

BUILDING UNDER NEW OWNERSHIP



RETAIL/OFFICE SPACE
EXCELLENT VISIBILITY IN BUSY AREA

FOR LEASE:

- Suites are able to be combined, inquire for details
- Suite A: (±925 SF) Open floorplan with restroom
- Suite B: (±1,850 SF) Open floorplan with offices & restroom
- Suite D: (±1,100 SF) Lobby, conference room, office & restroom
- Suite E: (±5,700 SF) Street level entrance, entire second floor
- Customer and staff parking, easy access and excellent visibility
- Large windows offer tons of natural light
- Located extremely close to Downtown Greenville on Laurens Road
- Monument Signage on Laurens Road available
- Zoned MX-2 | City of Greenville
- NNN Estimate: \$3.75/SF

Suite A: \$1,950/month + NNN

Suite B: \$3,850/month + NNN

Suite D: \$2,190/month + NNN

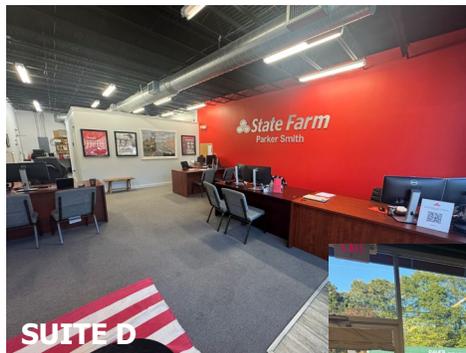
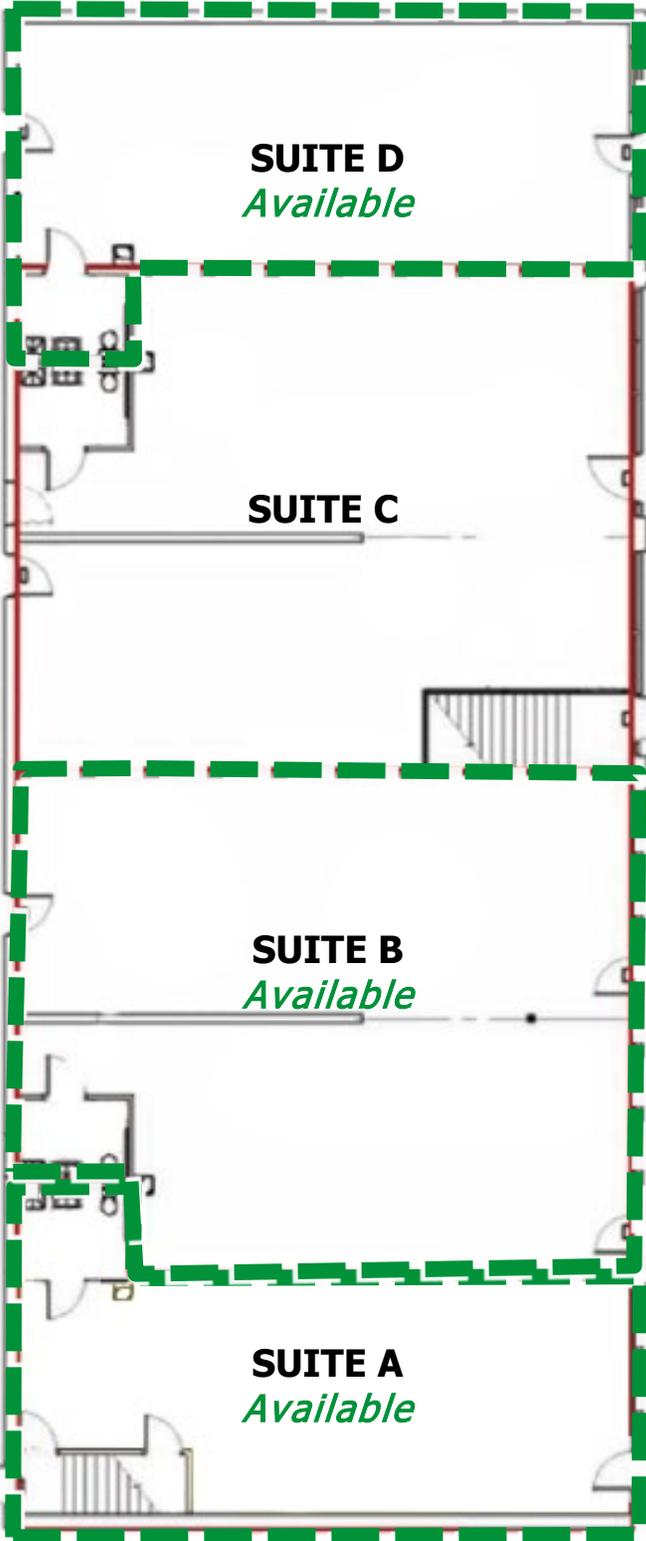
Suite E: \$18/SF + NNN



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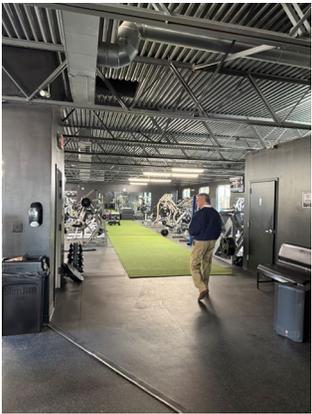
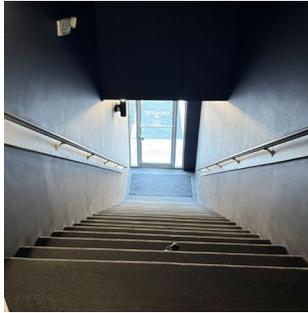
FIRST FLOOR: A, B, D

- **Suite A:** (±925 SF) Open floorplan with restroom
- **Suite B:** (±1,850 SF) Open floorplan with offices & restroom
- **Suite D:** (±1,100 SF) Lobby, conference room, office & restroom



SECOND FLOOR: E

- Suite E: (±5,700 SF)
- Office Space 18/SF + NNN
- Entire second floor with private street level entrance
- Can combine with Suite A for larger street level presence (additional interior stairwell in A to E)
- Features two staircases, restrooms, exposed ceiling, shower, etc.



Private street level entrance to Suite E (Upstairs)



PHOTOGRAPHY & LOCATION

- Suite A: (±925 SF)
- Suite B: (±1,850 SF)
- Suite D: (±1,100 SF)
- Suite E: (±5,700 SF)

