,066 sf.
405	±1,455 sf.	1119	±844 sf.
500	±58,975 sf.	1500	±4,861 sf.
800	±10,830 sf.	1602	±2,404 sf.
900	±3,986 sf.	2000	±10,830 sf.
906	±6,844 sf.	2100	±10,830 sf.
1003	±1,437 sf.	2200	±10,830 sf.
1004	±1,307 sf.	2300	±10,830 sf.
1005	±2,006 sf.	2400	±10,830 sf.
1106	±566 sf.		



# The Daniel

THE DANIEL BUILDING  
301 North Main St.  
Greenville, SC 29601

*Renovated Interior & Exterior Photos*



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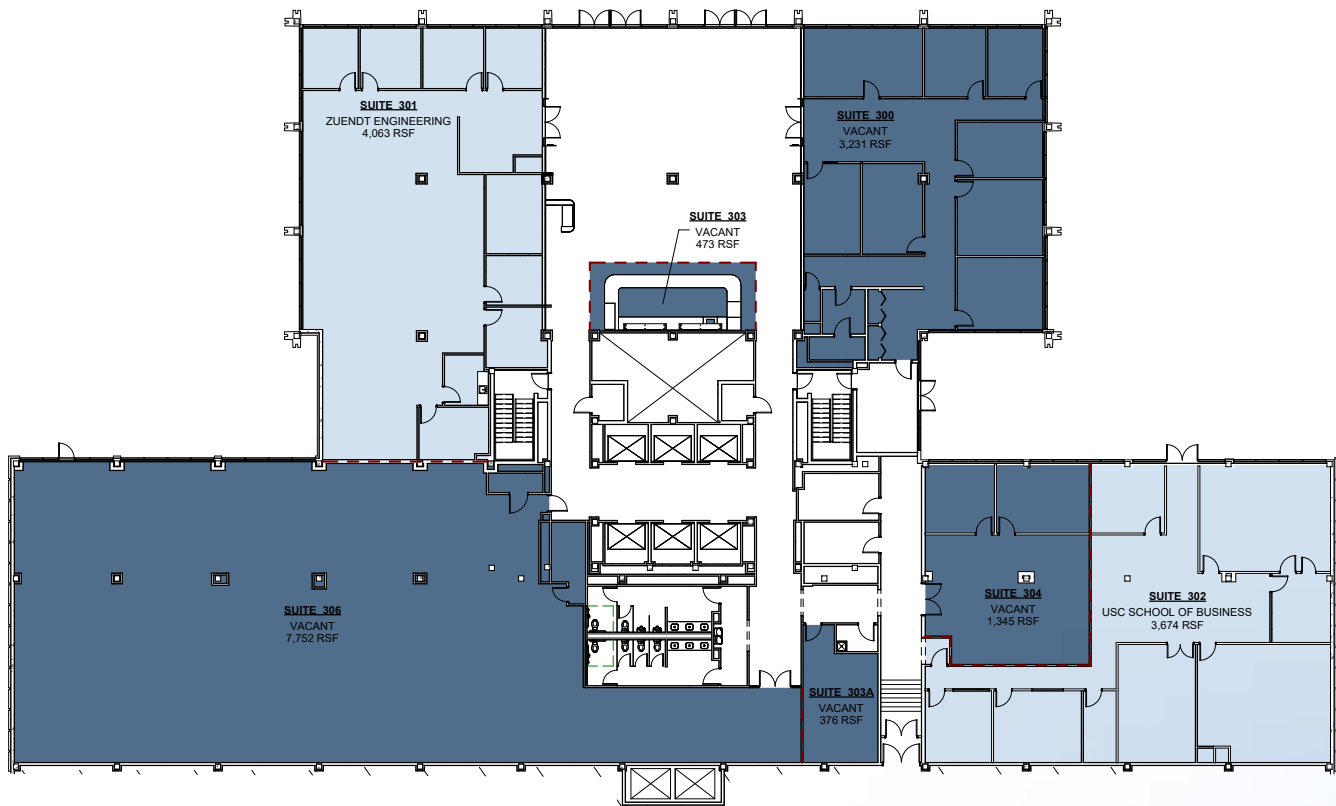
*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.*

**OFFICE: 864.232.9040**

## Suite Availability - Main St. Level

**Suite 304** | ±1,345 sf.

**Suite 306** | ±7,752 sf.

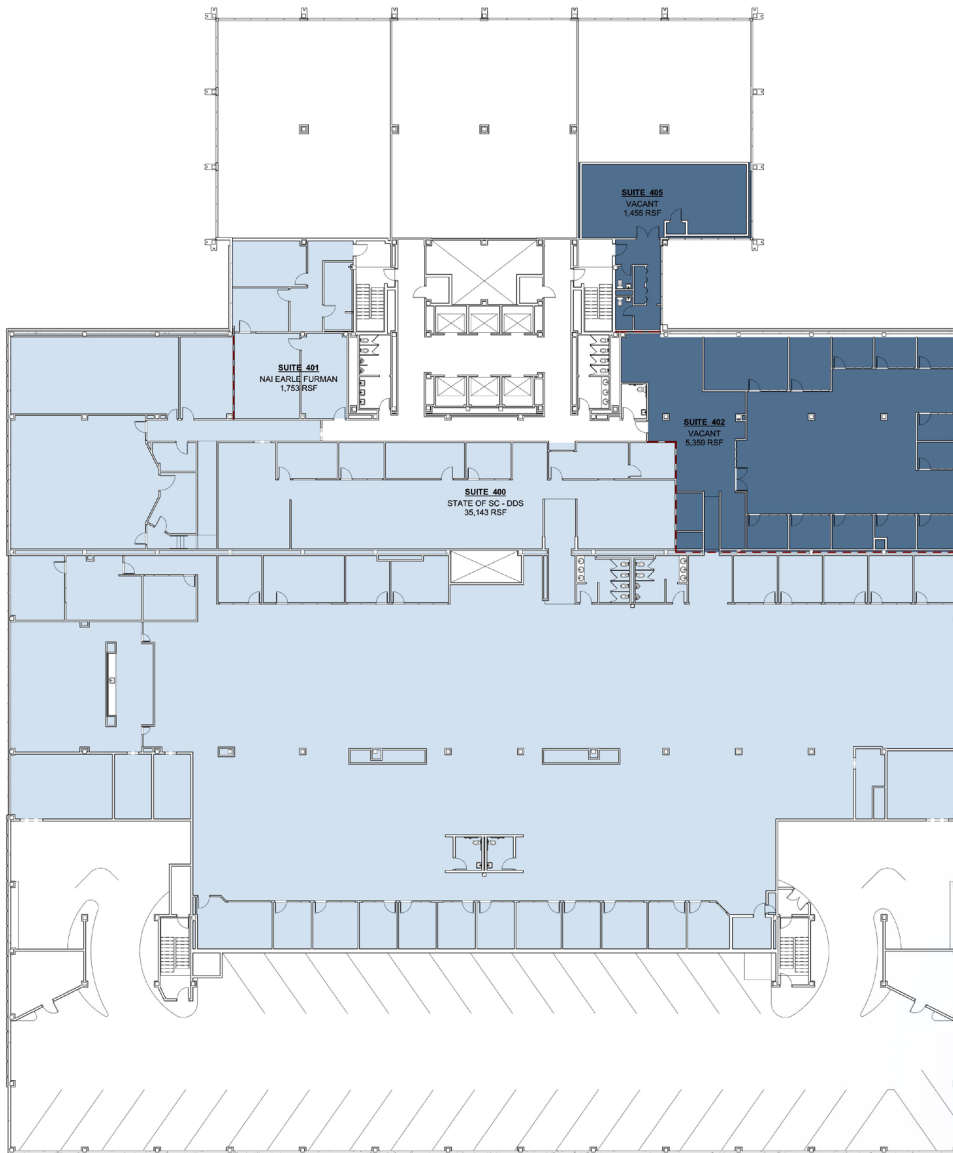




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## Suite Availability - 4<sup>th</sup> Floor



