

# OFFICE SPACE FOR SUBLEASE



± 3,633 SF AVAILABLE

# POE WEST

556 PERRY AVE | GREENVILLE, SOUTH CAROLINA



GRAYSON BURGESS, CCIM, SIOR  
SENIOR BROKERAGE ASSOCIATE  
864.770.3288  
GBURGESS@TRINITY-PARTNERS.COM



EDWARD WILSON, CCIM, SIOR, MCR  
MANAGING PARTNER  
803.528.3574  
EWILSON@TRINITY-PARTNERS.COM

TRINITY  
PARTNERS

THE VILLAGE  
OF WEST  
GREENVILLE



# LEASE INFORMATION



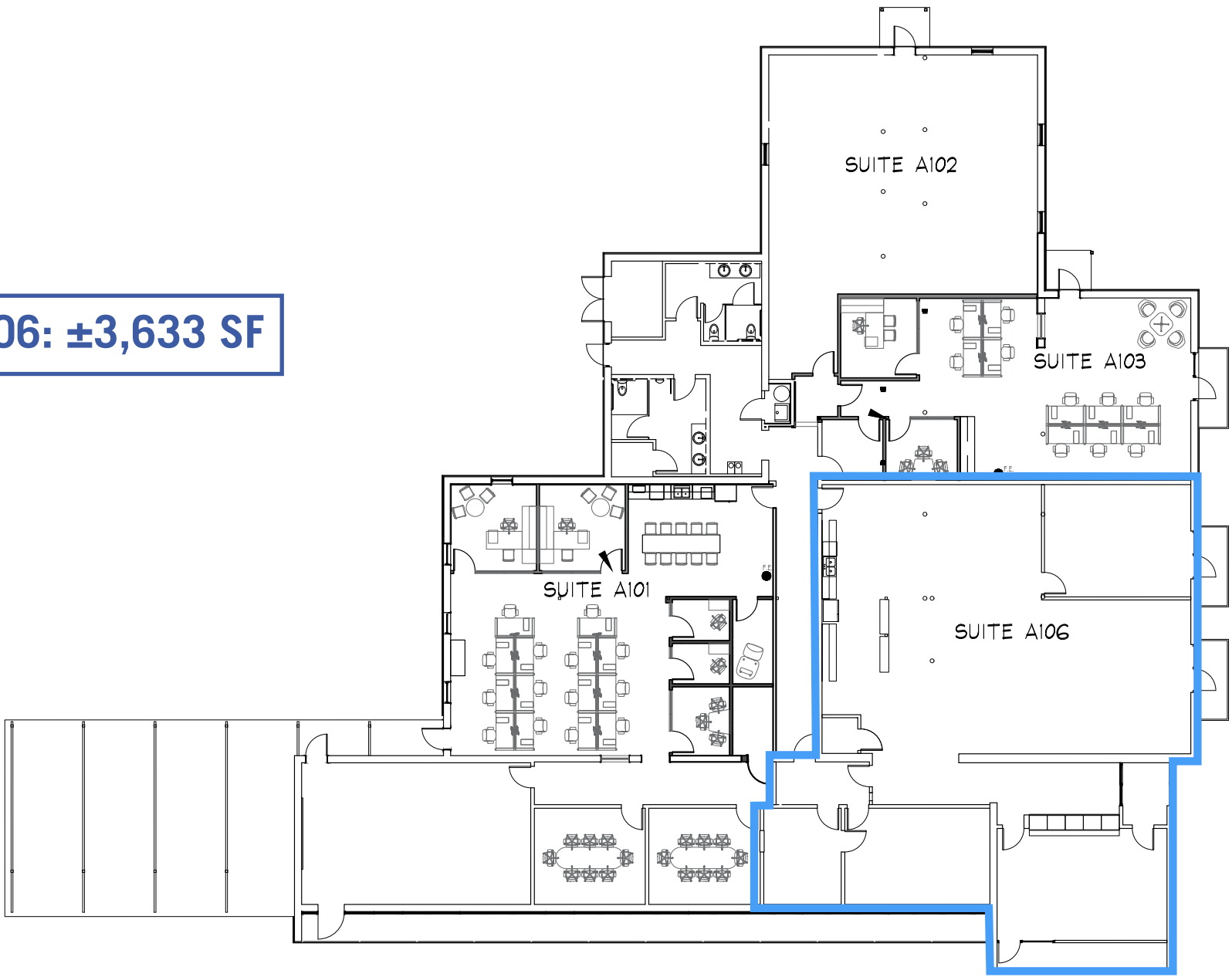
## → MOVE IN READY OFFICE SPACE

- **Poe West**  
556 Perry Ave  
Greenville, SC 29611
- Lease Rate: \$28.50/SF MG (power and internet not included)
- Lease Expiration: 12/31/26
- Total Building: 10,225 SF
- Zoning: IX
- Streetside Building Suite Available:  
**A-106** | ± 3,633 SF
- Open floorplan with larger conference rooms, multipurpose/studio room, open break area, and small private phone room
- Furniture Available (Contact broker for more info)



# FLOOR PLAN - STREETSIDE BUILDING

**A106: ±3,633 SF**



**MAIN PARKING LOT**











# SITE PLAN KEY

- A** Terrace/Performance Stage
- B** Pedestrian Access
- C** Gathering Space
- D** Site Entrance
- E** Railside Collaboration Area
- F** Terraced Seating + Stair
- G** Green Space
- H** Covered Terrace
- I** Outdoor Collaboration
- J** Public Angled Parking
- K** Parking
- L** Emergency Access





