

THE FIELDHOUSE

at West End

FOR LEASE
4th FLOOR | ±15,020 SF



935 S Main St | Greenville, SC 29601

NAI Earle Furman

864 232 9040

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BUILDING HIGHLIGHTS

Access to The Rooftop at Fluor Field is a private event space available for rent located atop the Fieldhouse building beyond the Green Monster in left field that can accommodate groups up to 90 people. The Rooftop at Fluor Field includes direct, private elevator access from Main St. plaza, food & beverage menu deliciously prepared by the Drive's Executive Chef, a full-service bar, restrooms and more.

Other Fieldhouse Highlights:

Class A office building

Unique views of the Greenville Drive stadium and the Greenville skyline

Prominent roof top signage sponsorships available

Coming Soon to the West End: There are many exciting projects planned and underway in the West End with new hotels, restaurants, and entertainment venues within a block or two. There is also additional public parking planned in the Suncap Project at the corner of S. Main Street and Markley Street.

PROPERTY DETAILS

- For Lease - Fourth Floor | ±15,020 SF
- Class A office building built in 2006
- Adjacent parking available
- Zoned C-4, City of Greenville
- Views overlooking baseball field
- **Lease rate: \$34.00/SF FSG**

THE FIELDHOUSE

at West End

ANCHOR YOUR BUSINESS, YOUR EMPLOYEES IN THE FASTEST GROWING, MOST ENERGETIC AREA OF TOWN



Continuous development and improvement in the West End

Within a half mile of Fluor Field: 1,300+ new building permits,
\$1.5B+ in property values, hundreds of thousands
new fans and visitors since 2006

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Work, Live, Play

Emerging “West End Entertainment District” Anchored by Fluor Field and the Fieldhouse Building

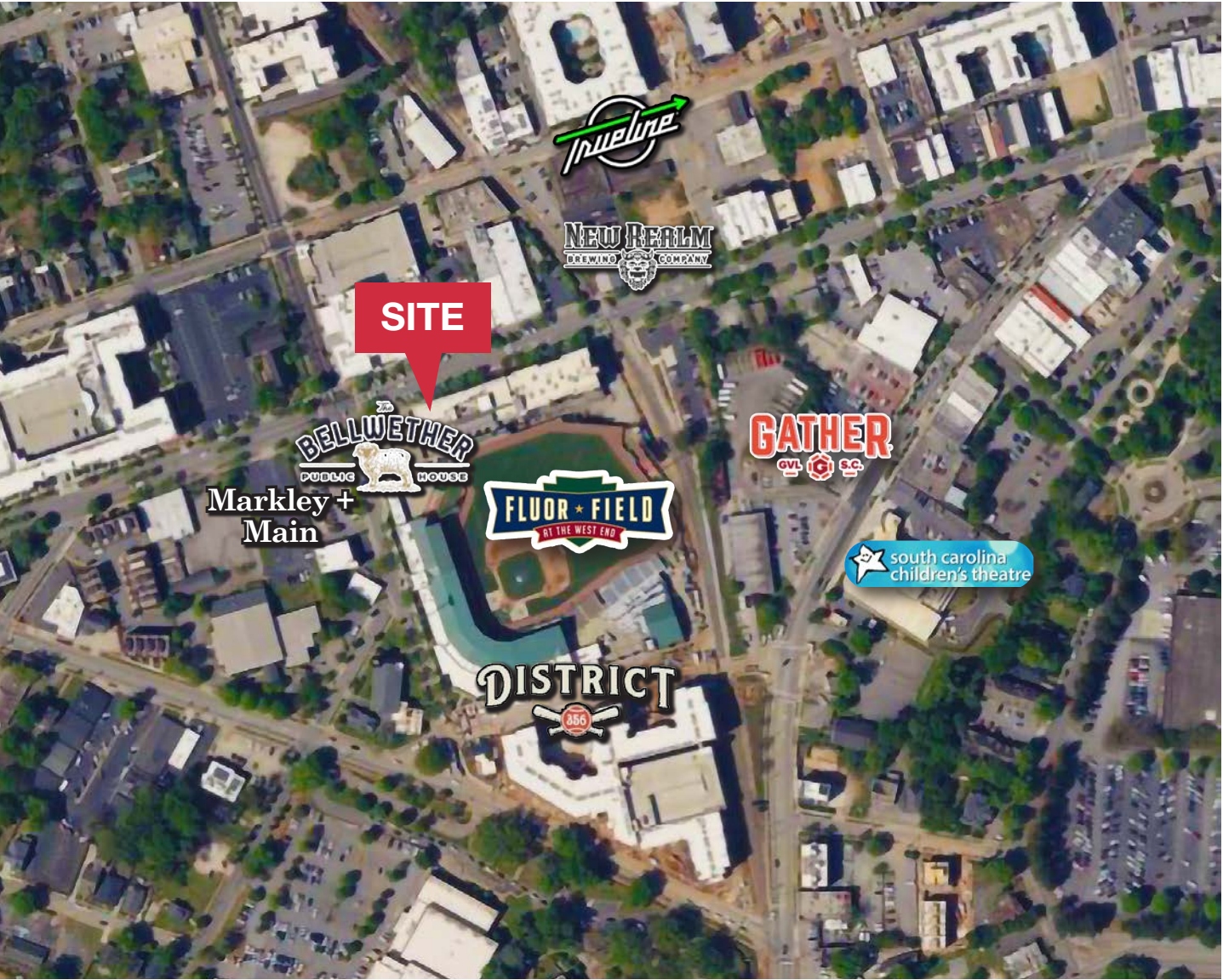
- Gather GVL (*February 2020*)
- SC Children’s Theatre (*April 2020*)
- District 356 Completion (*August 2022*)
- Bellwether Public House Addition (*former Liberty Tap Room; April 2023*)
- New Fluor Field Amenities and Expanded 500 Club Event Venue (*April 2023*)
- Coming Soon: New Realm Brewery (*former Old Cigar Warehouse; April 2024*)
- Coming Soon: New Drive Retail Store + 125 New Public Parking Spaces (*April 2026*)
- Coming Soon: Trueline Music Venue (*former D&B Glass location; TBD*)



