



## Adaptive reuse office/ retail space in historic mill

- Exposed brick, high ceilings and sleek concrete floors
- Ample natural light with floor to ceiling windows
- Direct access to the Swamp Rabbit Trail
- Less than two miles from Downtown Greenville

### Get more information

**Ned Reynolds**

Vice President  
336 260 3148  
[ned.reynolds@avisonyoung.com](mailto:ned.reynolds@avisonyoung.com)

**Chris Prince, MBA**

Vice President  
864 430 4957  
[chris.prince@avisonyoung.com](mailto:chris.prince@avisonyoung.com)

**Will Hannah**

Associate  
864 508 4525  
[will.hannah@avisonyoung.com](mailto:will.hannah@avisonyoung.com)

# Office/retail space for lease

201 Smythe Street



## Property Description

Set in a former textile mill, The Lofts of Greenville offer unmatched spaces for live, work and play. The building's rich history shines through in the stunning industrial architecture as exposed brick, high ceilings, and sleek concrete floors take on new life. The property sits adjacent to 22 miles of the Swamp Rabbit Trail. Hop on the path right across the street from your new office.

## Property specs

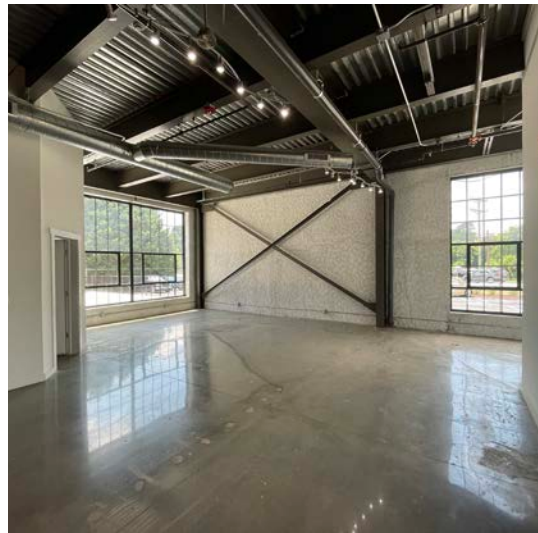
Address	201 Smythe Street Greenville, SC 29611
Lot size	±16.81 acres
Municipality	Greenville
Zoning	PD - Greenville County
Building size	±51,998 sf
Lease rate	\$20-22 sf/year (Full service)

## Available spaces

Suite M	±1,253 sf
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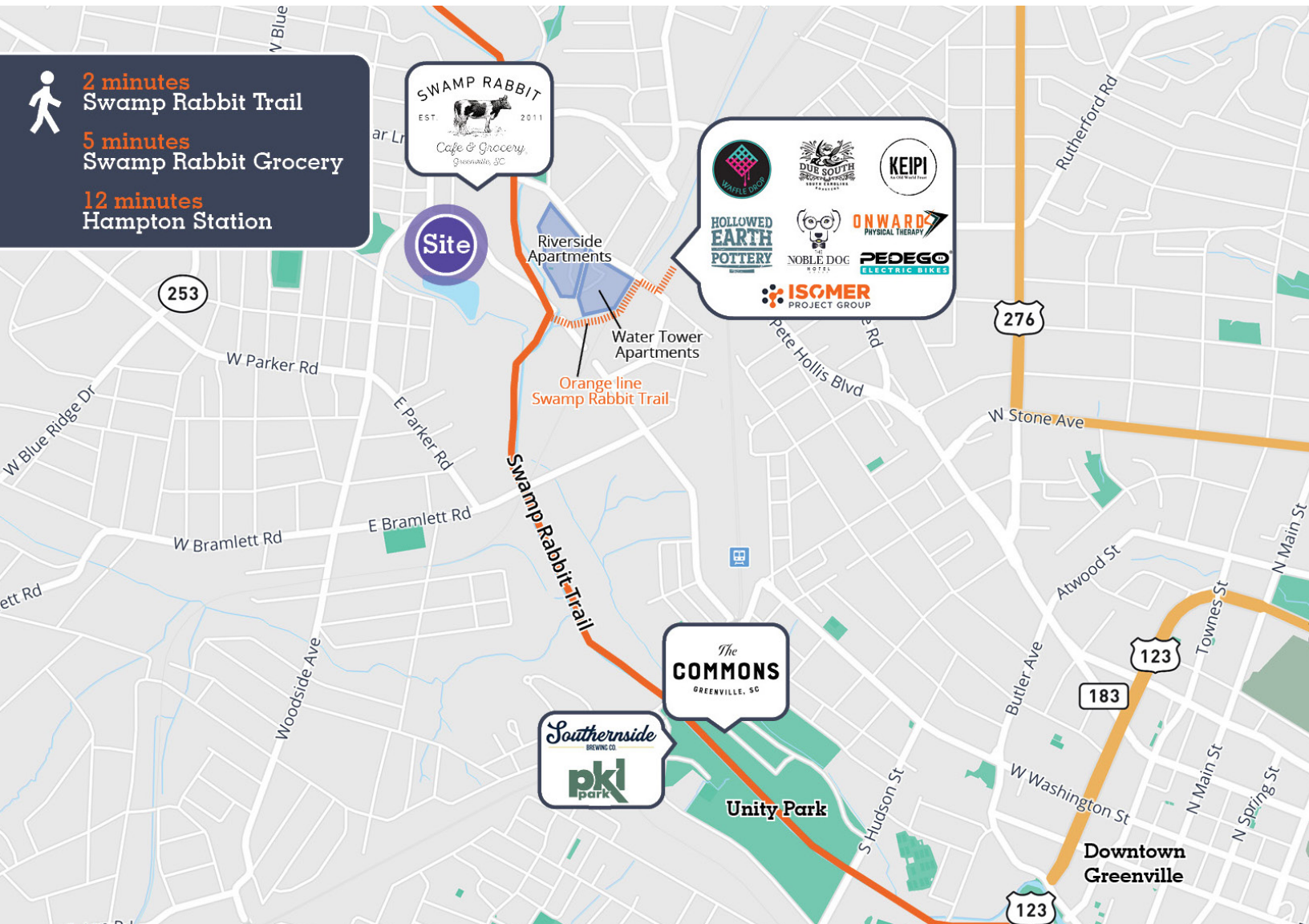
Conceptual renderings

201 Smythe Street



# Location

201 Smythe Street



## Demographics

### Population

	3 Miles	5 Miles	8 Miles
Total population	75,651	154,423	275,268
Average age	39	39	40
Average age (Male)	38	38	39
Average age (Female)	40	40	41

### Households & Income

	3 Miles	5 Miles	8 Miles
Total population	32,062	64,825	114,098
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$81,254	\$89,410	\$92,581
Average House Value	\$348,031	\$365,772	\$358,487

Demographics derived from Alpha Map



# Let's talk.

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Avison Young - Greenville | 864 334 4145  
656 S. Main Street, Suite 200 | Greenville, SC 29401

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