# THE VILLAGE OF WEST GREENVILLE



*The*  
**ANCHORAGE**  
Driftwood

**THE OXFORD**  
BARBER CO.

**kuka**  
JUICE

**POE WEST**

  
TEXTURA RUGS  
FLATIRON STUDIOS

**PERRY AVE**

**ARTISAN TRADERS**

*The Rabbit Hole* **RISE BAKERY**  
*Page & Post* *Race Jewelers*

**COMMUNITY JOURNALS** **COASTAL CRUST** **DRG**

**PENDLETON STREET**

  
WEST VILLAGE LOFTS  
AT BRANDON MILL

**CAROLINA SOMA**

*sixpence* SALON & SPA **bar margaret**

**ART & LIGHT**



# THE VILLAGE OF WEST GREENVILLE





# ABOUT THE TENANTS

## SUBJECT SPACE



### GREENVILLE TECH FOUNDATION

The Greenville Tech Foundation, Inc. is a non-profit corporation separate from Greenville Technical College but operating for the benefit of the college. Through fund-raising activities and its non-profit enterprises, the Foundation works to raise support to assist students with the costs of tuition, books, equipment and lab costs as well as supporting professional development to keep instructors at the leading-edge and helping the College keep its facilities up to date.

**BRAINS**

### BRAINS

Brains (formerly known as Brains on Fire) is a creative company that believes in the power of human connection. Brains, a Certified B Corporation, envisions a future where every brand and organization believes that people are more than a transaction and their business can be a powerful catalyst for positive social good.



### 6AM CITY

6AM is redefining the future of local media as the fastest growing newsletter-first local media company in the country. We aim to build communities driven by conversation, designed to educate and activate the cities we call home. 6AM City Markets: Greenville, SC; Columbia, SC; Charleston, SC; Asheville, NC; Raleigh, NC; Chattanooga, TN; Nashville, TN; Lakeland, FL; Louisville, KY; Lexington, KY; Columbus, OH; Kansas City, MO; Richmond, VA; Madison, WI; Indianapolis, IN; Portland, OR; Seattle, WA; Boston, MA; Austin, TX; Fort Worth, TX; San Antonio, TX; San Diego, CA; Sacramento, CA; San Jose, CA; and Tampa Bay, FL.



# ABOUT THE TENANTS



## THE JUNKYARD

The Junkyard provides an innovative, high-intensity, results driven training regimen that inspires not only a fit body, but a healthy mind. Owners Ben Boulware and Marcus Brown provide an electric, positive environment where members compete to their newly patented workout technology to the rhythm of today's hottest music. Here, it's more than just a workout, it's an experience.



## 98 VENTURES

98 Ventures is an executive management solutions company, servicing companies across various industries including logistics, fulfillment services, and technology. The 98 Venture companies exist for the benefit of its people, partners and communities. The employees' authentic engagement with one another and the community is paramount to company-wide success. 98 Ventures holds itself to the highest standards of integrity and responsibility, focusing on the intentional growth of relationships and business offerings.



## SIX & TWENTY DISTILLERY

Six & Twenty Distillery allows visitors the opportunity to learn about its brewing process firsthand and see why its carefully crafted spirits have drawn national attention. Patrons may tour the facility and taste the distillery's award-winning spirits in a relaxed tasting room.



# ABOUT THE TENANTS



## UNLOCKED COFFEE ROASTERS

Unlocked Coffee Roasters is a startup coffee roaster, producing specialty coffee and distributing coffee as a wholesaler and retail store. Born in 2018, this company is run by Carlos Camargo CEO and his wife Rocio Salazar, Co-Owner and Marketing Director. Both were born in Colombia, a country known worldwide for some of the best coffees in the world. The name Unlocked Coffee Roasters came from the roasting process. Flavor and aroma inside the coffee bean are discovered, exposed and “unlocked” during the roasting process.



## CAROLINA BAUERNHAUS

Carolina Bauernhaus™ is a farmhouse brewery & winery in Anderson, SC. Its award winning hand crafted libations pay homage to the rich agricultural resources of Upstate South Carolina by using locally sourced malt, grains, yeast, hops, vegetables and fruits. The company strives to create a family of unique, award winning beverages that range from traditional pale ales to approachable saisons, New England IPA's, ciders, and meads, to challenging barrel aged sour beers.



## LARUE FINE CHOCOLATE

Originating in Pickens, SC, LaRue creates handcrafted, small batch artisan chocolates. By focusing on the most fine ingredients, the chocolatier sources its honey, butter, sea salt and sugar from local, organic providers. The founder, Elizabeth McDaniel, began this venture by turning a chocolate-making hobby into a business. She is a graduate of the Ecole Chocolate with the rank of Maitre Chocolatier.



# ABOUT THE TENANTS



## EIGHTY TWENTY CAFE

Eighty Twenty is a destination for simple, seasonal, healthy food. The employees believe that what we put into our body has a direct and powerful impact on the health of individuals, communities and the environment. That's why they're building a strong, transparent supply network, why they cook from scratch, and why they're building a community of people who support real food. They're in the business of feeding people, with a goal of changing what that means.



## TRUIST CULINARY & HOSPITALITY

Greenville Technical College's Truist Culinary and Hospitality Innovation Center (CHI) brings a unique training facility for workforce development to West Greenville. The location for CHI was chosen for the convenience of nearby residents to attend classes and gain the skills to work in the Upstate's thriving culinary and hospitality industry. CHI is a neighborhood-based venue delivering education, personal interest courses, small business and start-up incubator space, and job training in the heart of the community.



## SHINE OM YOGA

Shine Om is a yoga shala located in Poe West in Greenville, South Carolina. Shine Om offers a variety of different yoga teachings such as hot power vinyasa, warrior sculpting, power vinyasa & relaxation, traditional ashtanga yoga and yin yoga. These classes are led by a staff of the best teachers in the upstate. No matter your level of practice all are welcome to this space.