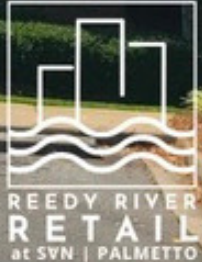


FOR LEASE

±11,000 SF
Office Suite Available



REEDY RIVER
RETAIL
at SVN | PALMETTO

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Contact Broker For Details
AVAILABLE SF:	±11,000 SF
LOT SIZE:	3.72 Acres
BUILDING SIZE:	22,000 SF

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brett.mitchell@svn.com
SC #136379

DUSTIN TENNEY
O: 864.905.7226
dustin.tenney@svn.com
SC #106880

201 W MAIN STREET | Laurens, SC 29360

PROPERTY DESCRIPTION

Reedy River Retail at SVN | Palmetto is pleased to offer office space at 201 W Main for lease in Downtown Laurens, SC an exceptional opportunity to join Truist Bank as a co-tenant in one of the market's most impressive office properties. Offering approximately ±11,000 square feet of immaculate executive-style office space, this grand and beautifully maintained property is truly one of a kind in Laurens. The layout includes multiple board rooms, a variety of office suites, and the scale and flexibility to accommodate medical, manufacturing, professional services, or other corporate users seeking a first-class business environment. The property features abundant on-site parking a significant and uncommon advantage in a downtown location. Situated just steps from the newly renovated courthouse, dining, coffee, shopping, and other downtown amenities, this offering combines executive presence with walkable convenience. For tenants seeking a flagship office location in Laurens, this property presents a rare chance to lease a space that is both highly functional and undeniably impressive.

PROPERTY HIGHLIGHTS

- ±11,000 SF
- ENTIRE FLOOR AVAILABLE
- AMPLE PARKING ON SITE
- CO-TENANT - TRUIST BANK

SVN | PALMETTO 2

PROPERTY *Overview*

201 W Main St - Laurens

Gross Leasable Area

±22,000 SF

Available SF

±11,000 SF (Office)

Lease Rate

Contact For Details



Position your business in the heart of Downtown Laurens—just off the Historic Square, in a true showcase mixed-use property on the coveted W. Main Street corridor. Originally constructed in the early 2000s for SunTrust Bank (now Truist), this landmark building offers a rare opportunity to lease approximately ±11,000 SF of second-floor executive office space with a dedicated, separate entrance. With Truist occupying the main level, your company benefits from the built-in synergy of a major financial institution as a co-tenant and a natural traffic driver. The second level was most recently home to the Laurens City Police Department, which has since relocated to a new headquarters, creating immediate availability for a corporate user seeking a downtown presence with professionalism and prestige. The office layout is what you'd expect in a premier space: multiple executive offices, conference room capability, and functional areas for teams, meetings, and guests, all within an environment that feels both elevated and highly usable. Add in dedicated on-site parking and additional acreage potential, and this property checks boxes that true downtown office opportunities rarely can. With Laurens County experiencing explosive industrial growth and a major surge in new housing development and permitted lots, this space is exceptionally well-suited for a regional or corporate headquarters, professional services firm, or expanding enterprise that wants to make a statement. Surrounded by the energy of downtown shops, dining, and amenities just steps away, this is a signature address your team can be proud of, and your clients will remember.

