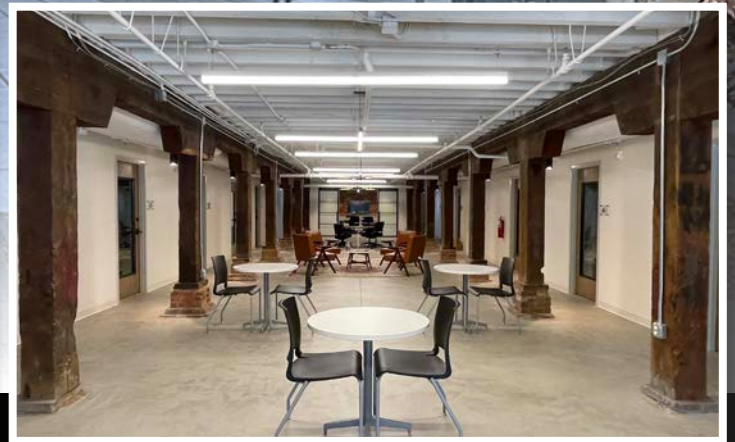




# Executive suites for lease

1 AUGUSTA STREET | GREENVILLE, SC



**Chris Prince**

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**Will Hannah**

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**Ned Reynolds**

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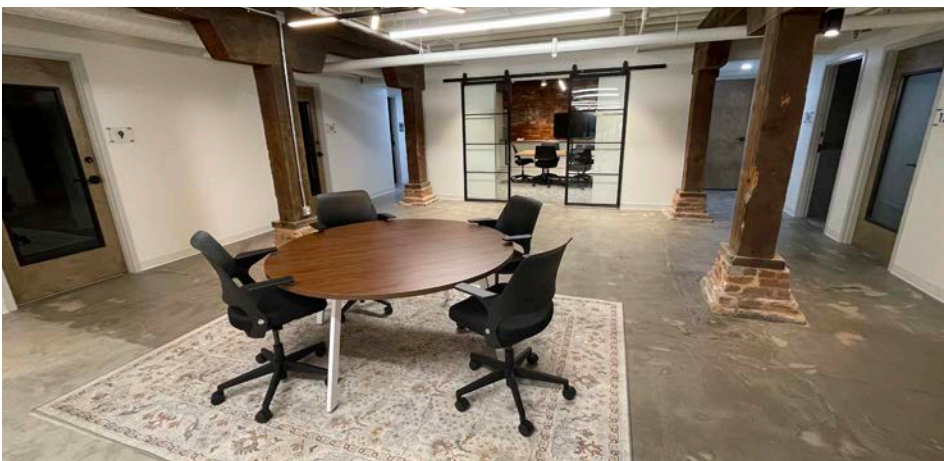
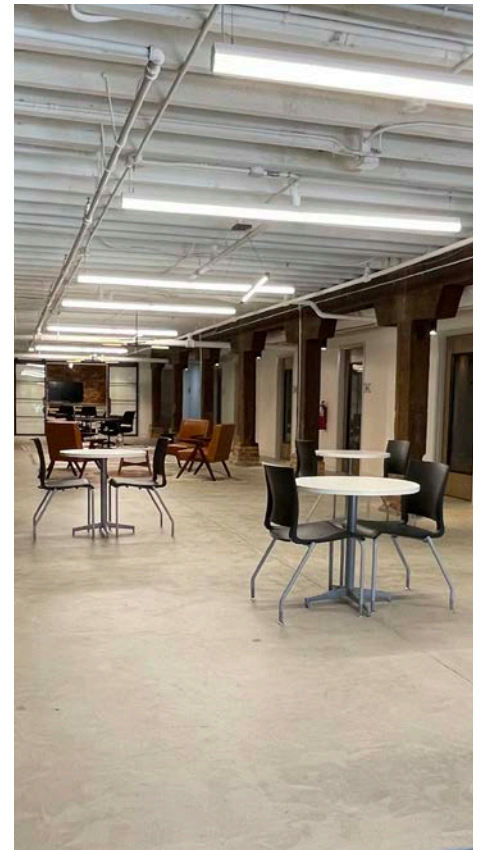
**AVISON  
YOUNG**

Located at the gateway to Greenville's historic West End District, this unmistakable property offers everything a busy professional needs in a workspace. With its high-end finishes and state-of-the-art design, you might forget that you're only steps away from the peaceful Reedy River Falls Park – a perfect place to take a break! With dozens of restaurants and retail locations within a 10-minute walk, everything you need is just a quick walk away.

