

LEASE

OFFICE SPACE | PETTIGRU HISTORIC DISTRICT

200 Whitsett St., Suite C Greenville, SC 29601



AVAILABLE +/-1,480 SF

REDUCED LEASE RATE \$1,750.00/Month Plus Utilities

T. Cox
864 250 4043

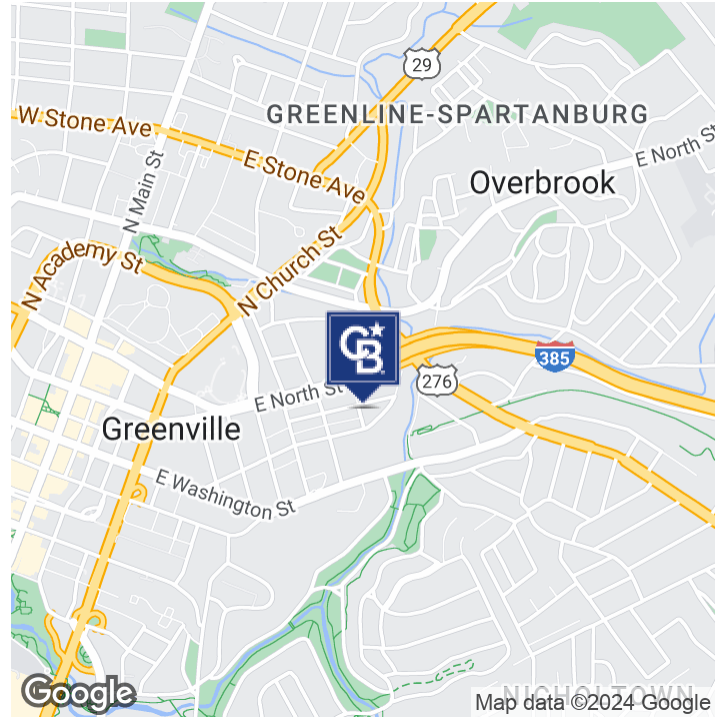


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OFFERING SUMMARY

Reduced Lease Rate:	\$1,750.00 per month (MG)
Building Size:	+/-5,280 SF
Available SF:	+/-1,480 SF
Zoning:	OD - City of Greenville
Market:	Greenville/Spartanburg

PROPERTY HIGHLIGHTS

- Downtown Greenville's Pettigru Historic District
- Tenant pays utilities
- 2nd floor space
- 3 private offices
- Large open work area
- Kitchenette
- Restroom
- Surface parking available on-site
- Exterior signage available
- Easy access from I-385
- Close proximity to downtown
- Corner of Whitsett Street and Carolina Drive

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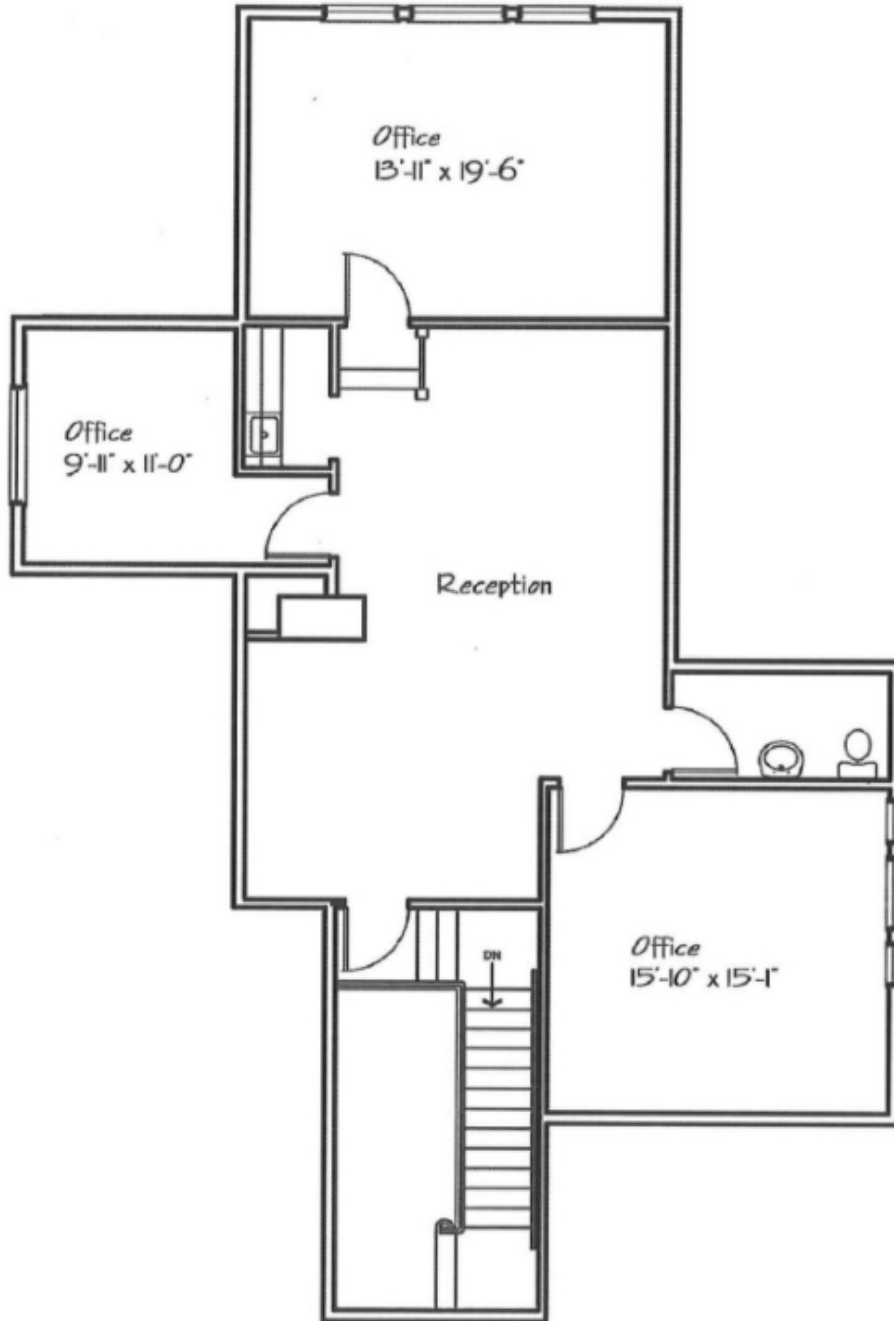
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FLOOR PLAN- SECOND FLOOR