**Suite 402** | ±5,359 sf.  
**Suite 405** | ±1,455 sf.

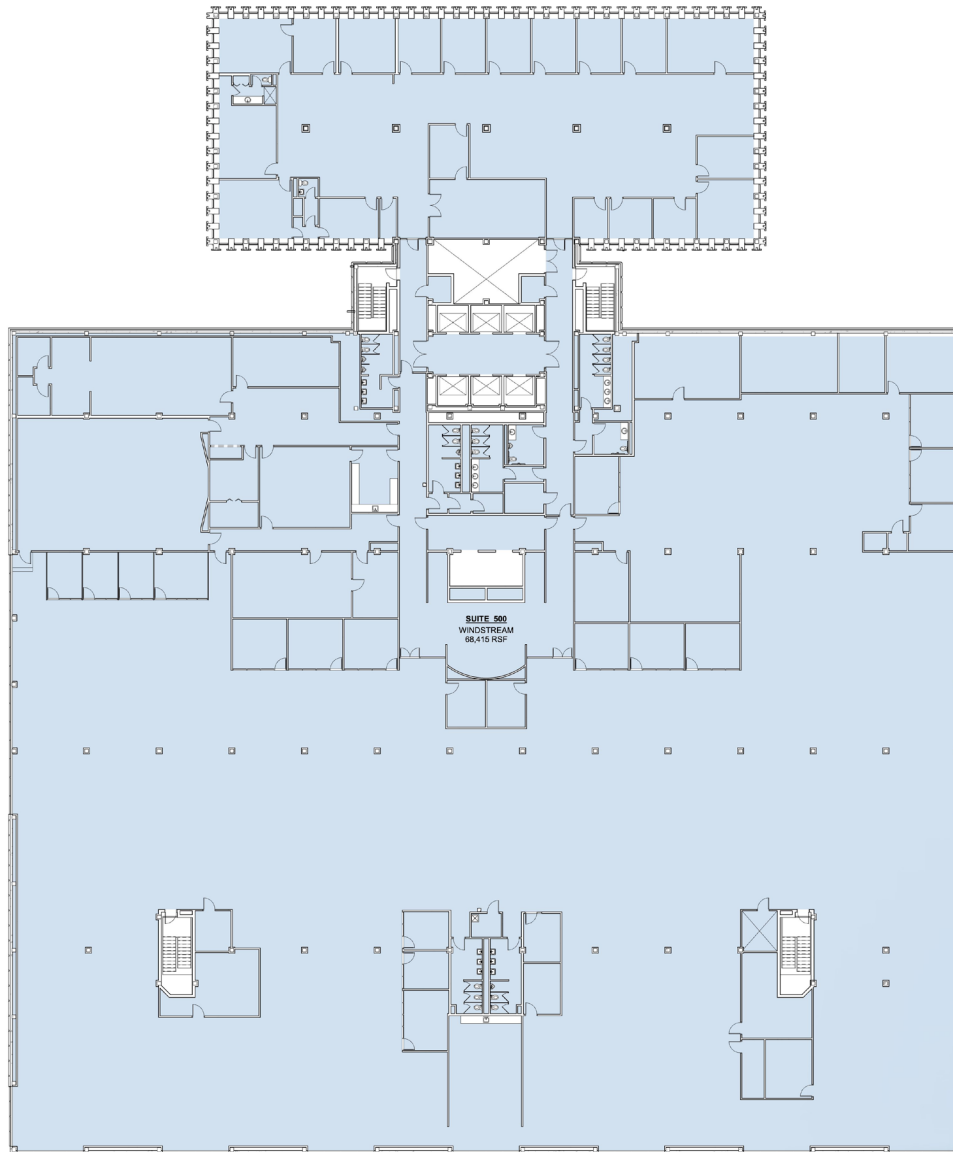




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## Suite Availability - 5<sup>th</sup> Floor