ADDITIONAL PHOTOS



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FLOOR PLANS



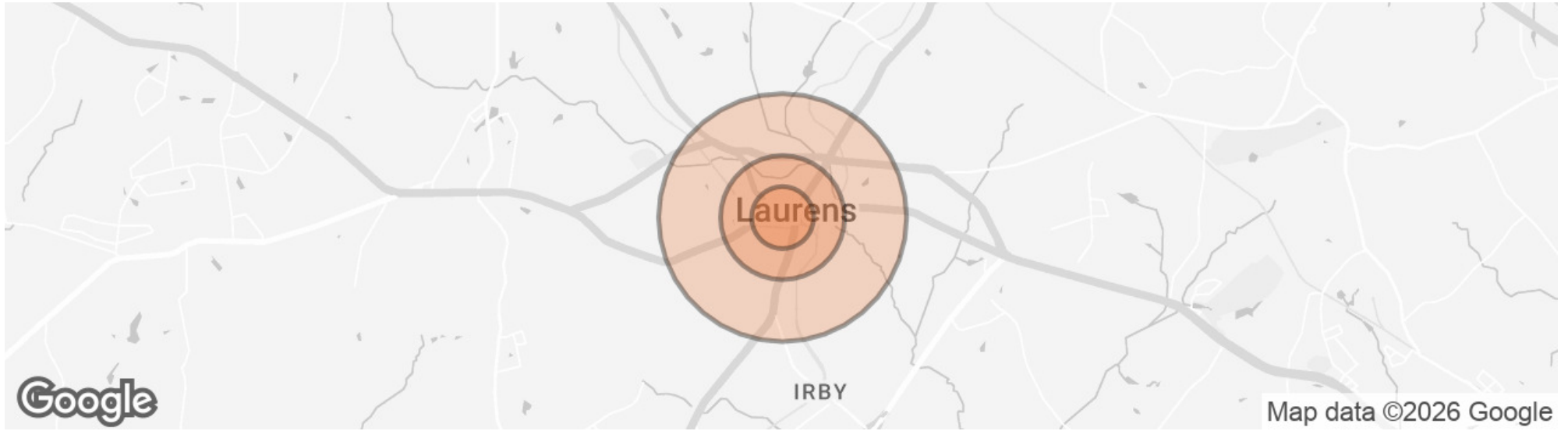
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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DEMOGRAPHICS MAP & REPORT



2023 American Community Survey (ACS)

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION (2025)	±13,150	±17,962	±40,861
AVERAGE AGE	±41.3	±41.9	42.0
AVERAGE HH INCOME	±\$76,146	±\$78,303	±\$77,618
MEDIAN HOME VALUE	±\$248,187	±\$257,323	±\$257,592
DAYTIME EMPLOYEES	±10,510	±14,506	±33,335

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MEET THE *Team*



Dustin Tenney

SVP of Retail Services
Partner

dustin.tenney@svn.com
864.905.7226



Dustin is a managing partner of SVN Palmetto and a Senior Vice President of Retail and co-leader of the Reedy River Retail team under the SVN umbrella. Dustin has been recognized from SVN Inc. as a top producer for 5 years in row, winning Presidents Circle in 2022 & 2024 and also earning acknowledgement as "Best in Real Estate" by RE Magazine in 2023. In addition, Dustin is active within ICSC and is regularly a CoStar Power Broker Award winner. Under the Reedy River Retail team, Dustin focuses on landlord representation of shopping centers and single-tenant buildings, as well as retail land development.

Prior to real estate, Dustin spent six years in the classroom as a high school history teacher, as well as a basketball, baseball and tennis coach. As a coach, Dustin helped win two Oklahoma State Baseball Championships with the Shawnee Wolves and in basketball took his team to the playoffs four of the five seasons.

Dustin, his wife Christina and their three children, Ezekiel, Lorelei and Asher, live in Simpsonville, SC and they attend Upstate Church - Harrison Bridge where they are active members serving on Sundays and also co-hosting a Small Group.



POWERBROKER AWARD



Brett Mitchell

Advisor of Retail Services

brett.mitchell@svn.com
864.498.3664



Brett specializes landlord and tenant representation, putting his clients' needs at the forefront of every deal. After owning an insurance agency and restaurant, he brings a passion for helping other business and commercial real estate owners find the best fit for their needs. Brett leverages his entrepreneurial background to offer insights into market trends, lease negotiations, and property solutions that best suit the needs of each individual client. By taking the time to listen and understand what each business requires, he ensures that his clients are not only satisfied but positioned for long-term success.

Brett is an active member of the International Council of Shopping Centers (ICSC), staying at the forefront of the commercial real estate industry through ongoing education, networking, and involvement in key industry events.

Brett resides in Simpsonville, SC with his wife and four boys, where they serve in their church and community. They enjoy family time, sporting events, and traveling together.



MEET THE *Team*



In 2018, Dustin and Daniel left their teaching careers to pursue commercial real estate, quickly building one of the top retail brokerage teams in the Upstate. They prioritize relationship-building, client education, and delivering value through hard work and creativity.

The team has expanded to include additional advisors Chris Philbrick, Brett Mitchell, and Stephan Thomas, along with administrative and marketing support from Angie Looney. Specializing in investment sales, landlord/tenant representation, and development, their focus on retail brokerage instills confidence in their clients. With the support of the SVN network of over 220 offices, Reedy River Retail has gained national recognition.

330 Pelham Rd. Ste 100A
Greenville, SC 29615



INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT

CLIENT Reach



GREENVILLE, SC



CHARLESTON, SC



CHARLOTTE, NC



NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST





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