

BUILDING UNDER NEW OWNERSHIP



RETAIL/OFFICE SPACE
EXCELLENT VISIBILITY IN BUSY AREA

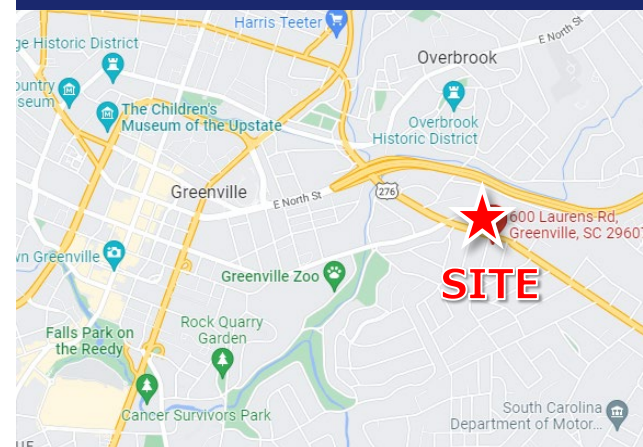
FOR LEASE:

- Suites are able to be combined, inquire for details
- **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 B: \$3,850/month + NNN

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

Suite E: \$18/SF + NNN

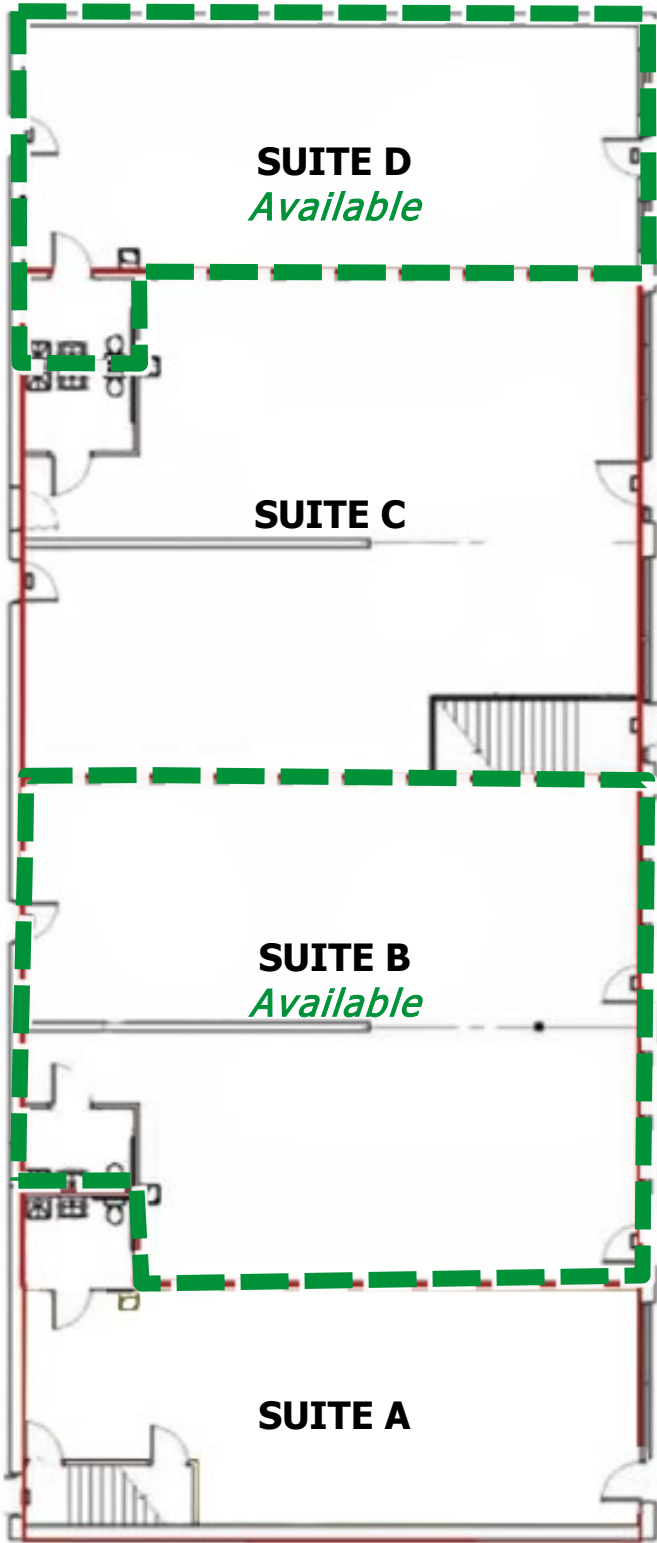


SITE

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.

FIRST FLOOR: B, D

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



SUITE B



SUITE B



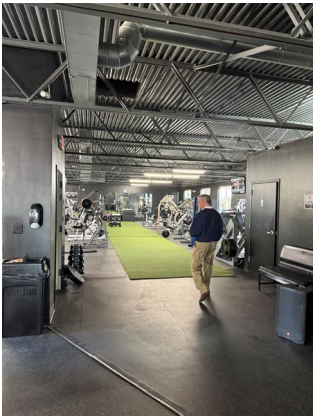
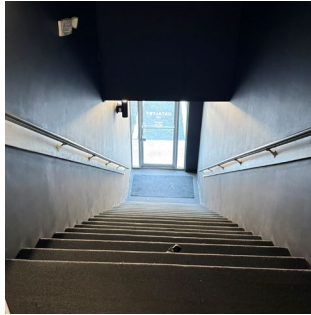
SUITE D



SUITE D

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