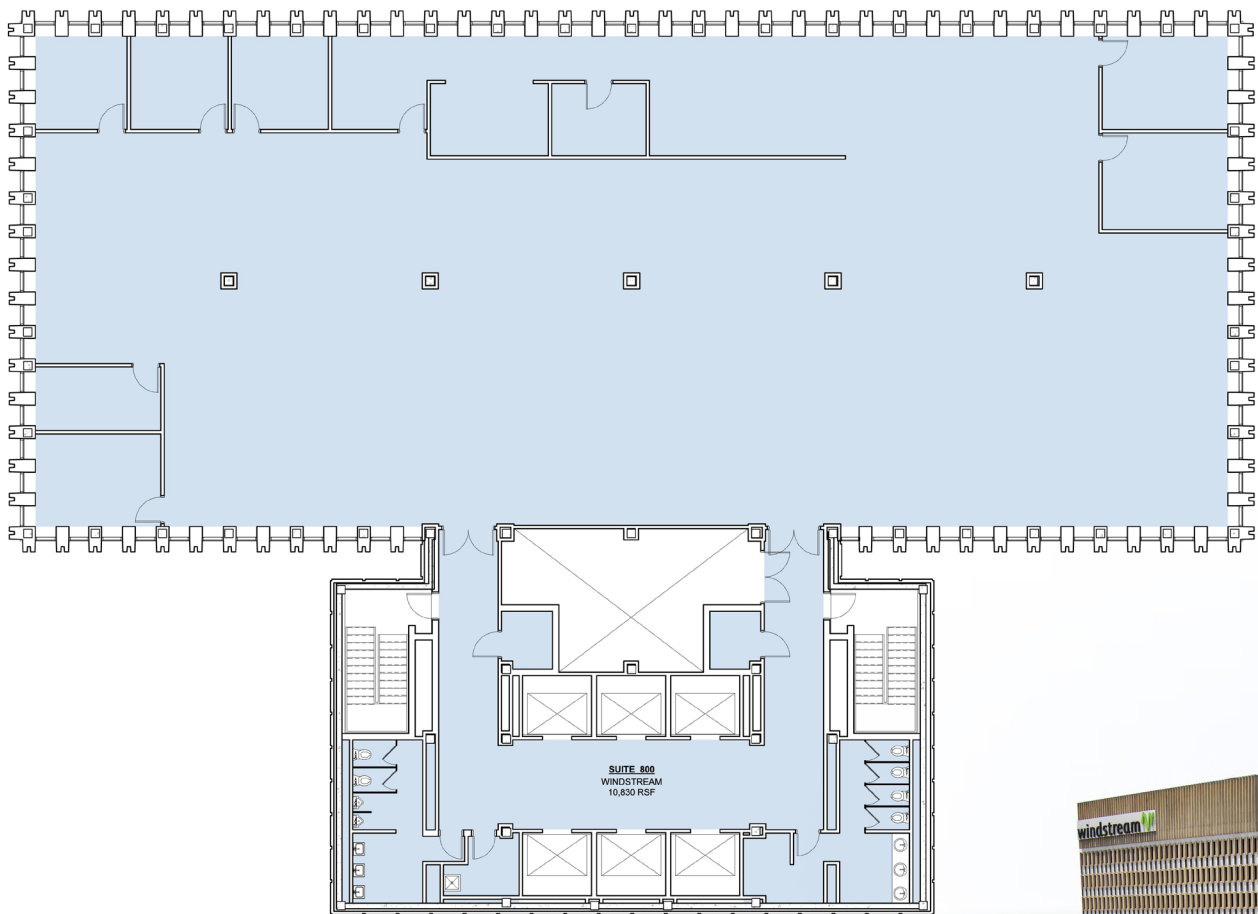


**Suite 500** | ±58,975 sf.



## Suite Availability - 8<sup>th</sup> Floor

**Suite 800** | ±10,830 sf.

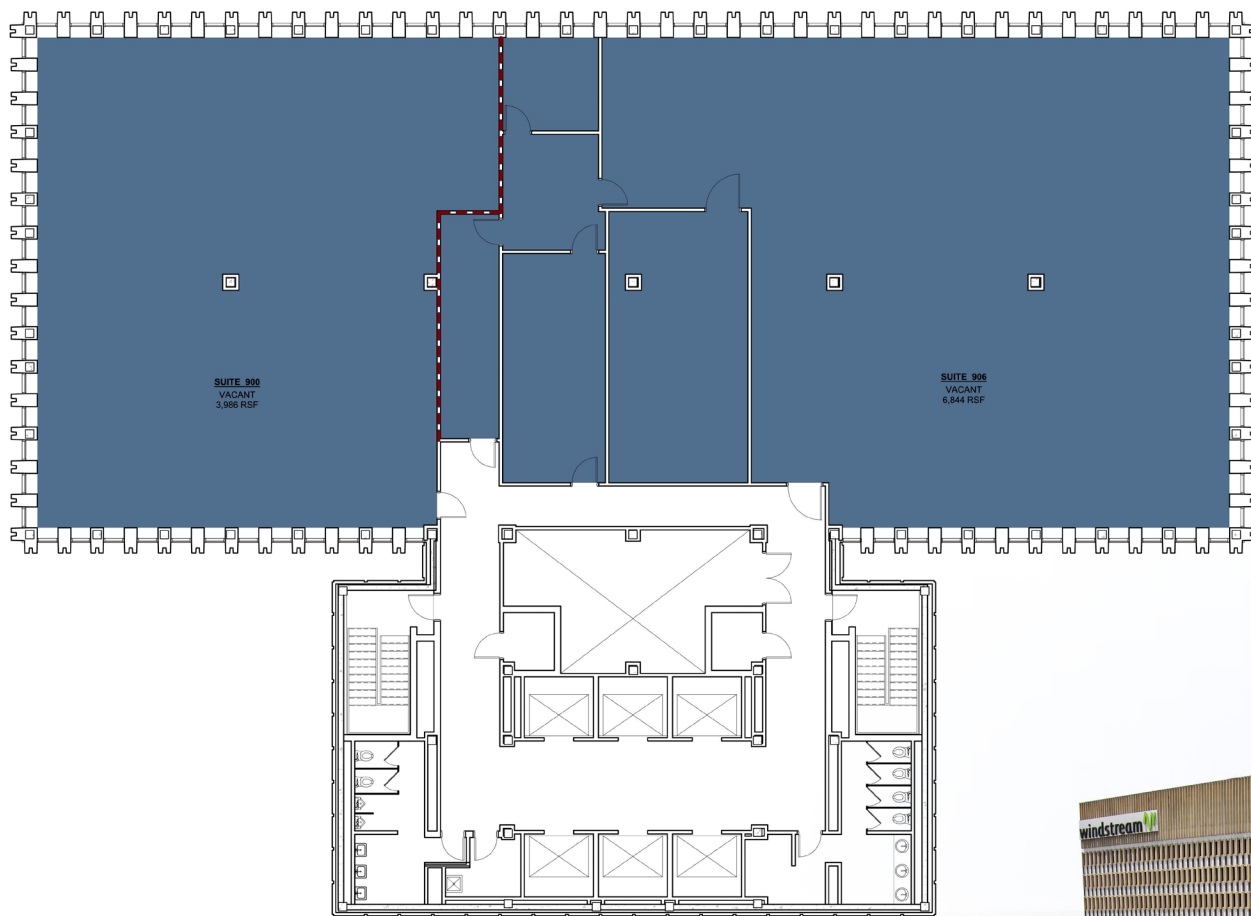




## Suite Availability - 9<sup>th</sup> Floor

**Suite 900** | ±3,986 sf.

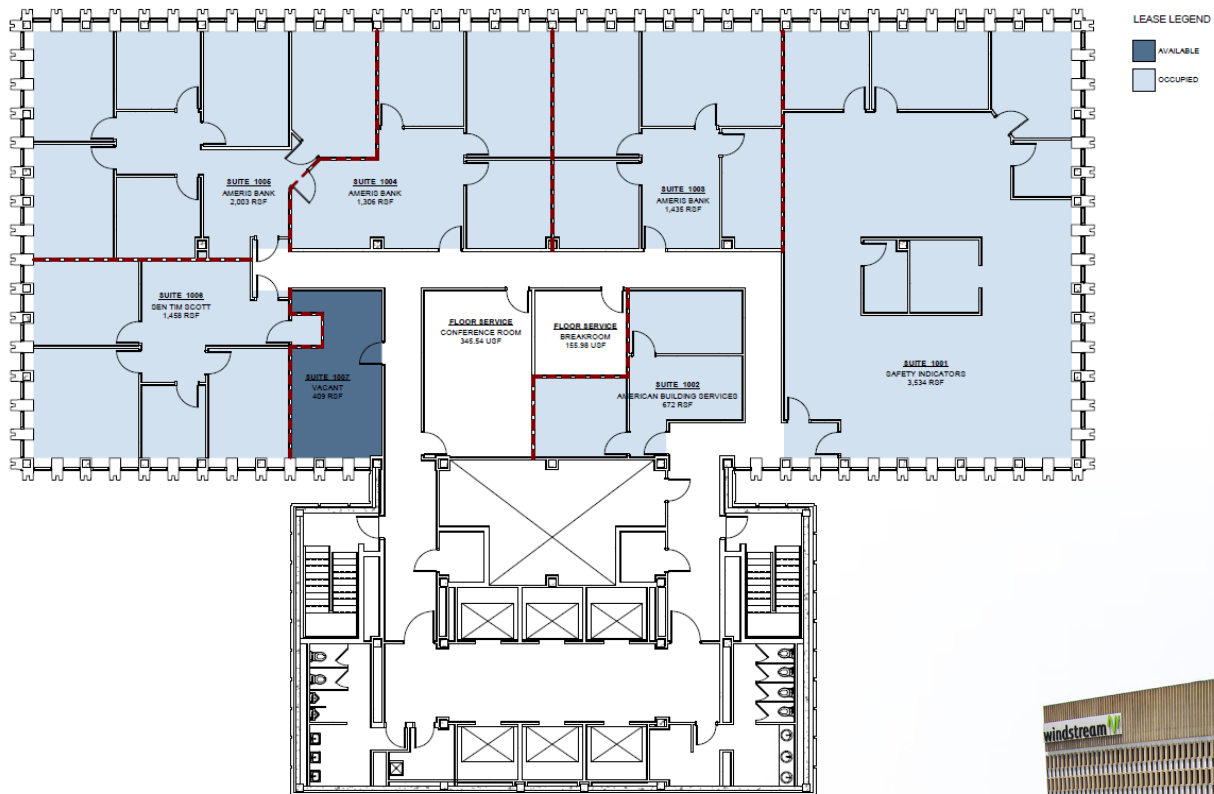
**Suite 906** | ±6,844 sf.



