



Executive suites for lease

1 AUGUSTA STREET | GREENVILLE, SC



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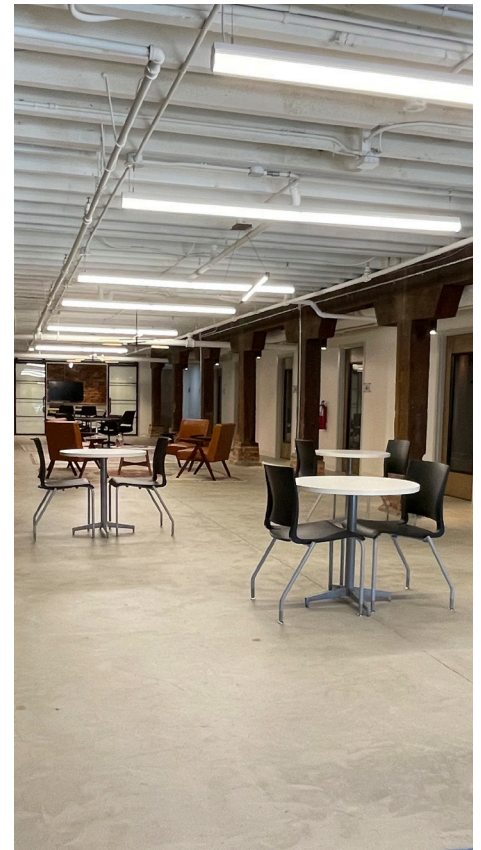
**AVISON
YOUNG**

Located at the gateway to Greenville's historic West End District, this unmistakable property offers everything a busy professional needs in a workspace. With it's high-end finishes and state-of-the-art design, you might forget that you're only steps away from the peaceful Reedy River Falls Park – a perfect place to take a break! With dozens of restaurants and retail locations within a 10-minute walk, everything you need is just a quick walk away.

Highlights

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- Newly renovated, Class A offices ideal for a variety of professional services
- Convenient access to abundant parking
- Monthly rate includes: janitorial, utilities, and fiber optic internet
- Large shared conference room and multiple open gathering spaces
- 12-month or longer leases available
- Ideally located at the entrance to Greenville's famous West End District
- Numerous restaurant and entertainment options within 1/4-mile

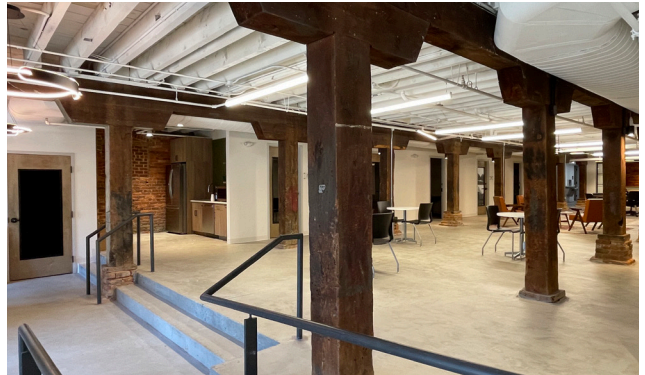
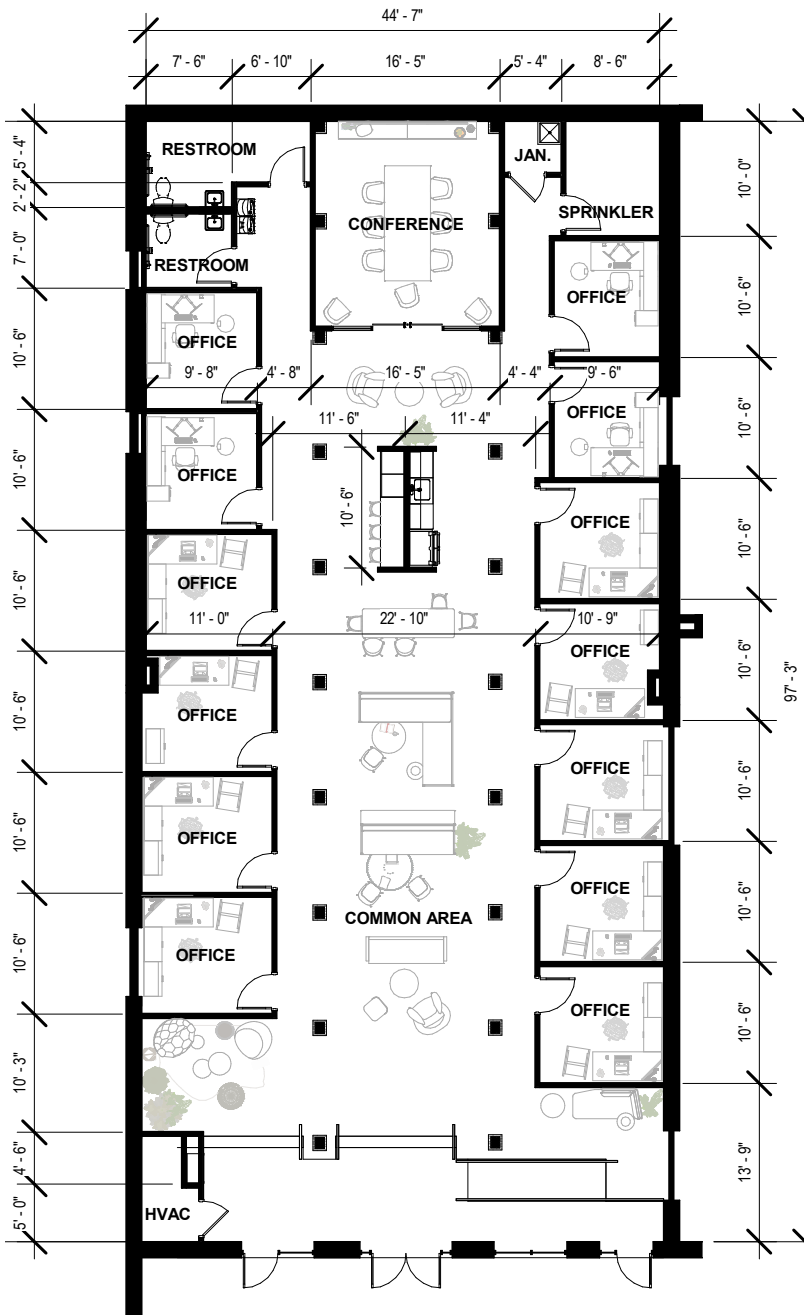


