



22 S. Main Street

SUITE 400 | GREENVILLE, SOUTH CAROLINA 29601

FOR SUBLEASE

10,308 SF • \$22.50/SF FS

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Lease Summary

PROPERTY OVERVIEW

- Turnkey space, high level finishes on top floor with elevator access
- Shared gym within building
- In the heart of Downtown Greenville on Main Street
- Shared balcony overlooking Main Street
- Space includes: one large boardroom, one large conference room, 9 private offices, and a full kitchen
- Master lease expiration: 12/1/2026 with two 5-year renewal options; potential for direct lease
- Great security/access controls

LEASE RATE:

\$22.50 / SF

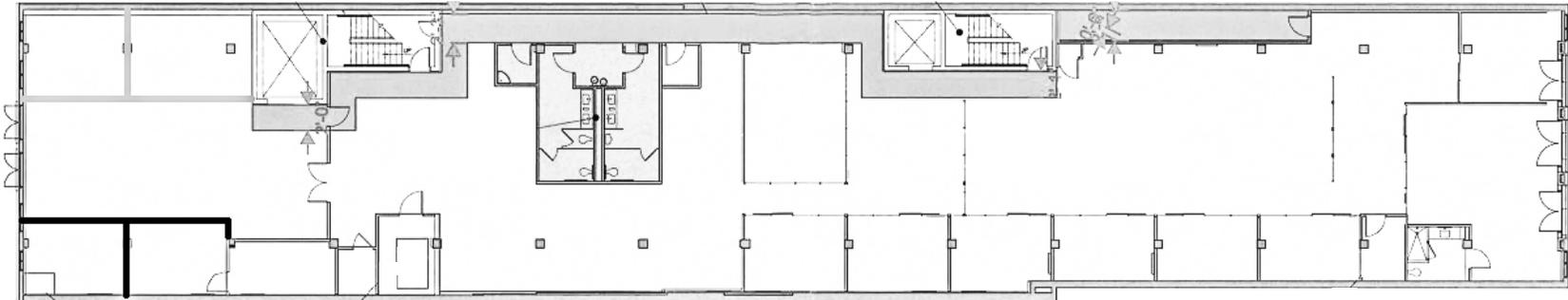
BUILDING INFORMATION

Address	22 S. Main Street, Suite 400 Greenville, South Carolina 29601
Property Type	Office
Building Size	± 41,494SF
Available SF	± 10,308 SF
Zoning	MXS-D, City of Greenville
Lease Type	Full Service



Floorplan

S. LAURENS STREET



S. MAIN STREET



Interior Photos



Location Aerial



FAMILY COURT BUILDING

THE WESTIN

CHAMBER OF COMMERCE BUILDING

POINSETT PLAZA

22 S. MAIN ST

101 N. MAIN ST

ONE CITY PLAZA

98 E. MCBEE APARTMENTS

25 E. COURT ST

Location Map



Downtown Greenville

TOP 10 BEST DOWNTOWNS IN THE COUNTRY (LIVABILITY)

115 RETAILERS IN DOWNTOWN

MORE THAN 110 INDEPENDENT RESTAURANTS

Downtown Greenville features a vibrant Main Street connecting numerous activities, housing a dynamic mix of over 120 independent business, retail, and restaurant offerings in a 10-block radius from the historic West End to NOMA Square.

Modern office towers share the streetscape with historic, repurposed buildings housing innovative startups and established firms. The culinary scene thrives with award-winning upscale restaurants, international bistros, and lively gastropubs, catering to a discerning clientele. This blend caters to a growing workforce and a strong tourist base, ensuring a steady stream of customers for any business seeking a prime downtown location.

Falls Park on the Reedy, a 32-acre green space, serves as a focal point, seamlessly blending modern and historic elements. The area boasts pedestrian paths linking to the extensive Prisma Health Swamp Rabbit Trail System, earning praise as a Bicycle Friendly Community. With 2.5 million annual visitors, Greenville has garnered recognition for its livability and pedestrian-friendly environment, becoming a model for urban planning nationwide.

DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	10,624	82,212	173,830
Households	4,836	36,534	75,013
Avg. HH Income	\$122,168	\$109,589	\$106,450
Med. HH Income	\$78,431	\$63,406	\$62,949
% of Homes Values \$300k+	66.80%	54.30%	44.50%

