



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 adjacent to 22 miles of the Swamp Rabbit Trail. Hop on the path right across the street from your new office.

Offering Summary

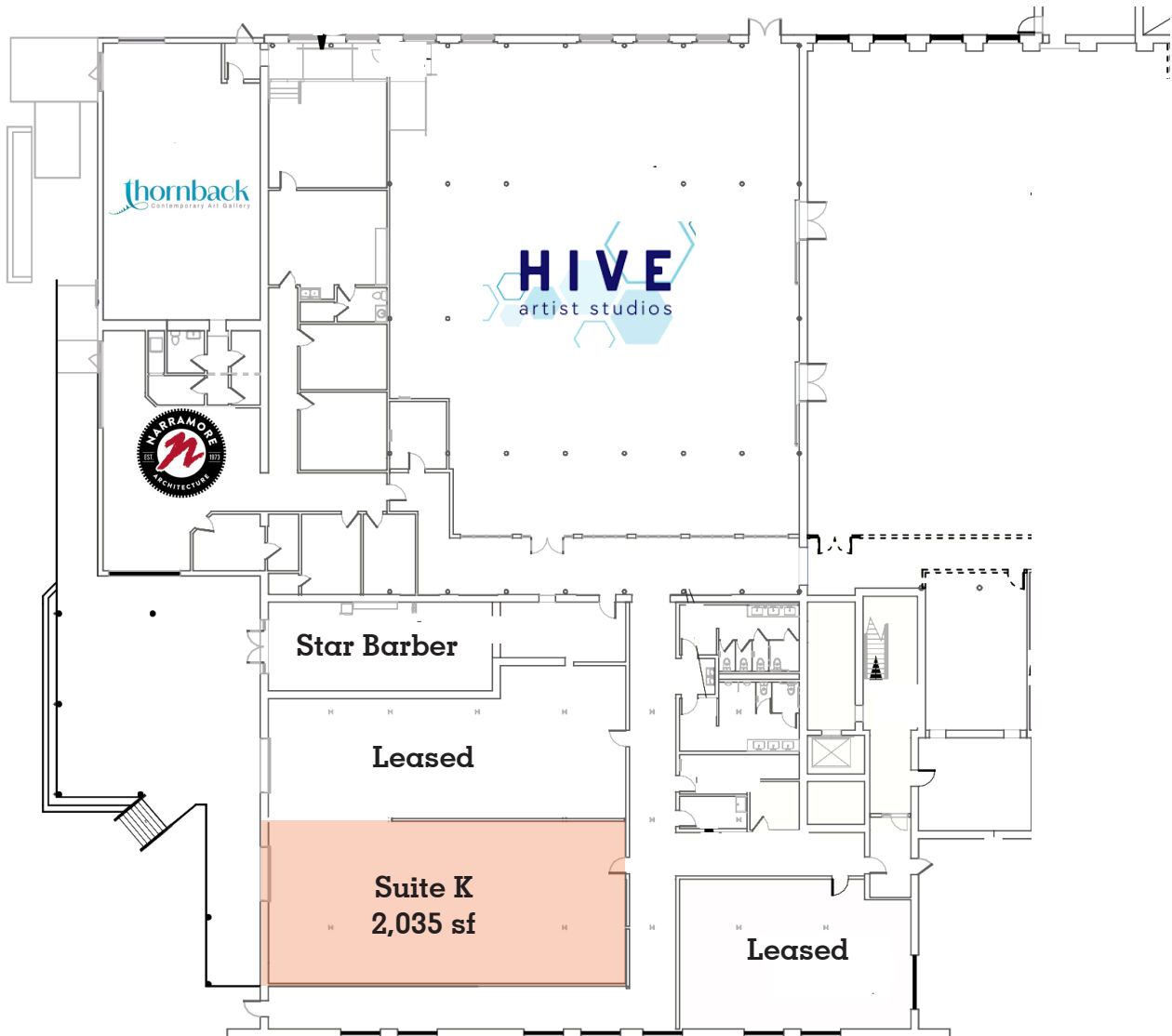
Lease rate	\$20-22 sf/year (Full service)
Available size	±1,689 - 2,035 sf
Lot size	16.81 acres
Building size	51,998 sf

