



SUITE 202 | FOR LEASE

Prime Retail or Office Space in Greenville's Historic West End

±5,691 SF at Markley Station | Downtown Greenville, SC

Contact: **Macy Scoggins**
Senior Brokerage Associate
+1 864 527 5425
macy.scoggins@colliers.com

Bailey Tollison, SIOR
Vice President
+1 864 527 5419
bailey.tollison@colliers.com





HIGHLIGHTS

An exceptional opportunity for an office or retail user looking for a superior location, striking modern finishes and outdoor amenities.

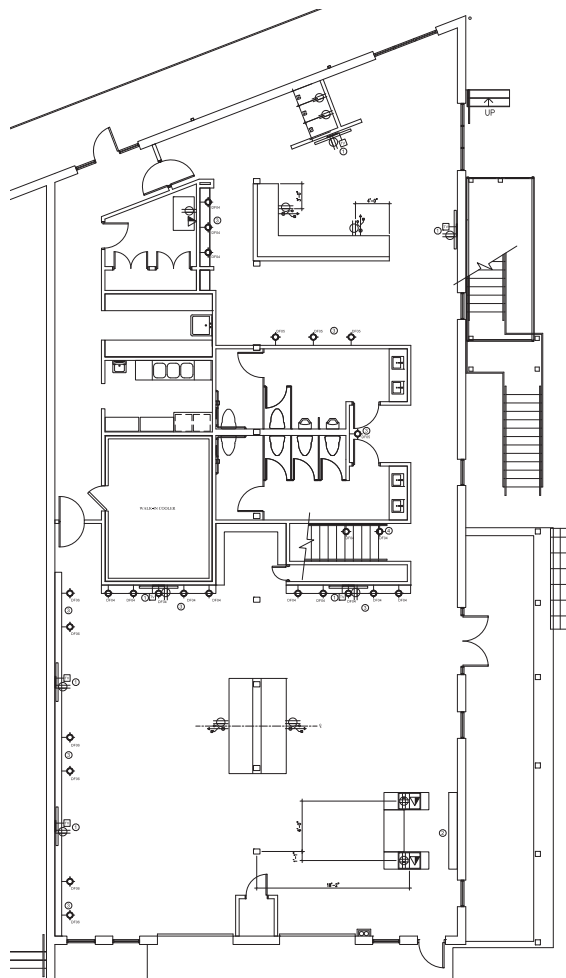
- Modern retail or office space in upscale mixed-use location, Markley Station
- Prime location on the West End of downtown Greenville
- Large dedicated patio including covered and uncovered space and integrated heaters
- Surrounded by numerous residential, retail and office tenants contributing to high foot traffic and daytime population
- Within walking distance to popular attractions such as Unity Park, Fluor Field, Falls Park on the Reedy and the Swamp Rabbit Trail
- Excellent demographics profile and consumer base supported by 1,000+ condos and apartments within a one-mile radius



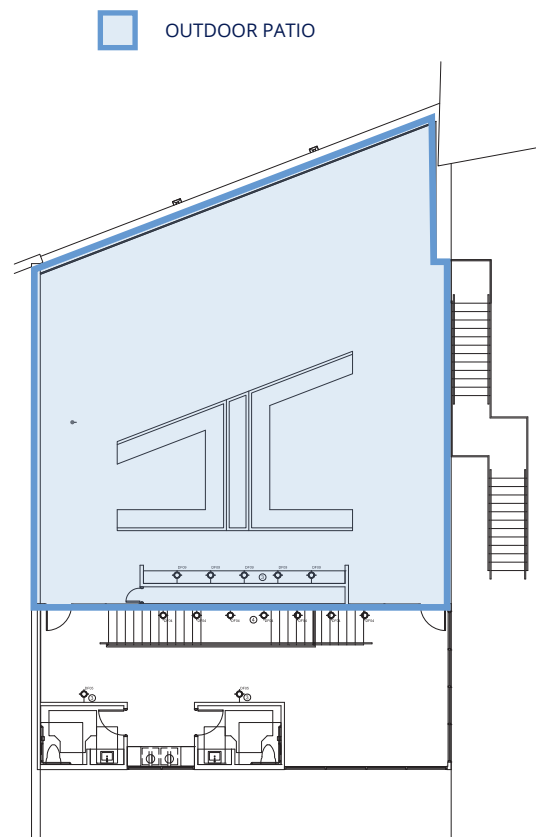
	1-mile	3-miles	5-miles
Population	11,103	82,877	168,493
Businesses	1,926	5,849	9,933
Employees	27,504	73,973	124,353

CURRENT LAYOUT AND SPECIFICATIONS

Size	±5,691 SF	Accessibility	Fully ADA compliant
Availability	Suite 202 - ready for immediate occupancy	Patio	Dedicated rooftop patio
Location	Downtown Greenville West End	Parking	Ample surface parking in adjacent lots
Description	Former taproom with upscale finishes	Lease Rate	Contact brokers