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“West End Entertainment District”



Trueline Greenville Music Venue-
Coming Soon



New Realm Brewing - April 2024



The Bellwether Public House -
Now Open



Markley + Main Development



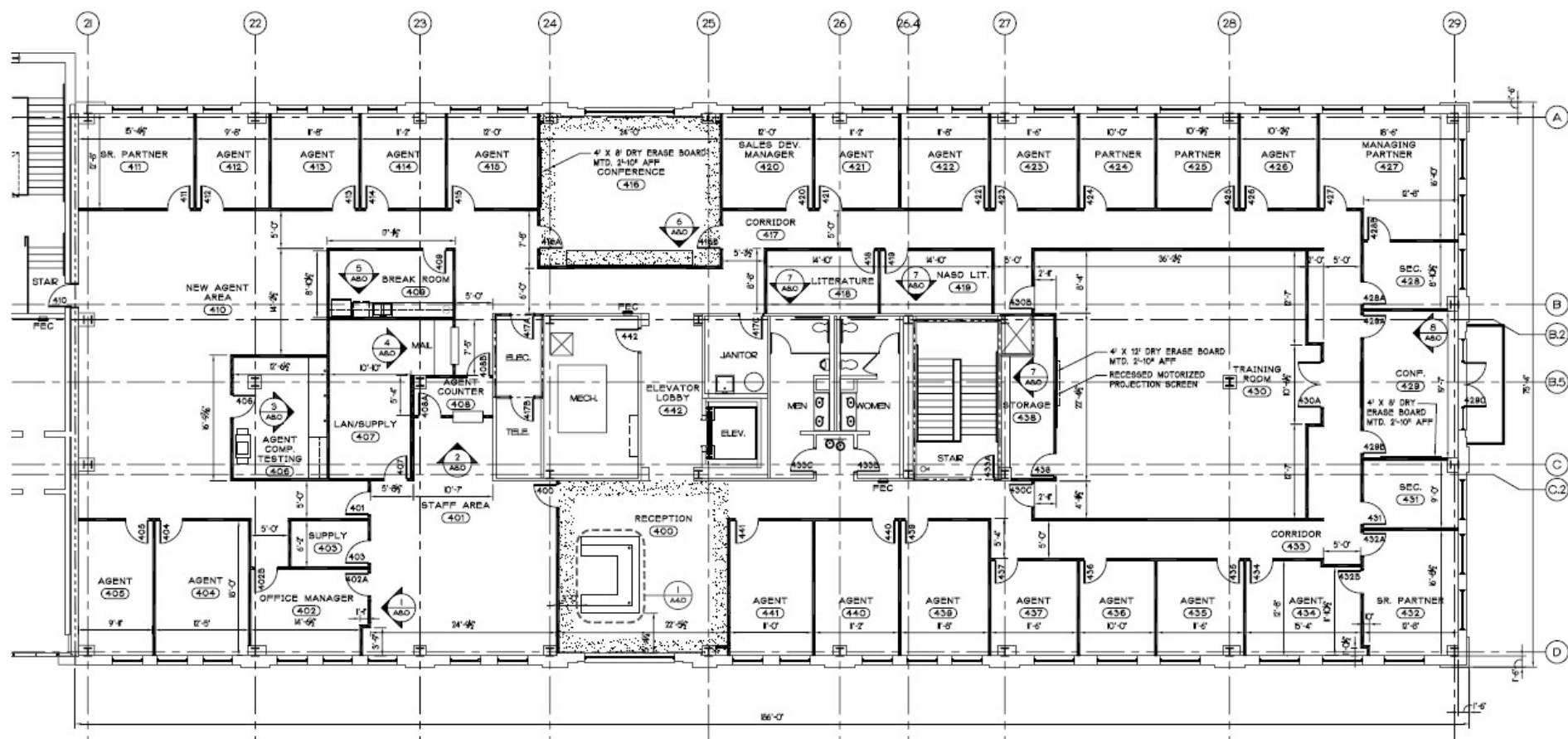
District 356 - Now Open



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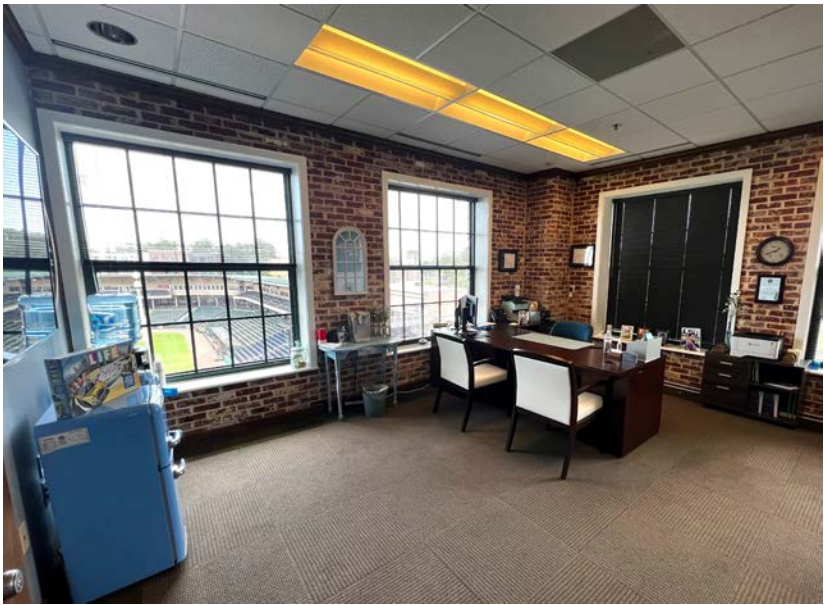
FOR LEASE | Fourth Floor — ±15,020 SF



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THE FIELDHOUSE

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Home to approximately **535 companies from 34 countries**, Upstate South Carolina provides an exceptional business climate for some of the world's most forward-thinking companies. In fact, the Upstate is home to more corporate headquarters than any other region in South Carolina. As of 2021, **more than 40 Fortune 500 companies** maintained offices in **Greenville & Spartanburg Counties**.