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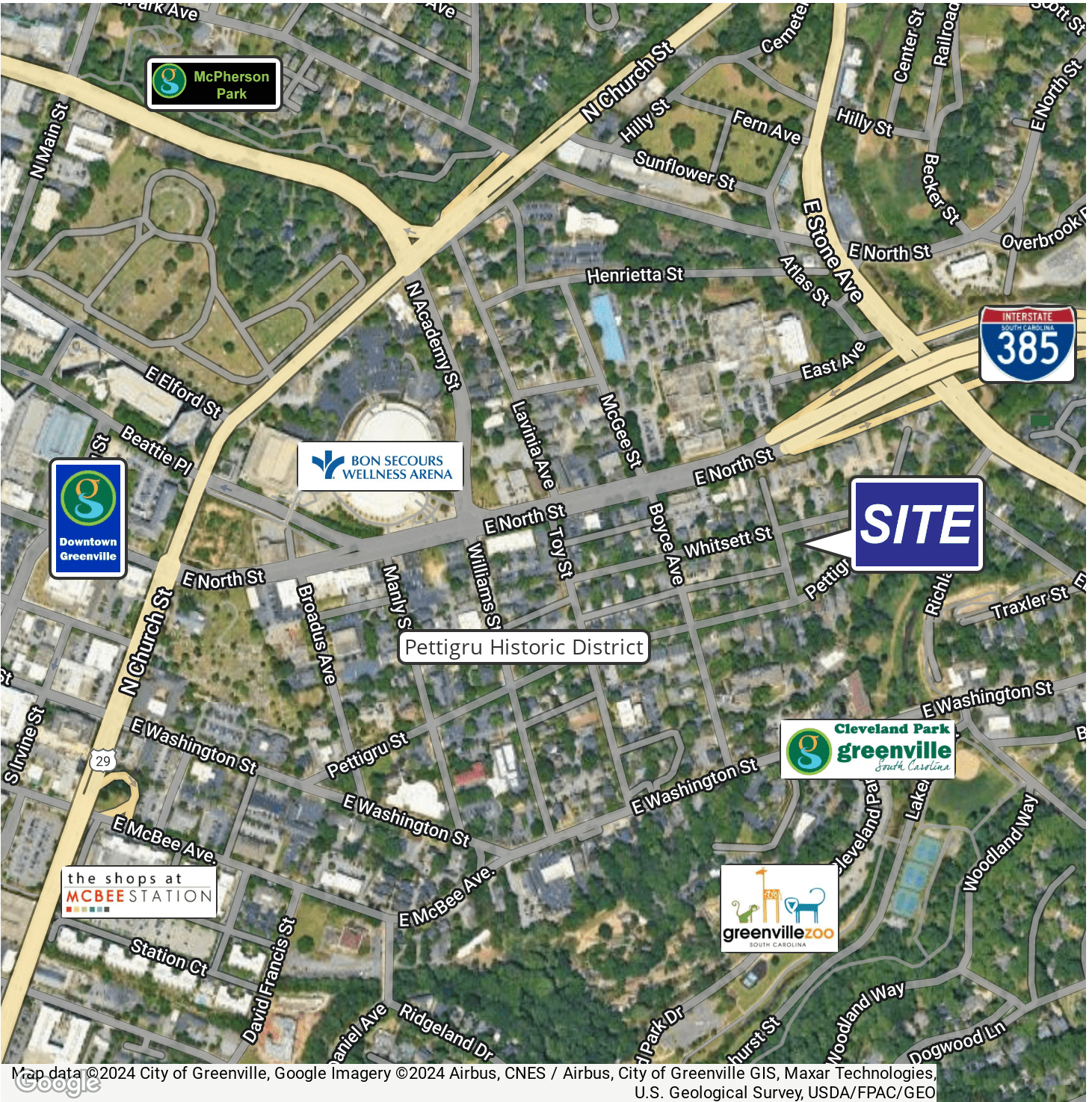