# Highlights

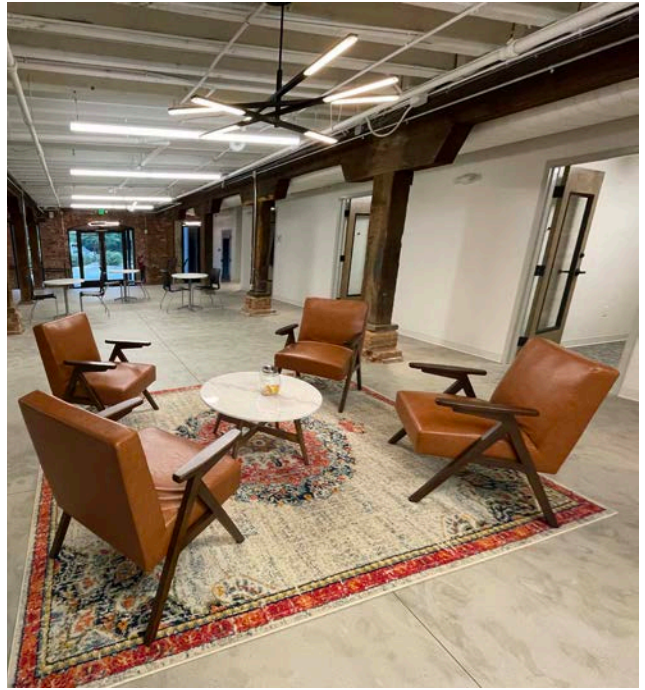
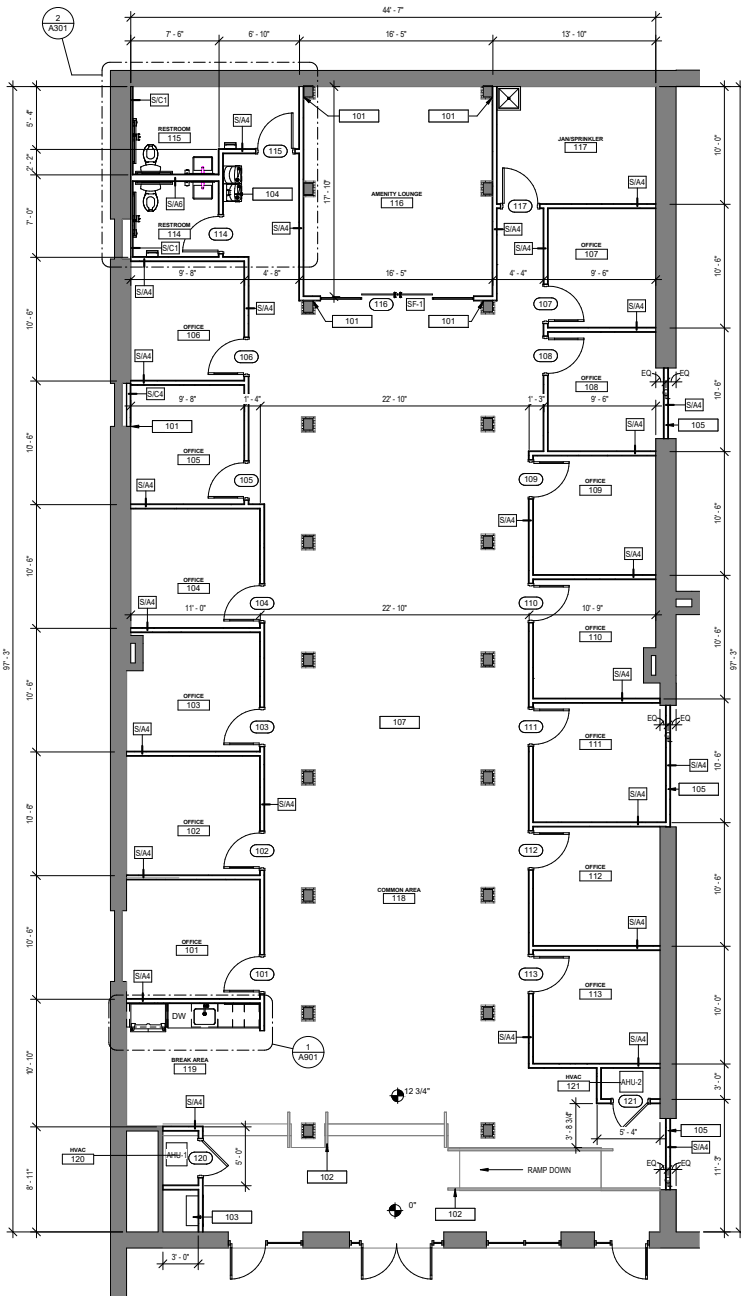
1 AUGUSTA STREET | GREENVILLE, SC