Available spaces

Suite K	2,035 sf
Suite N	1,689 sf

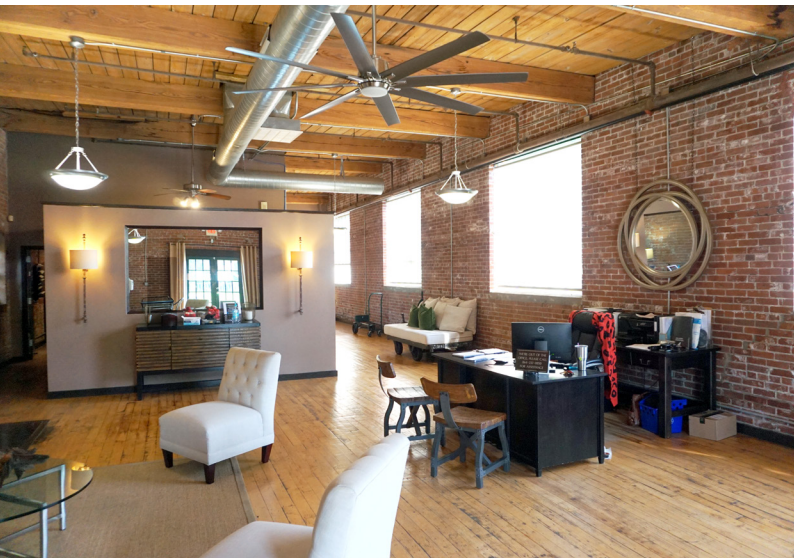
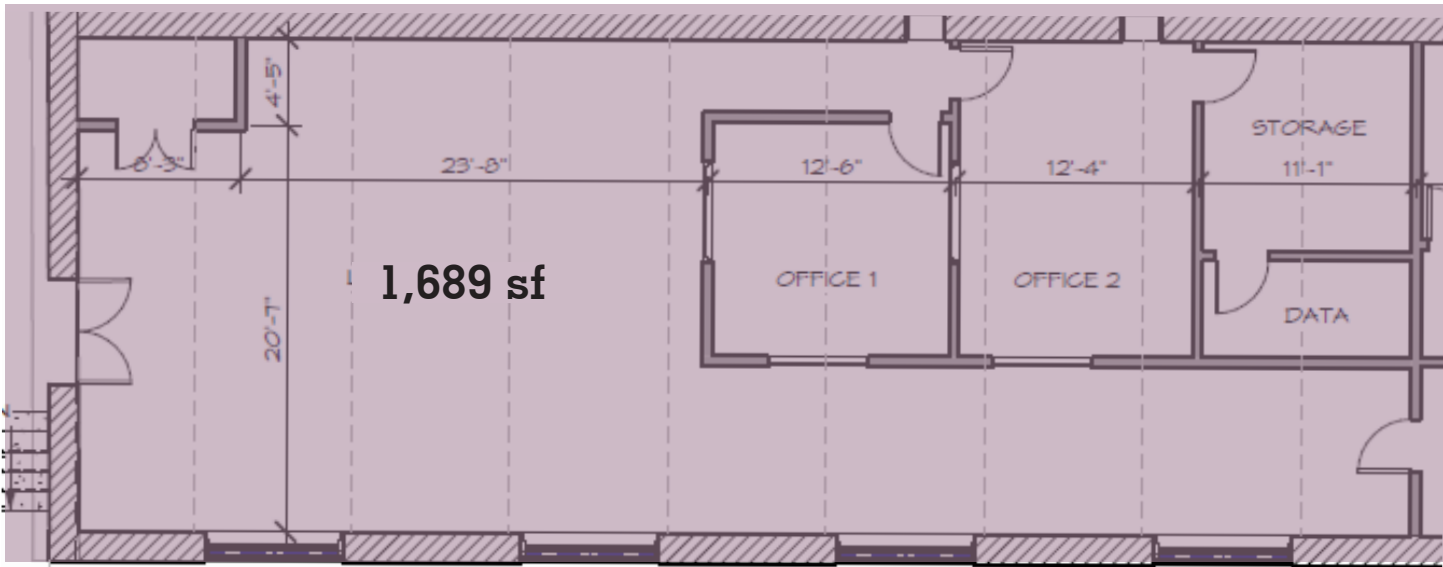
Site plan

