



## 617 E. MCBEE AVENUE GREENVILLE . SOUTH CAROLINA 29601

*First Palmetto Bank building*

*for lease:*

±6,045-12,868 SF 'Loft-Style' office space

\$33.00/SF Full Service

*property highlights:*

- An iconic, former factory building in Downtown Greenville
- Blend of Textile Mill architecture and modern office finishes
- Accommodating floor plans with perimeter office and central open space
- Walking distance to 100+ restaurants, retail stores and offices
- Minutes away and easy access to I-385
- Potential building signage available
- Parking available on site and in surrounding lots



GREENVILLE COUNTY TAX MAP #0064000102500

*exclusively listed by:*

DAVID SIGMON, CCIM, SIOR | david@pintailcre.com | 864.430.8060

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864.729.4500 | PO BOX 9776, GREENVILLE, SC 29604

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

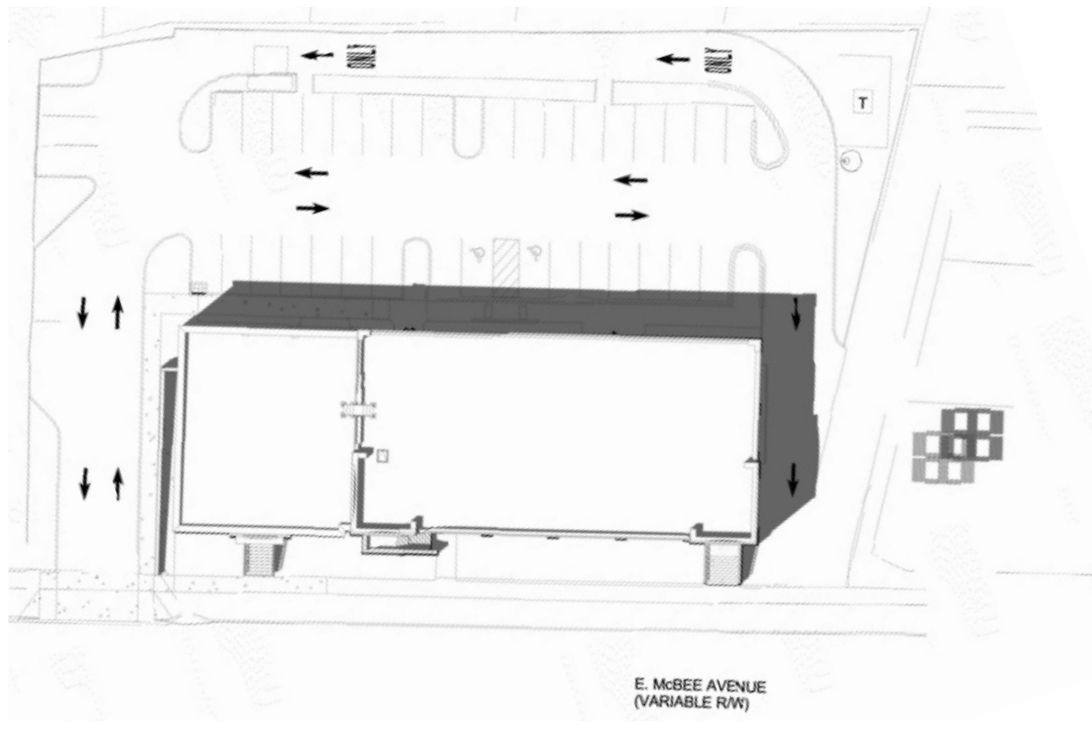


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*available:*



*site plan:*



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*interior photos:*



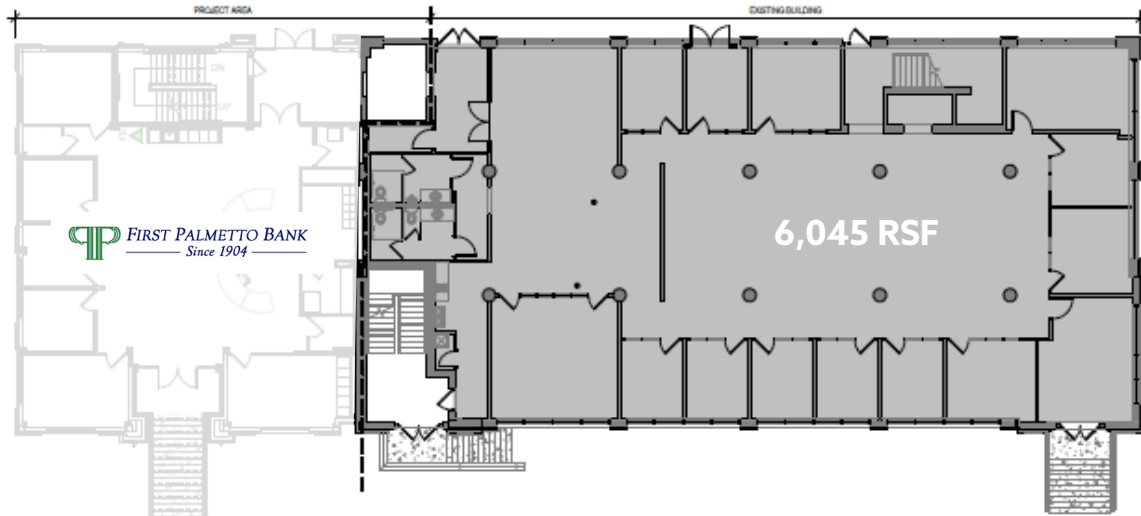
*exterior photos:*



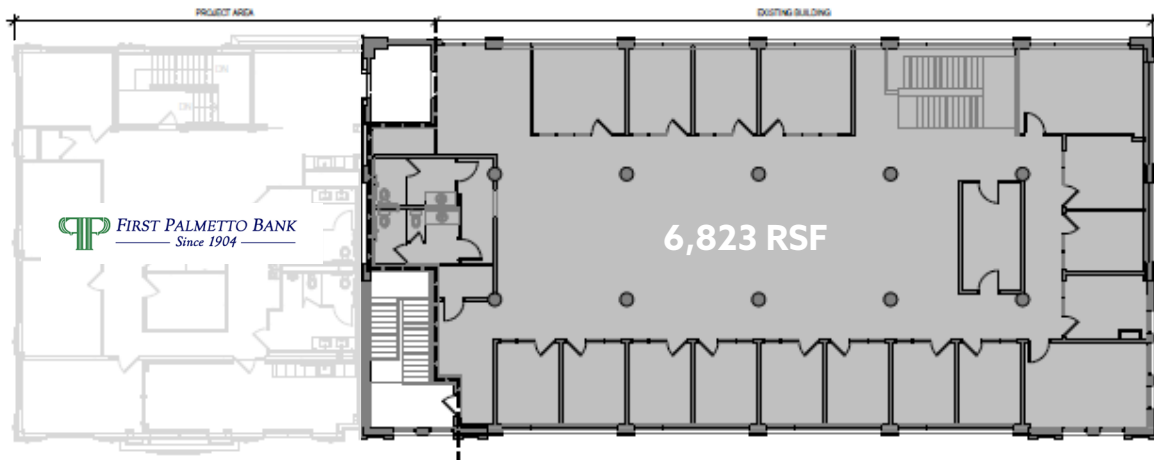
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*space floor plan:*



2 OVERALL FLOOR PLAN - FLOOR 01  
3/32" = 1'-0"



3 OVERALL FLOOR PLAN - FLOOR 02  
3/32" = 1'-0"

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