General Electric

- Engineering headquarters
- The Greenville facility designs and manufactures heavy-duty gas and wind turbines

Hubbell Lighting

- International headquarters
- Ranks among the top lighting companies in the world

Fluor Corporation

- Regional headquarters
- One of the world's largest, publicly owned engineering, procurement, construction, and maintenance services companies

BMW Manufacturing

- North American headquarters + the largest BMW Group plant in the world.
- For eight consecutive years, it has been the largest exporter by value in the United States.
- BMW Manufacturing employs more than 11,000 people to produce the X3 and X5 Sports Activity Vehicle and the X4 and X6 Sports Activity Coupe.
- Since 1992, the BMW Group has invested nearly \$12 billion in its South Carolina operations.

Michelin North America

- North American headquarters
- Greenville's fourth largest employer – 5,000+ employees
- Annual sales of \$10.76 billion



HUBBELL
Lighting

FLUOR



Once called the “Textile Capital of the World” and now deemed “The New Startup South” by Bloomberg, the Upstate region is small in size though strong in its ability to meet industry needs. The Upstate is home to national and international corporations such as Fluor Corporation, Hubbell Lighting, BMW and Michelin North America, Bausch and Lomb, GE Power & Water, Lockheed Martin Aircraft, TD SYNEX, TD Bank, and more.



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The South's Best Cities on the Rise

(Southern Living) 2022

#1 Best Places for Young Professionals in SC

(Niche.com) 2022

#18 Best Small Cities for Starting a Business

(WalletHub) 2022

30 Most Charming Small-Town Downtowns

(HGTV) 2022

#6 Best Small Cities in the U.S.

(Condé Nast Traveler) 2022

Best Places to Move if You Have Kids

(PureWow) 2021

America's Best Small Cities

(BestCities.org) 2020

10 Cities to Watch in 2020

(Worth) 2019

#36 Best Places to Live

(Money Magazine) 2019

#22 Best Places to Live in the USA

(U.S. News & World Report) 2019

#10 Top 100 Best Places to Live in 2019

(Livability) 2019

	1 Mile	3 Miles	5 Miles
Population			
2010	7,691	70,311	141,912
2023	13,003	82,981	163,086
2028 Projected	13,003	85,596	167,638
Growth 2023-2028	1.5%	0.6%	0.6%
2022 Median Age	39.6	37.6	38.3
2022 Total Daytime Population	38,371	126,079	222,157
Households			
2010	3,479	29,319	60,629
2022	5,489	35,101	72,302
2027 Projected	5,931	36,993	75,307
Growth 2022-2027	1.56%	1.06%	0.82%
Average Household Income			
2023	\$95,696	\$87,148	\$79,699
2028 Projected	\$134,150	\$105,415	\$101,961

LOCATION HIGHLIGHTS

- Located 100 miles from the capital city of Columbia, SC and only 200 miles from the Port of Charleston SC.
- Centrally located along the I-85 corridor directly between two of the largest cities in the Southeast - Atlanta, Georgia and Charlotte, North Carolina.
- Upstate South Carolina's central location within the booming Southeastern United States provides access to major markets, raw materials and growing industries.
- Four interstate highways (I-26, I-85, I-385, and I-585) offer easy access to the North, South, Midwest, and all major markets on the Eastern Seaboard.
- I-85 spans the region, connecting Atlanta and Charlotte, and I-26 provides a direct route to Charleston.

HIGHER EDUCATION

There are **23 colleges and universities in the Upstate region of South Carolina**. Greenville is home to Furman University, one of the nation's premier liberal arts schools. Clemson University, a public four-year institution with a total enrollment of more than 26,000 students is also in the Upstate area. Clemson is home to the NCAA Division I Tigers and is a member of the Atlantic Coast Conference.

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