

## PROJECT FEATURES

- 57,000 SF of Class A Office
- O-Ku and Indaco Restaurants
- 240-car parking garage
- Open-air green plaza
- 135 room hotel - Courtyard by Marriott

## PROPERTY FEATURES

- 2,209 SF on third floor
- Shared conference room with full audio/video package & outdoor balcony for entertaining
- Reserved and unreserved parking available in 240 space garage
- Asking rent - \$37.00/SF
- Available for occupancy 2nd quarter of 2026

**C. Gray Morgan, CCIM**  
**CFO**

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**Charles S. Reyner, Jr., CCIM**  
**Principal**

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# WINDSOR AUGHTRY

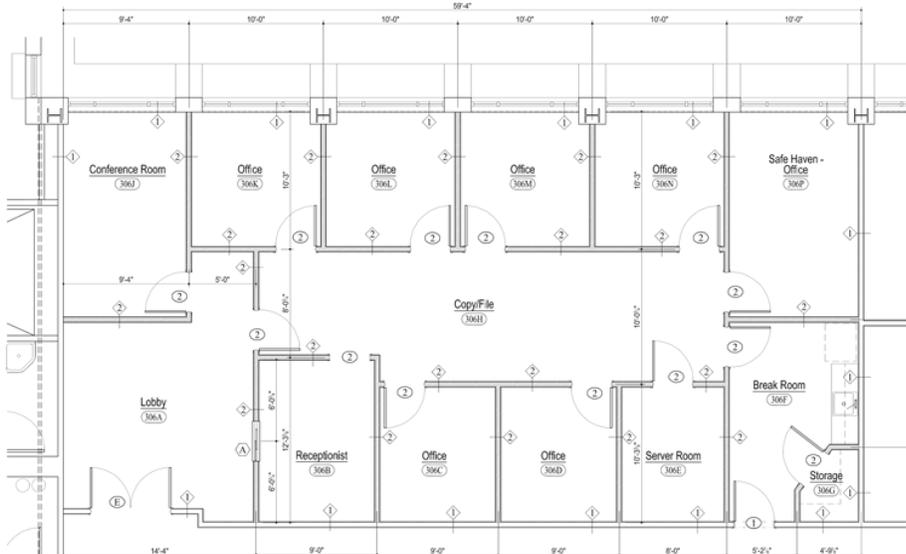
COMMERCIAL GROUP

40 W. BROAD STREET, SUITE 320  
GREENVILLE, SC

# OFFICE SPACE AVAILABLE MAIN @ BROAD OFFICE TOWER



## FLOOR PLAN



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No warranty is made as to the accuracy of this information, and same is submitted subject to errors, omissions, price change, rental or other conditions, withdrawal without notice, and any special listing conditions imposed by our principals. William J. Alexander, IV - Broker In Charge

