



1243 PENDLETON STREET

THE VILLAGE OF WEST GREENVILLE | GREENVILLE, SC 29611

FOR LEASE



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ARTS DISTRICT • COMMUNITY • DIVERSITY • CREATIVITY • HISTORY

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FOR LEASE

Lease Rate	\$28/SF NNN
Available	± 1,792 SF
Total Building	± 24,000 SF

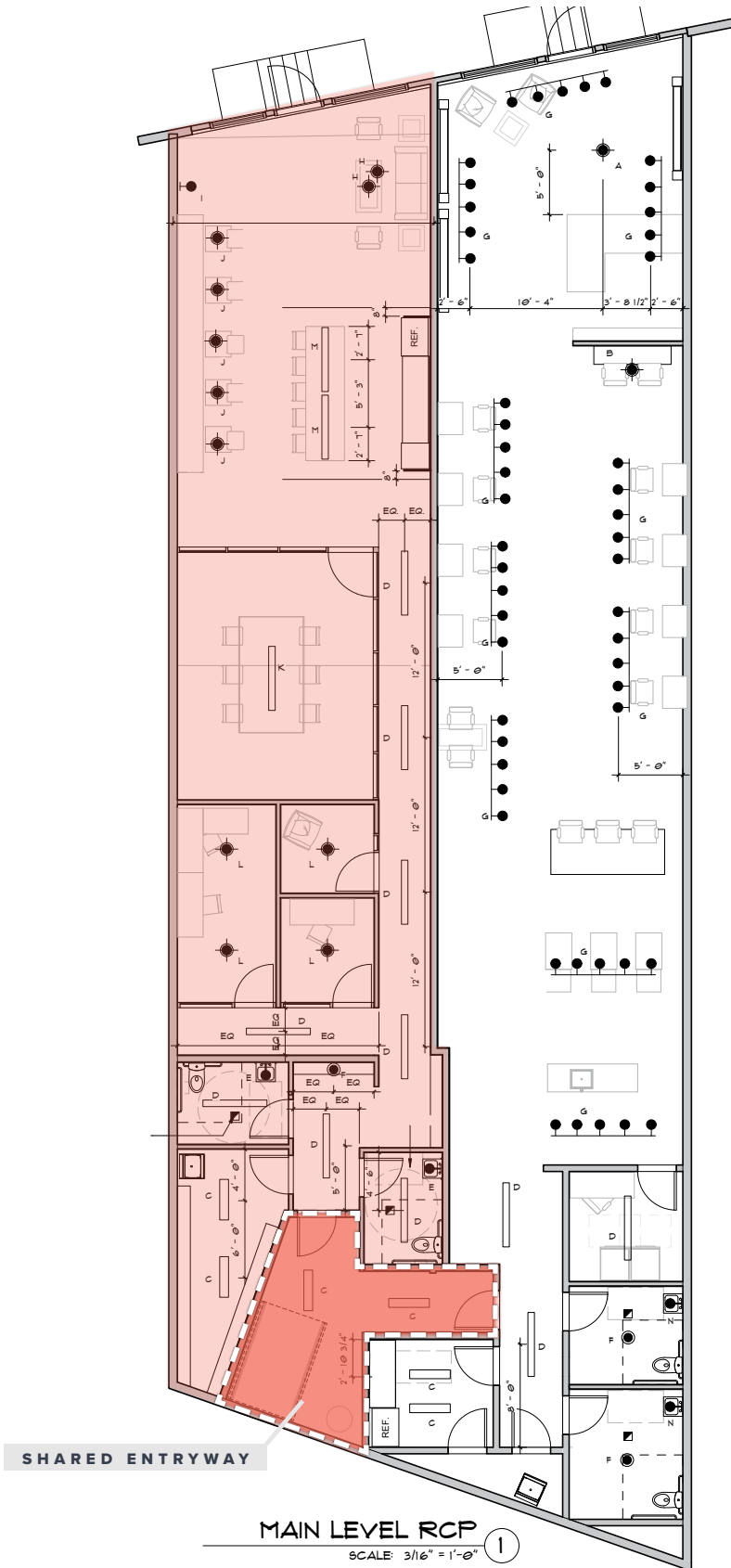
Total Site	± 0.83 AC
Class	A
Zoning	MXS-2

- » Rare, immaculate creative office/retail space for lease on the heart of The Village of West Greenville
- » Sub-2,000 SF footprint ideal for a wide array of uses
- » Located < 1 mile from Downtown Greenville
- » Gorgeous turn-key space with high-end, luxurious finishes throughout
- » Current layout includes: 1 conference room, 3 private offices, inviting front lobby with break area, 2 ADA restrooms, and storage room
- » On-site shared parking available (on a non-exclusive basis)
- » Polished storefront boasting superior exposure and visibility
- » Excellent signage opportunities
- » Adjacent to scores of notable businesses and amenities such as: Switchyards, Bar Margaret, The Anchorage, Page & Post, Coastal Crust, The Bridal Loft (coming soon), Village Grind, and more
- » Designated stop for the West Greenville Trolley: Route 903



FLOORPLAN

Pendleton St • 1243 Pendleton St • 1243 Pendleton St • 1243 Pendleton St • 1243 Pendleton St • 1243 Pendleton St • 1243 Pendleton St



SHARED ENTRYWAY

MAIN LEVEL RCP

SCALE: 3/16" = 1'-0"

1

ADDITIONAL PHOTOS



SITE SURROUNDINGS





WOVEN, a multi-use development in the Village of West Greenville, is located between Pendleton, Saco, and Traction Streets. The design will harness the area's eclectic character, featuring playful pops of color and brick that pays homage to Brandon Mill. A glass-enclosed gallery will showcase local art, while bistro lights add to the inviting atmosphere. The building's facade will feature unique angles, while rising five stories behind two-story structures fronting Pendleton Street. The development's tribute to artistic expression will create a distinct and memorable impression area's landscape.



214

Residential Units



±13,000

Square Feet of Retail Space



7,500

Square Feet of Plaza Space



36

Public Parking Spaces



1

Rooftop Restaurant



12,200

Square Feet of Park Space

The Village, once an industrial hub, has evolved into one of the most vibrant and artistic neighborhoods in Greenville, SC. Known for its eclectic charm, the area boasts a mix of art galleries, studios, boutique shops, and unique dining experiences. Over the past decade, the Village has become a haven for creatives and entrepreneurs, fostering a thriving community that blends innovation with tradition. Its walkable streets are lined with colorful murals and historic buildings, making it a favorite destination for locals and visitors alike. The Village continues to attract attention for its cultural significance and role in Greenville's broader growth and development.