- Newly renovated, class A offices ideal for a variety of professional services
- Convenient access to multiple parking options, including covered parking available for \$50/month
- Monthly rate includes: janitorial, utilities, and fiber optic internet
- Large shared conference room and multiple open gathering spaces
- 6-12 month or longer leases available
- Ideally located at the entrance to Greenville's famous West End District
- Numerous restaurant and entertainment options within 1/4-mile



# The space

## FLOOR PLAN



### LEASE INFORMATION

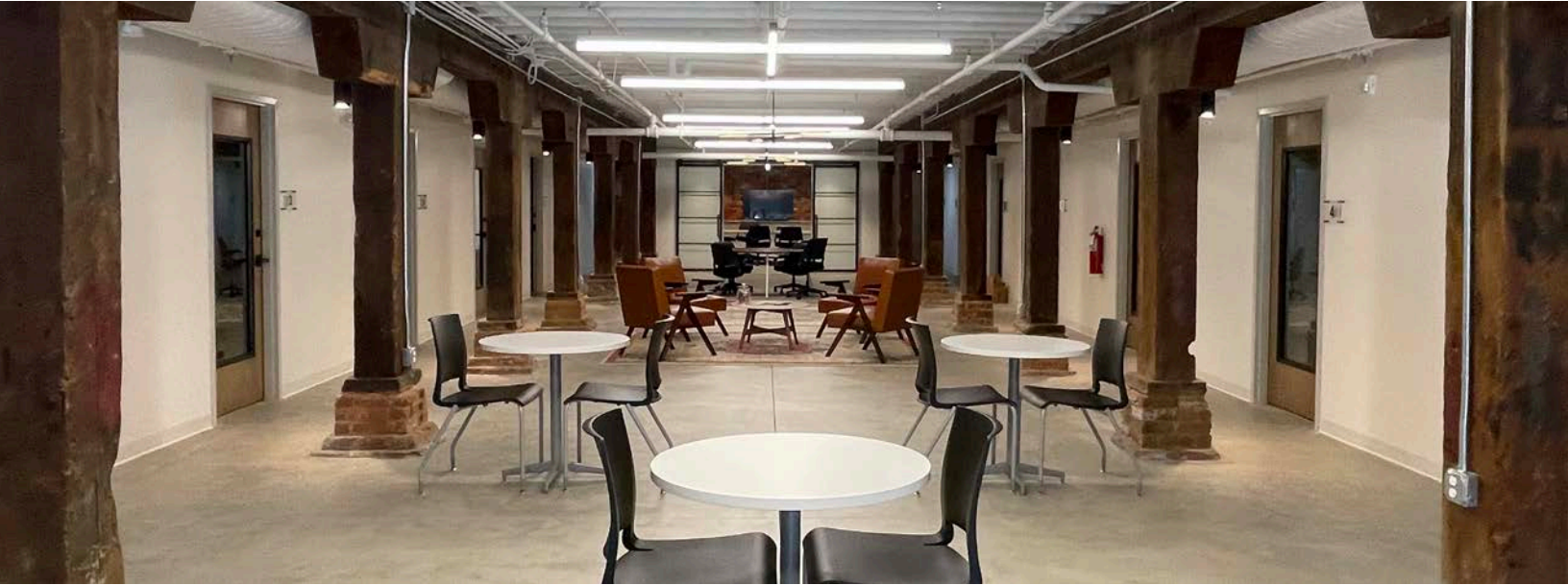
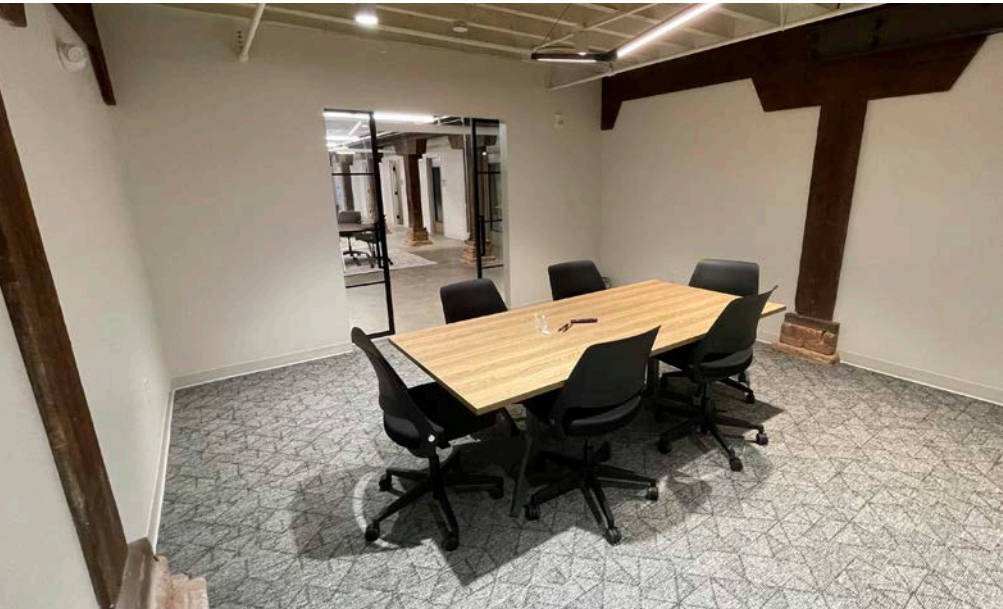
<b>RATE</b>	\$750-850/month
<b>TYPE</b>	Full service
<b>TERMS</b>	6-12 months or longer