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The space

FLOOR PLAN



LEASE INFORMATION

SIZE	±4,658 sf
RATE	\$800 - \$900/mo.
TYPE	Full service
TERMS	12 months or longer

UNITS AVAILABLE

JUNIOR	±100 sf	4
EXECUTIVE	±115 sf	9



The space



The location

SOUTH MAIN & AUGUSTA

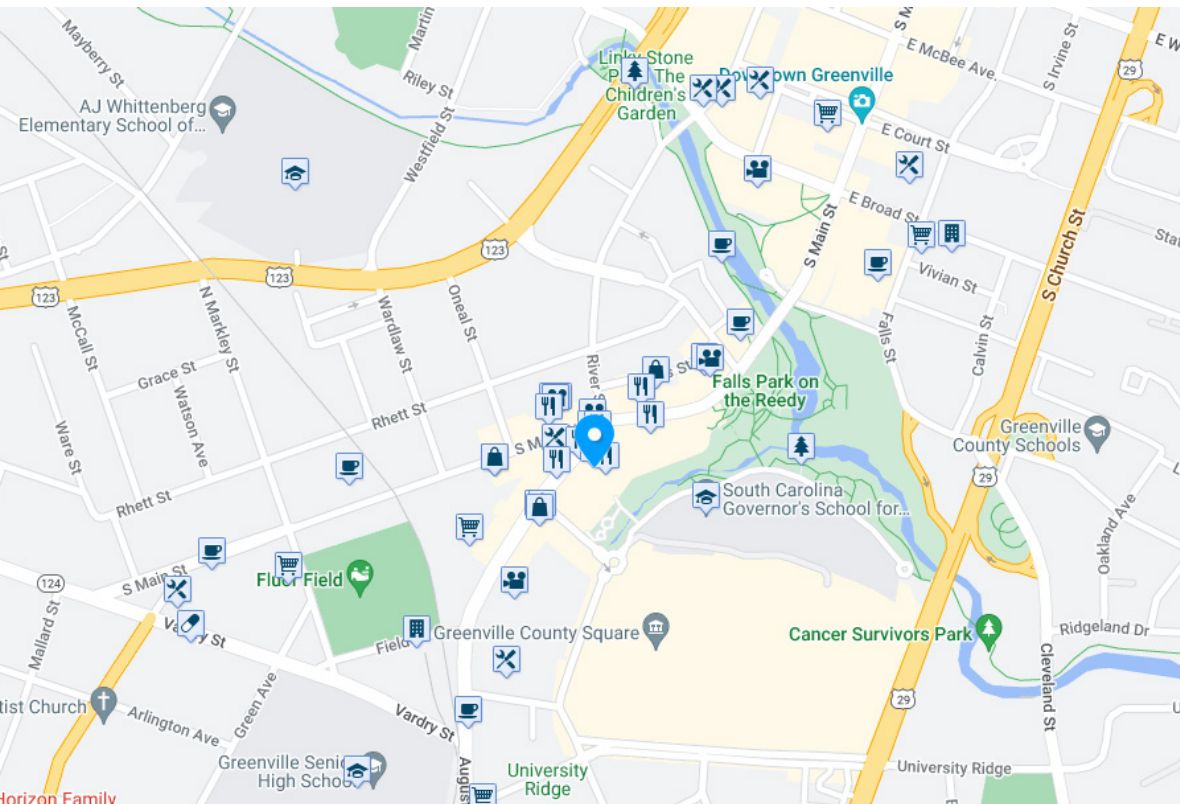
As the gateway to Greenville's historic West End District, the corner of South Main and Augusta Streets is a centrally located intersection that is the heart of Greenville's bustling downtown scene. With excellent accessibility and parking, this location is ideal for local or commuting business professionals.



1 AUGUSTA CO-TENANTS

WALK SCORE® MAP

* Based on 2, 5, and 10 minute walk radii.



83%
VERY WALKABLE

Most errands can be accomplished on foot.

Map and information courtesy of Walk Score®

The area

RETAIL AMENITIES




An aerial photograph of a modern building with a prominent glass entrance. The building has a blue facade and a courtyard area with a paved walkway and some landscaping. The text "Let's talk." is overlaid in large white letters on the left side of the image. The glass entrance features a logo that says "AUGUSTA".

Let's talk.

For more information, contact:

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