EXISTING LOWER LEVEL PLAN



EXISTING UPPER LEVEL PLAN

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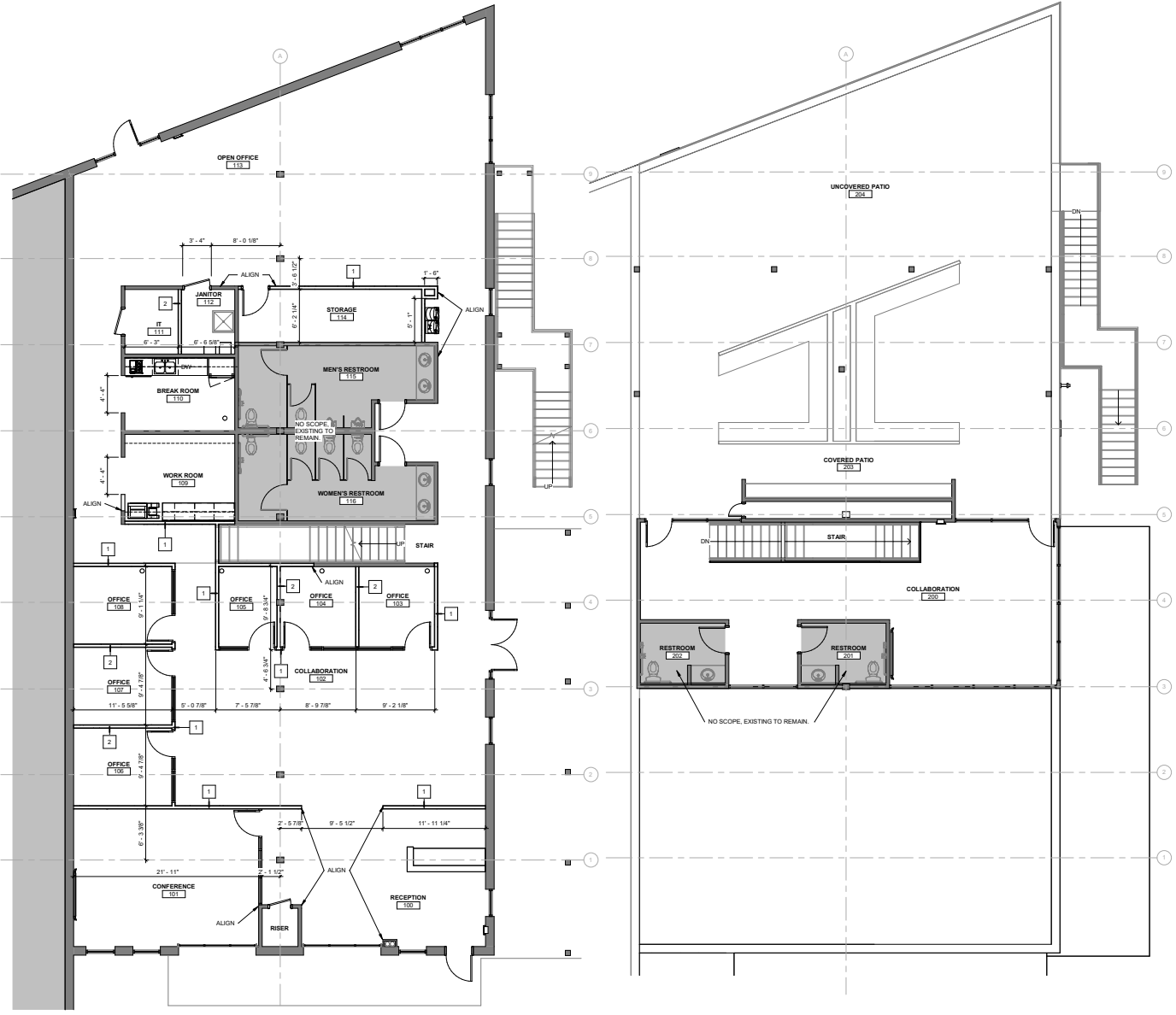
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PROPOSED OFFICE FLOOR PLAN



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1 FIRST FLOOR - DIMENSION FLOOR PLAN
1/8" = 1'-0"

2 SECOND FLOOR - DIMENSION FLOOR PLAN
1/8" = 1'-0"

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WHY MARKLEY STATION IS THE IDEAL LOCATION

For Lease | ±5,691-SF Retail or Office Suite

Markley Station offers a premiere location in the heart of Greenville’s West End—just one block from Fluerty Field and a short walk to the shops, restaurants and energy of South Main Street. Soon, the new Trueline Music Venue and mixed-use development will bring even more activity to N Markley Street, putting your business steps away from one of the city’s newest entertainment hubs.

Greenville’s downtown continues to earn national attention—Livability recently named it one of the Top 10 Best Downtowns in the U.S., and The New York Times praised it as “a national model for a pedestrian-friendly city center.”

With wide sidewalks, outdoor plazas and vibrant streetside dining, downtown Greenville combines walkability, charm and convenience—making it a place where businesses and people thrive.

LOCATION

120 N Markley St
Greenville, SC



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