### UNITS AVAILABLE

<b>JUNIOR</b>	±100 sf	4
<b>EXECUTIVE</b>	±115 sf	9



# The space



# The location

## SOUTH MAIN & AUGUSTA

As the gateway to Greenville's historic West End District, the corner of South Main and Augusta Streets is a centrally located intersection that is the heart of Greenville's bustling downtown scene. With excellent accessibility and parking, this location is ideal for local or commuting business professionals.

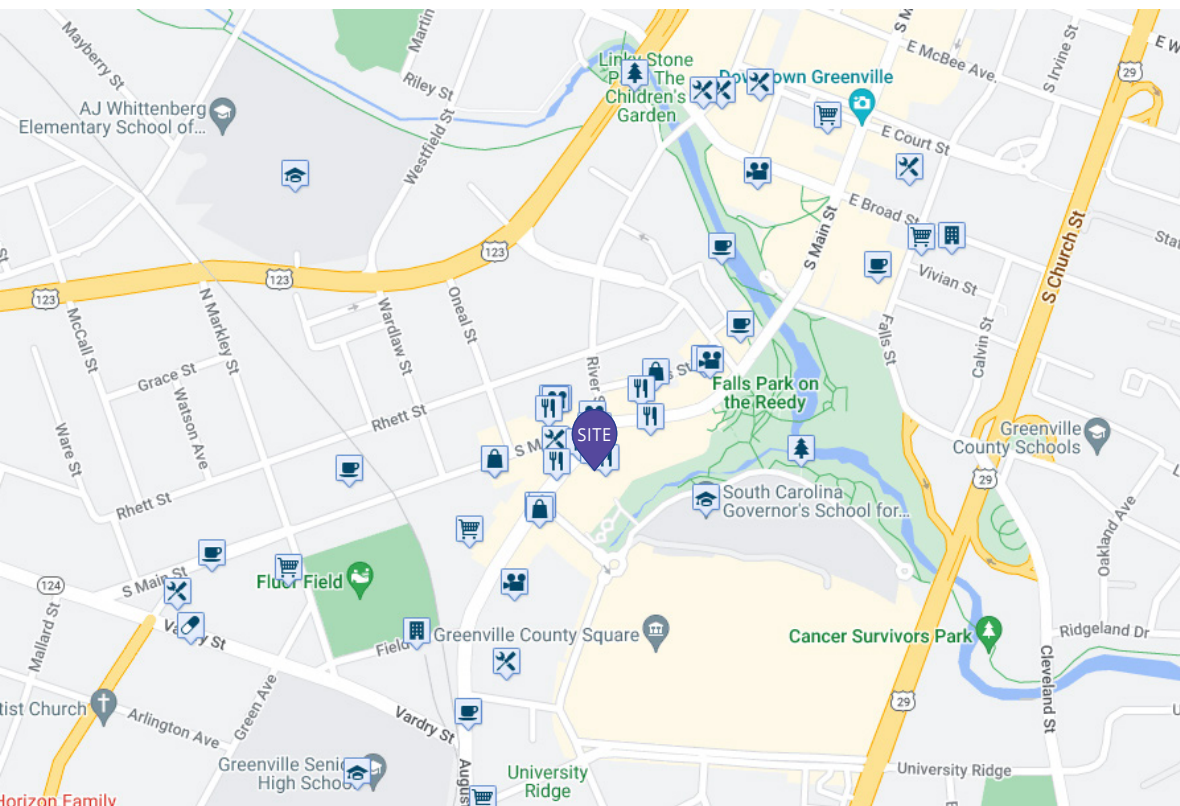


## 1 AUGUSTA CO-TENANTS



## WALK SCORE® MAP

\* Based on 2, 5, and 10 minute walk radii.



**83%**  
VERY WALKABLE

Most errands can  
be accomplished  
on foot.

Map and information courtesy of Walk Score®

# The area

## RETAIL AMENITIES






# Let's talk.

## For more information, contact:

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**AVISON  
YOUNG**

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