## Suite Availability - 10<sup>th</sup> Floor

**Suite 1003** ±1,437 sf.

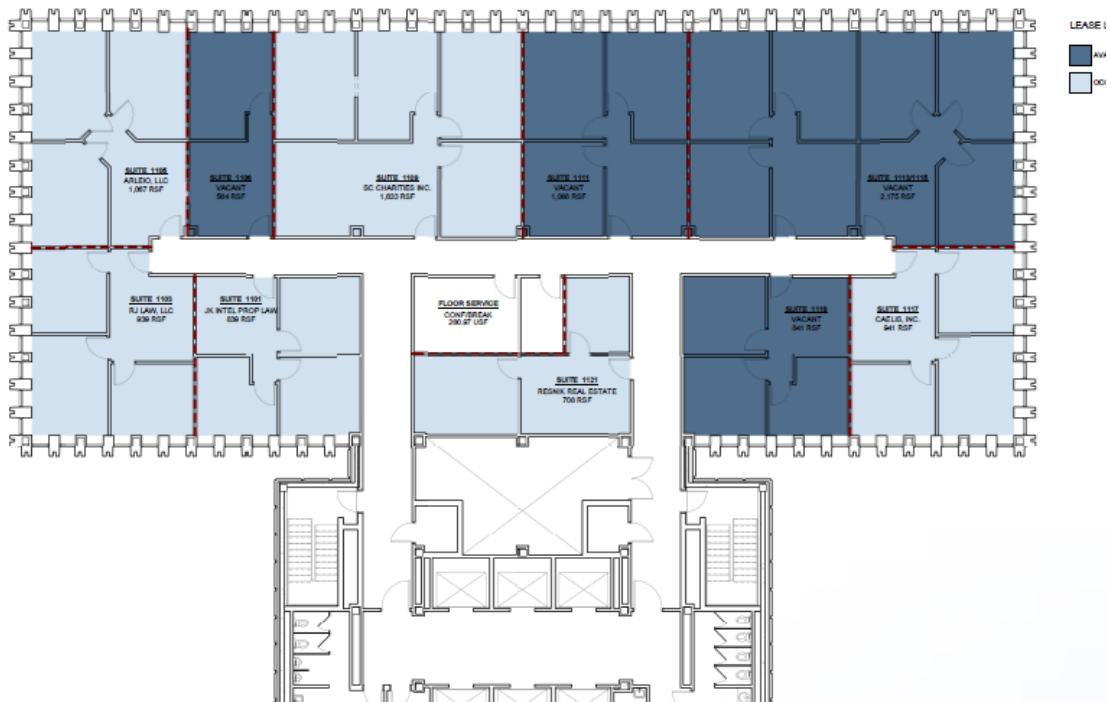
**Suite 1005** ±2,006 sf.





## Suite Availability - 11<sup>th</sup> Floor

<b>Suite 1106</b>	±566 sf.
<b>Suite 1111</b>	±1,092 sf.
<b>Suite 1113</b>	±1,109 sf.
<b>Suite 1115</b>	±1,066 sf.
<b>Suite 1119</b>	±844 sf.

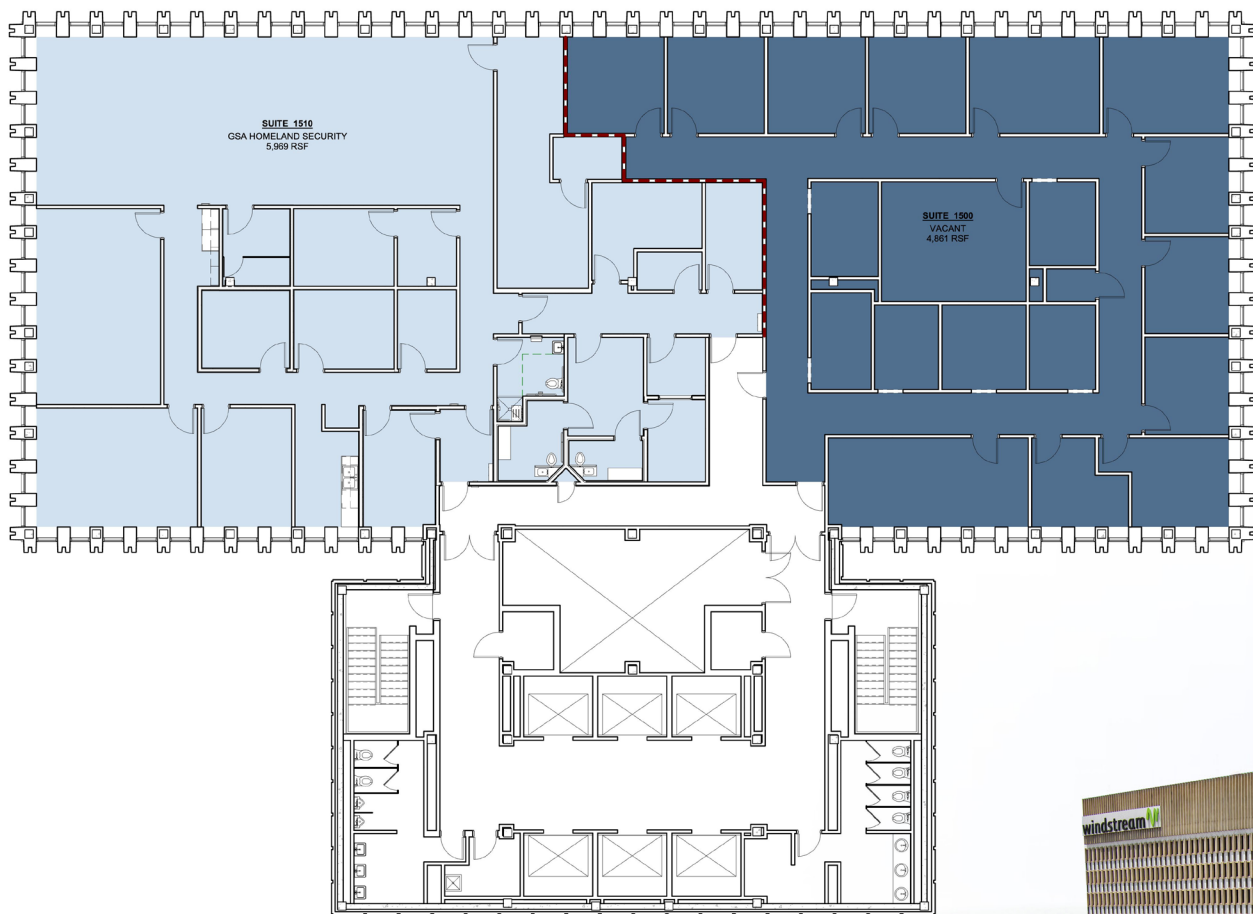


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Suite Availability - 15<sup>th</sup> Floor

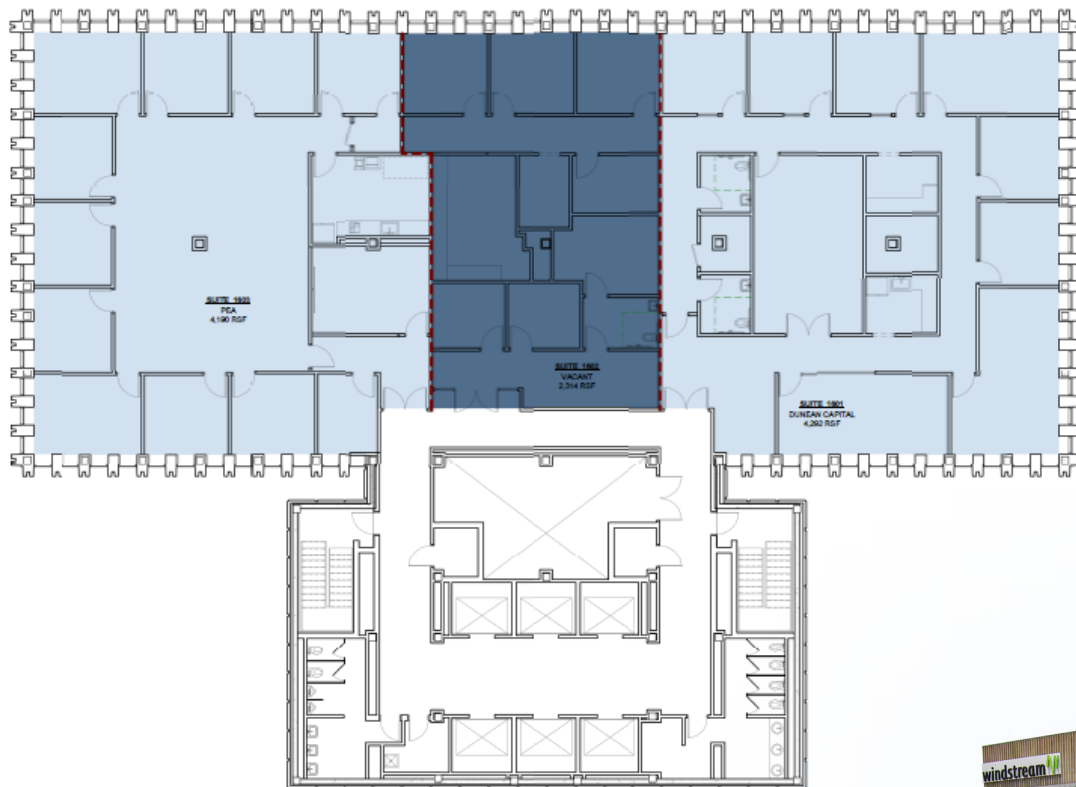
Suite 1500 | ±4,861 sf.





