



## Adaptive reuse office/ retail space in historic mill

- Exposed brick, high ceilings and sleek concrete floors
- Ample natural light with floor to ceiling windows
- Direct access to the Swamp Rabbit Trail
- Less than two miles from Downtown Greenville

### Get more information

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# Office/retail space for lease

201 Smythe Street



## Property Description

Set in a former textile mill, The Lofts of Greenville offer unmatched spaces for live, work and play. The building's rich history shines through in the stunning industrial architecture as exposed brick, high ceilings, and sleek concrete floors take on new life. The property sits adjoined to 22 miles of the Swamp Rabbit Trail. Hop on the path right across the street from your new office.

## Offering Summary

Lease Rate:	\$20.00 SF/yr (Full Service)
Available SF:	1,933 - 2,845 sf
Lot Size:	16.81 Acres
Building Size:	51,998 sf

## Available Spaces

Suite I:	2,845 sf
Suite J:	1,600 sf
Suite K:	2,000 sf
Suite M:	1,200 sf



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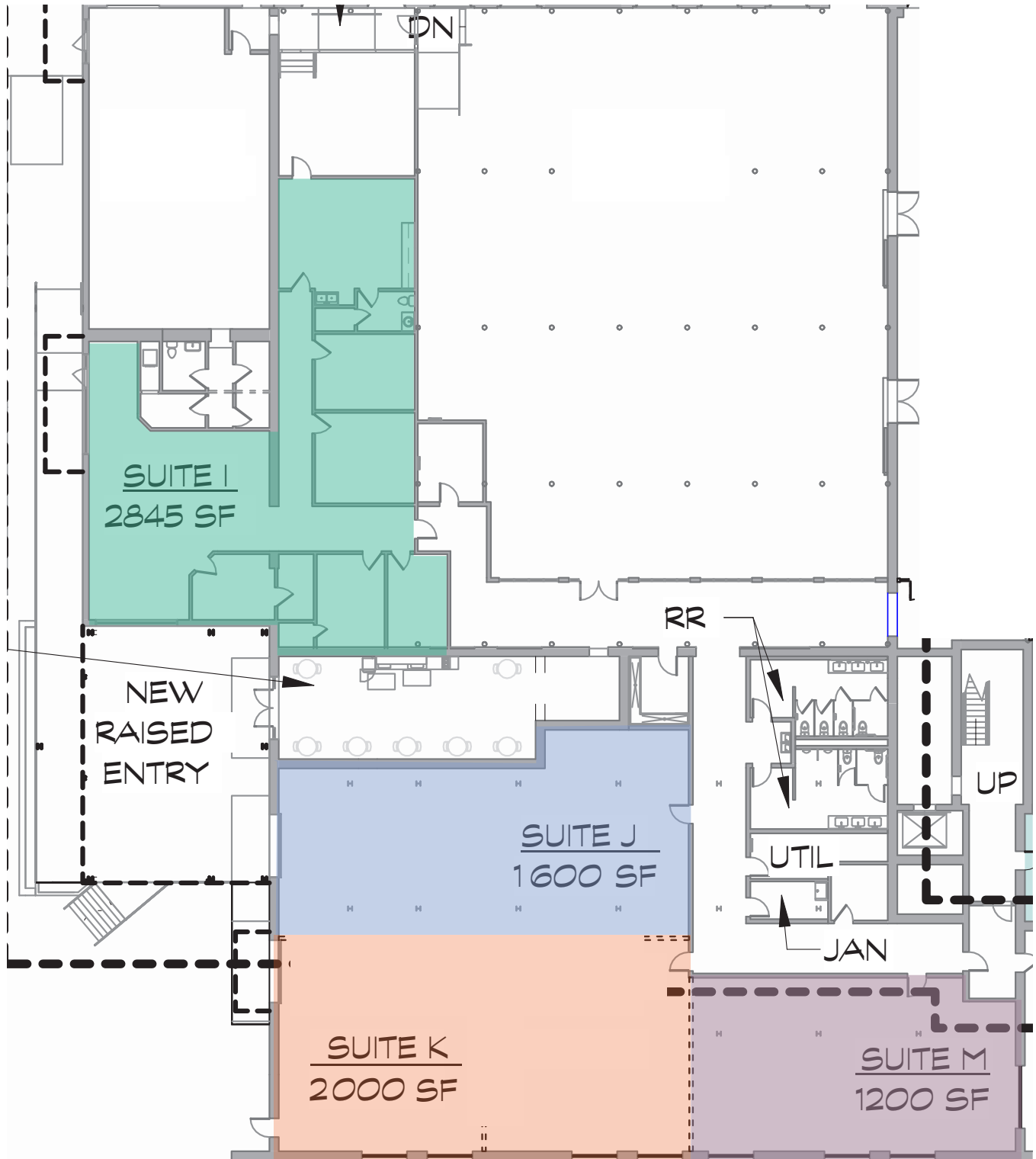
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# Photos