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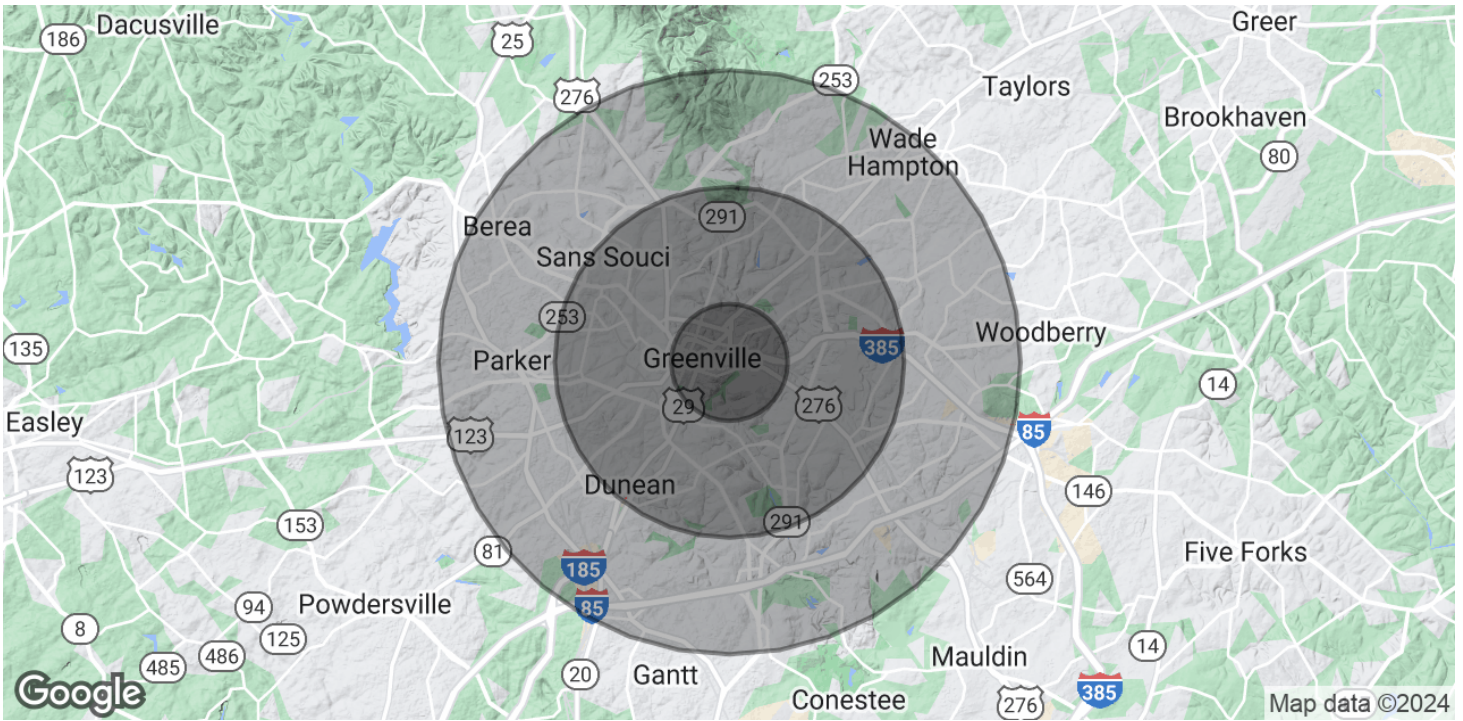


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,720	68,598	152,221
Average Age	39.7	36.1	36.4
Average Age (Male)	38.5	35	34.8
Average Age (Female)	40.8	37.4	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,695	29,133	64,073
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$68,321	\$59,217	\$56,222
Average House Value	\$190,044	\$201,107	\$208,993

2020 American Community Survey (ACS)

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