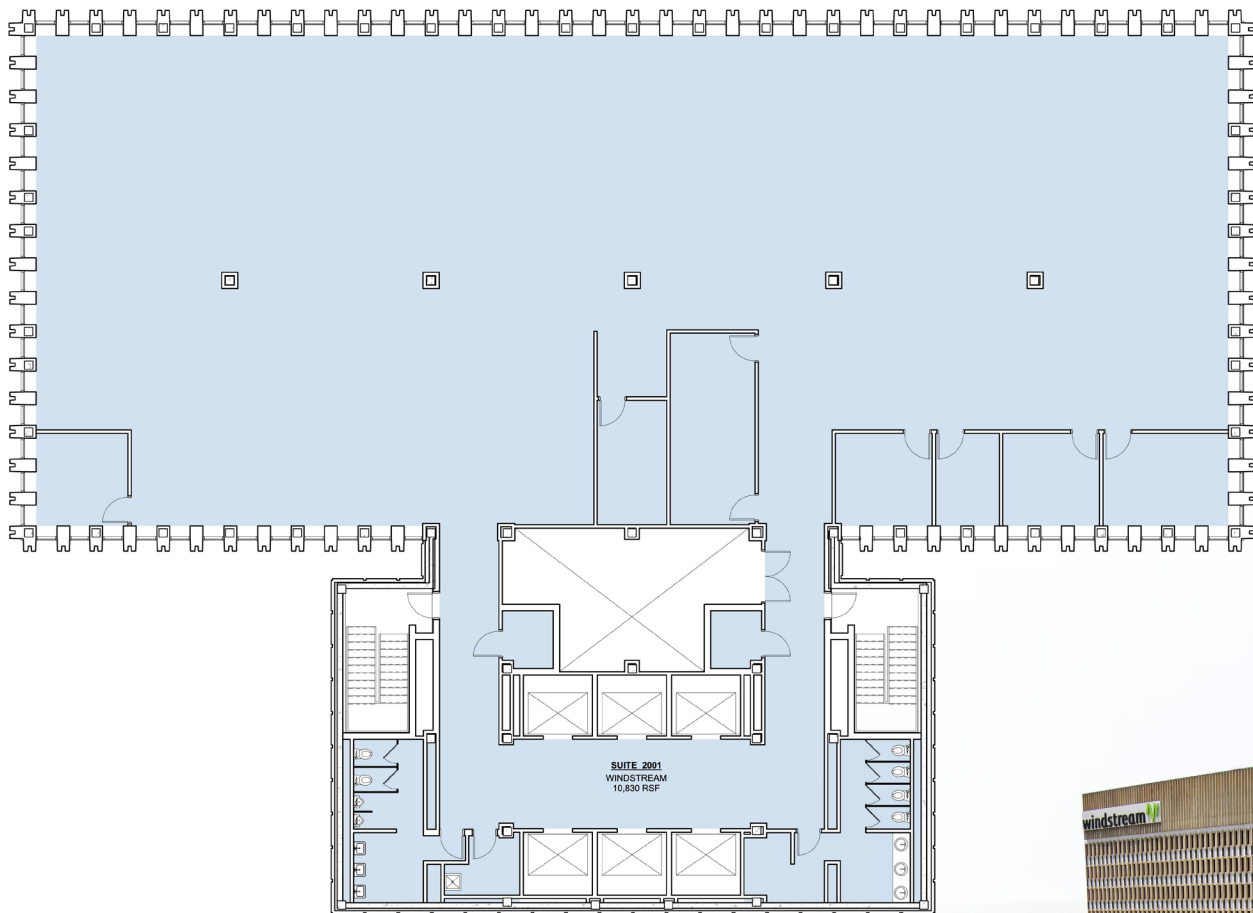
## Suite Availability - 16<sup>th</sup> Floor

**Suite 1602** | ±2,404 sf



## Suite Availability - 19<sup>th</sup> Floor

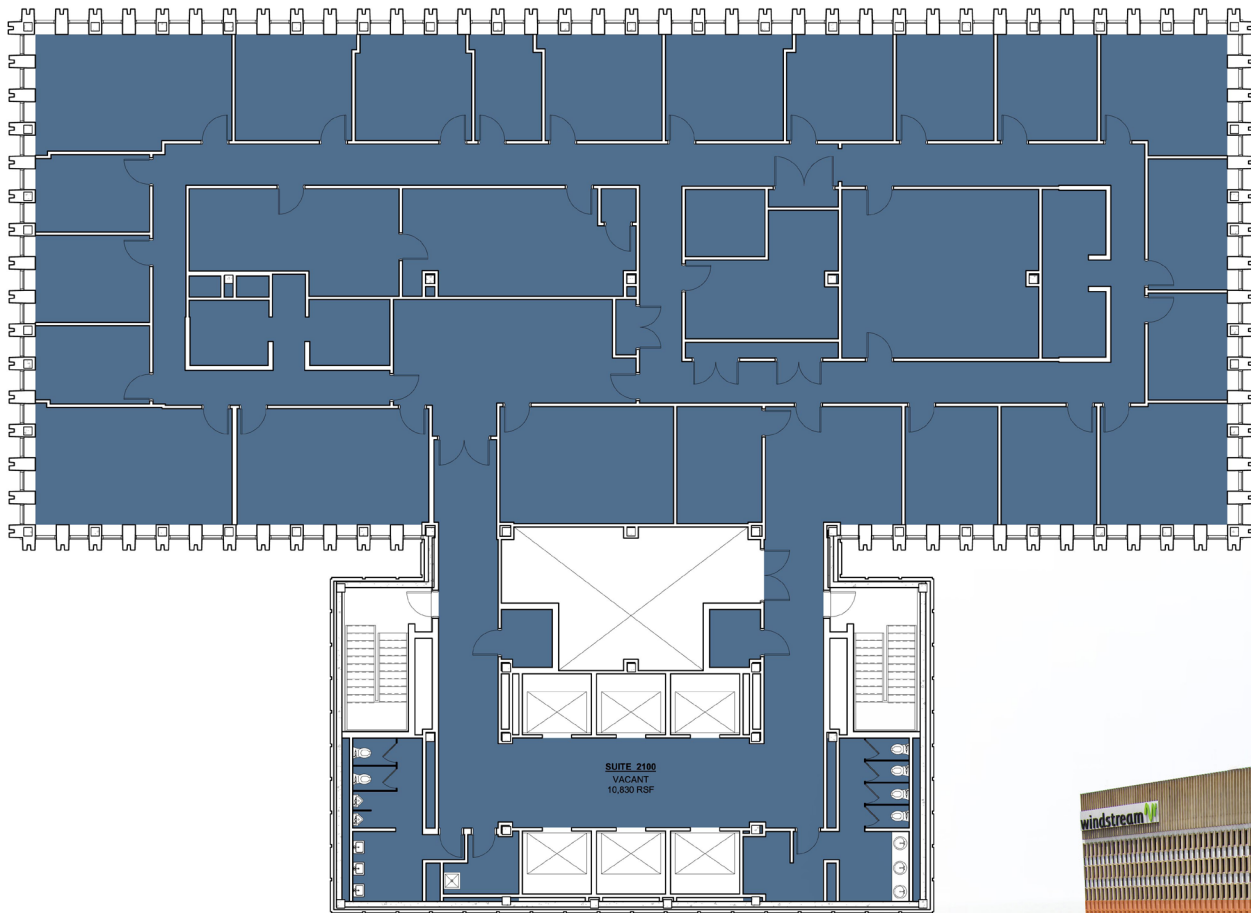
**Suite 2000** | ±10,830 sf.