201 Smythe Street

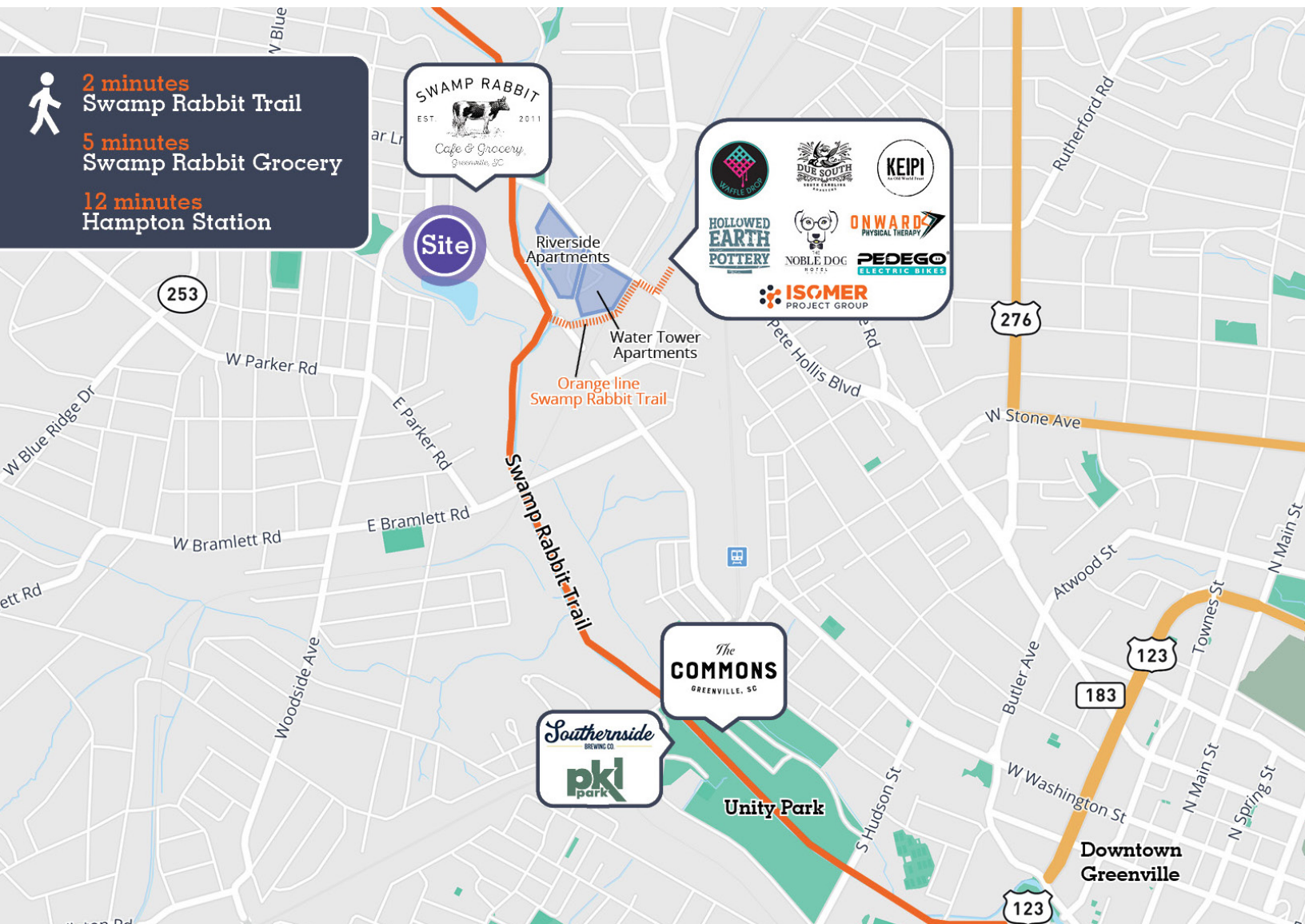


Interior photos









Demographics

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 population	32,062	64,825	114,098
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$81,254	\$89,410	\$92,581
Average House Value	\$348,031	\$365,772	\$358,487

Demographics derived from Alpha Map



Let's talk.

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