# 201 Smythe Street





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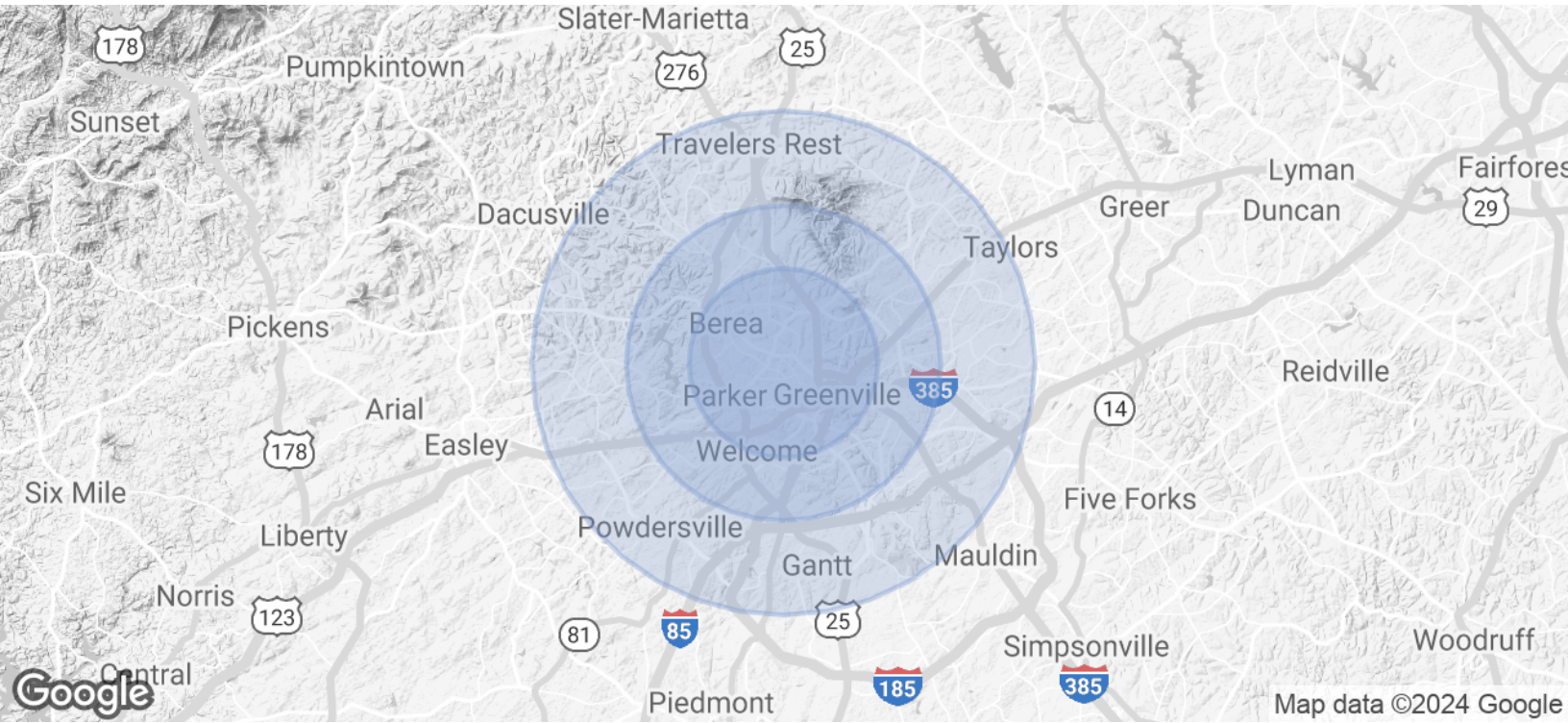
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Population	3 Miles	5 Miles	8 Miles
Total Population	75,651	154,423	275,268
Average Age	39	39	40
Average Age (Male)	38	38	39
Average Age (Female)	40	40	41
Households & Income	3 Miles	5 Miles	8 Miles
Total Households	32,062	64,825	114,098
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$81,254	\$89,410	\$93,581
Average House Value	\$348,031	\$365,772	\$358,487

Demographics data derived from AlphaMap



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# Let's talk.

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