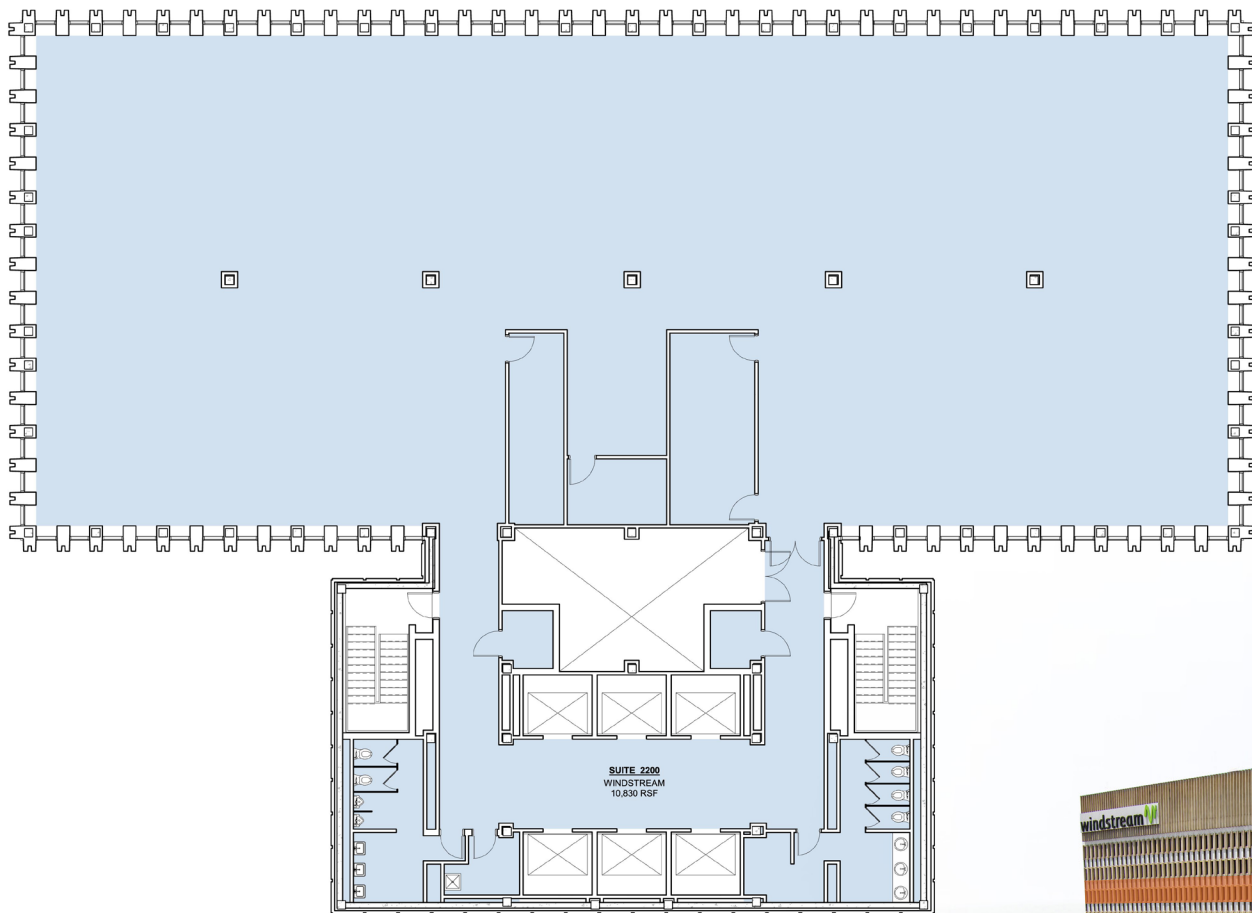
## Suite Availability - 21<sup>st</sup> Floor

**Suite 2100** | ±10,830 sf.



## Suite Availability - 22<sup>nd</sup> Floor

**Suite 2200** | ±10,830 sf.



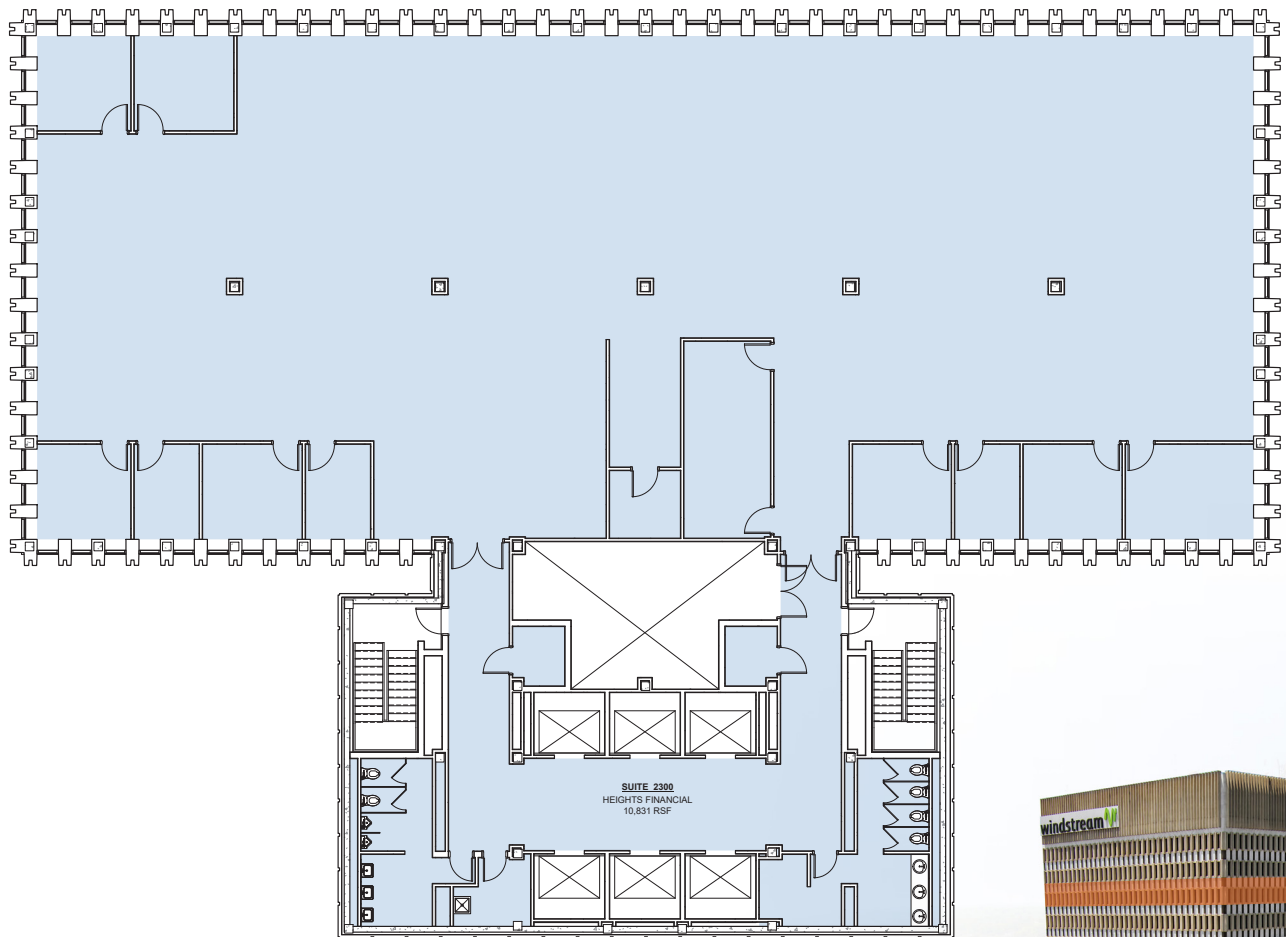


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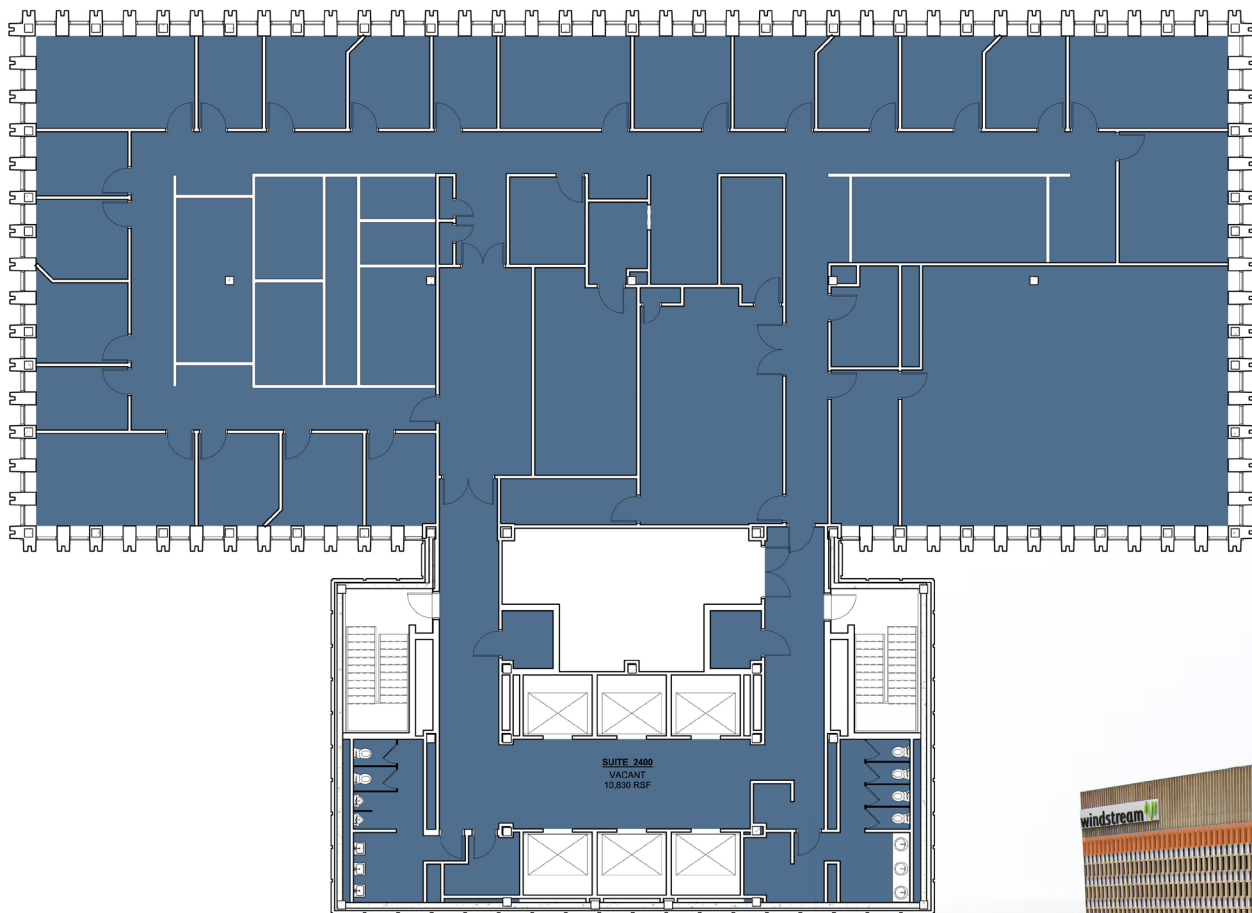
Suite Availability - 22<sup>nd</sup> Floor

Suite 2300 | ±10,830 sf.



## Suite Availability - 24<sup>th</sup> Floor

**Suite 2400** | ±10,830 sf.





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## Off Site Parking Map

### 1 St. George Greek Orthodox Church

Managed by Pivot Parking  
±100 spaces | \$64.25/month

### 2 Trinity Church Lot

Managed by Trinity Lutheran Church  
±20 spaces | \$50.00/month

### 3 Buncombe Street Small Lot

Managed by Pivot Parking  
±50 spaces | \$72.00/month

### 4 North Laurens Street Deck

Managed by City of Greenville  
±4 spaces | \$72.00/month

### 5 Commons Garage

Managed by City of Greenville  
±100 spaces | \$72.00/month

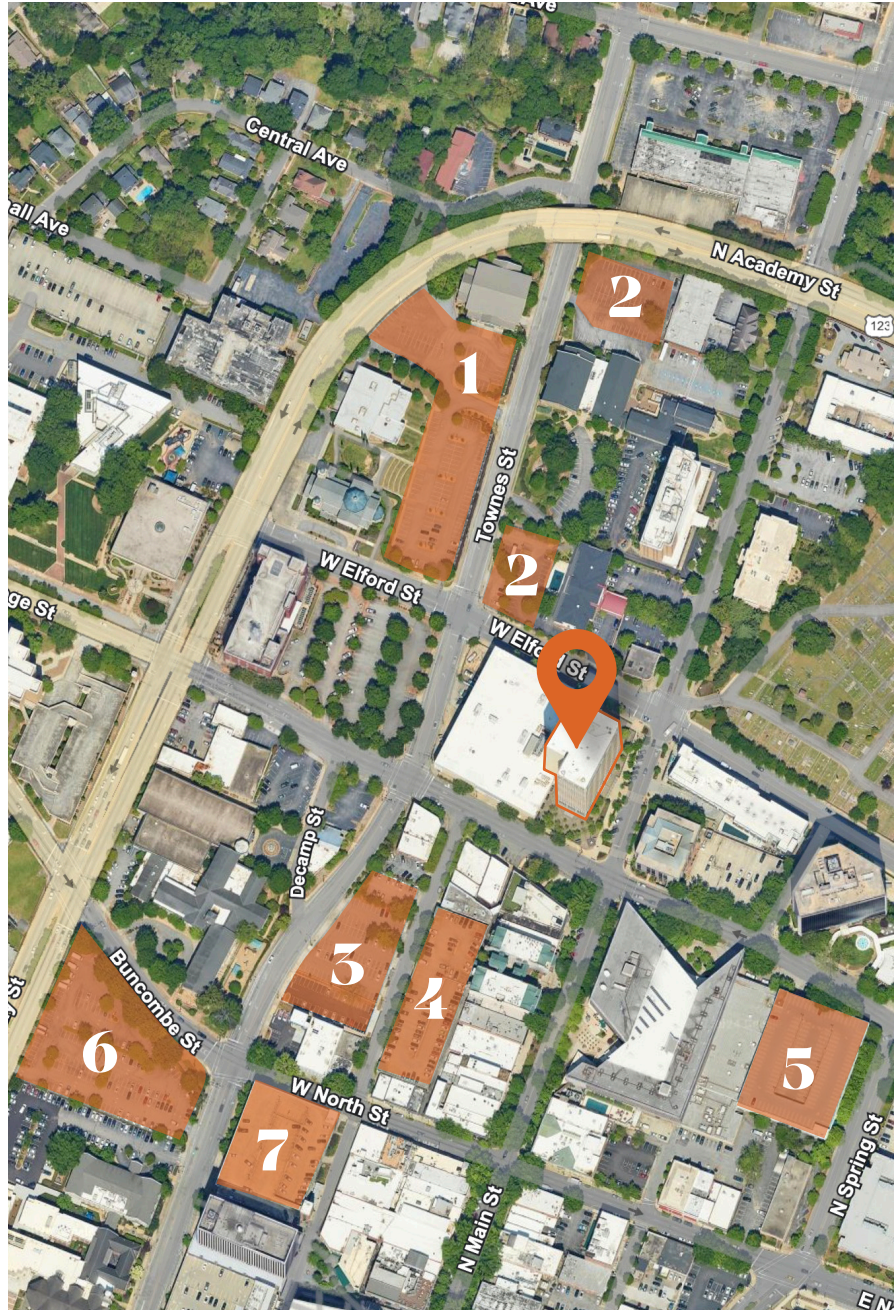
### 6 Buncombe Street Lot

Managed by Pivot Parking  
±75 spaces | \$64.25/month

### 7 Richardson Street Deck

Managed by City of Greenville  
±165 spaces | \$72.00/month

Pivot Parking, 864.467.4868  
City of Greenville, 864.232.2273



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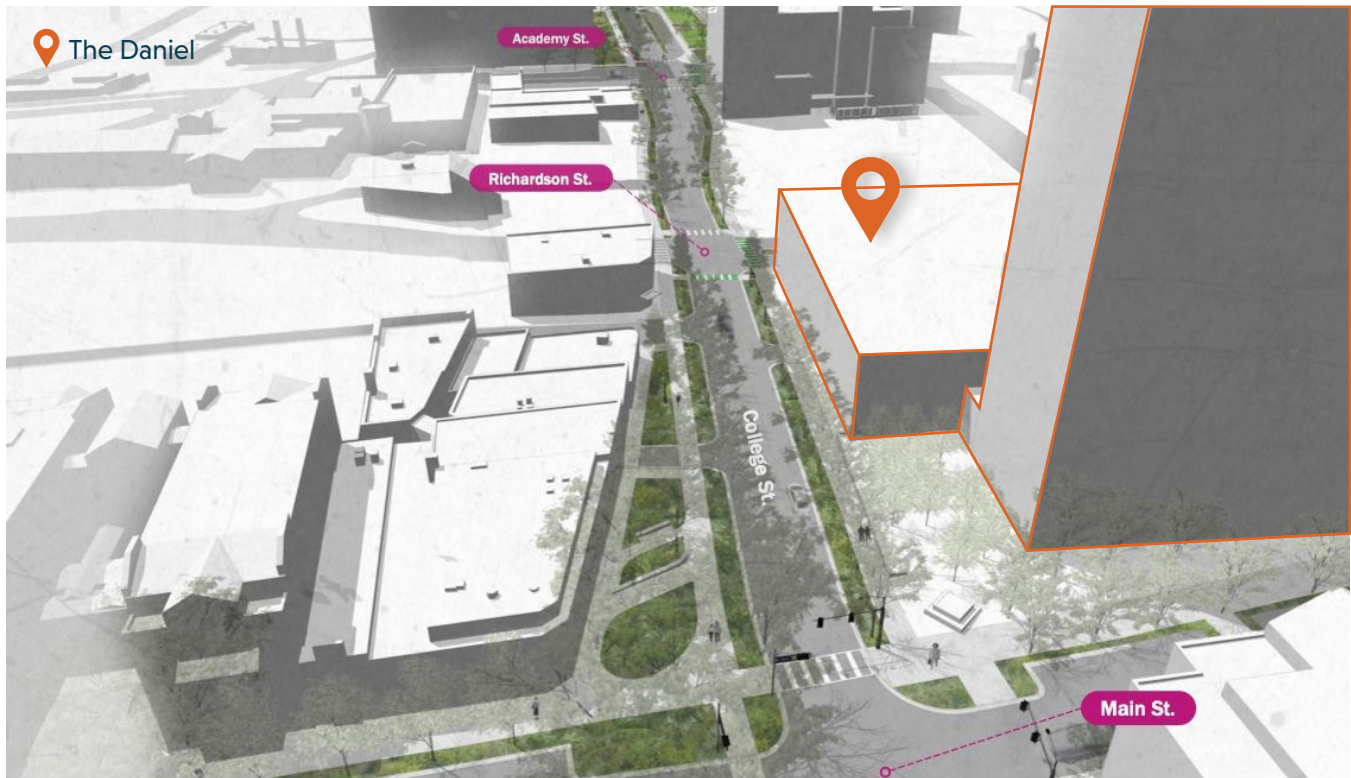
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## The Cultural Corridor

*The Cultural Corridor is the section of College/Buncombe Street between Main Street and Heritage Green. Owned by SCDOT, this four-lane urban collector street carries an estimated average daily traffic of 13,400 vehicles per day.*

College Street's significant growth is changing the way Greenville's downtown is functioning. Currently, it behaves like a highway, without adequate accommodations for pedestrian safety and urban uses, to create a successful environment for an expanding downtown. Both the Downtown Master Plan and Traffic Master Plan recommend improving pedestrian access and connectivity from the Heritage Green campus, with its unique collections of museums, theater and library, to the downtown core by adapting the out-of date "through-street" design of College/Buncombe Street into an urban street that can

accommodate vehicular traffic while providing multi-modal connectivity, safety and access. Partnering with HDR engineering firm, the updates to this corridor will include:

- Provide/enhance pedestrian and bicycle mobility between Main St. & Heritage Green
- Landscaping, multi-use paths, and street/pedestrian lighting
- Street resurfacing and traffic signal upgrades
- Encourage drivers to utilize Academy Street as a "downtown bypass"
- Revitalize economic growth along the corridor

## Greenville, SC Media Mentions



**Forbes**



**The New York Times**



**#23 Fastest-Growing Places in the U.S. 2023**  
*U.S. News & World Report*

**The Best Food Cities in the U.S.**  
*Travel + Leisure, March 2023*

**52 Places to Go in 2023**  
*The New York Times, January 2023*

**10 Best Cities to Buy a Home in 2023**  
*CNBC, January 2023*

**One of South's Best 'Cities on the Rise'**  
*Southern Living, September 2022*

**#18 Best Small Cities for Starting a Business**  
*WalletHub, April 2022*

**America's Next Great Food Cities**  
*Food and Wine, April 2022*

**30 Most Charming Small-Town Downtowns in America**  
*HGTV, February 2022*

**#7 Best Small Places for Business and Careers**  
*Forbes, 2022*

**Best Places to Move if You Have Kids**  
*PureWow, March 2021*

**#9 Top 100 Best Places to Live**  
*livability.com, March 2021*

**#10 Coolest Cities with Lowest Cost of Living in the U.S.**  
*Purewow, Feb 2021*

**#6 Best Small Cities in the US**  
*Condé Nast Traveler, October 2020*

**America's Best Small Cities**  
*BestCities.org, March 2020*



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