

**For Lease**



## Office suites in prime North Main neighborhood on Earle Street

- **Charming & functional space** – the suites have a perfect blend of historic character and open space for a small team
- **Ideal for professional services** – Perfect for small office users seeking a unique and welcoming environment in a fantastic location
- **Excellent visibility & access** – Conveniently located near downtown Greenville with easy access to major roadways
- **Off-street parking available** – On-site parking enhances convenience for employees and clients
- **Balanced surroundings** – Nestled among residential and commercial properties, offering a vibrant and connected setting
- **Historic appeal with updated finishes** – Originally built in 1956, the property offers timeless charm with hardwood floors, high ceilings and ample natural lighting

### Get more information

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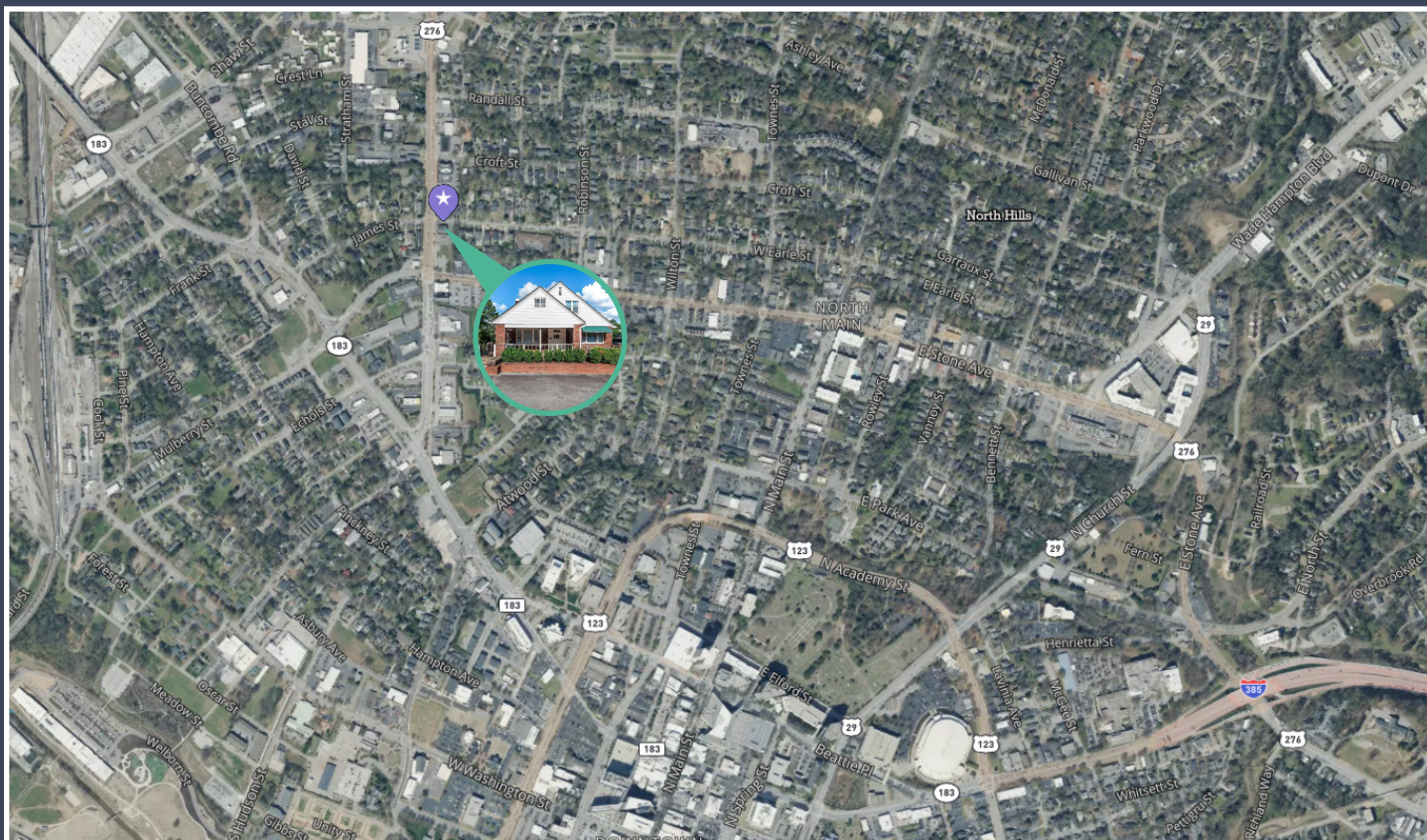
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## Location Overview

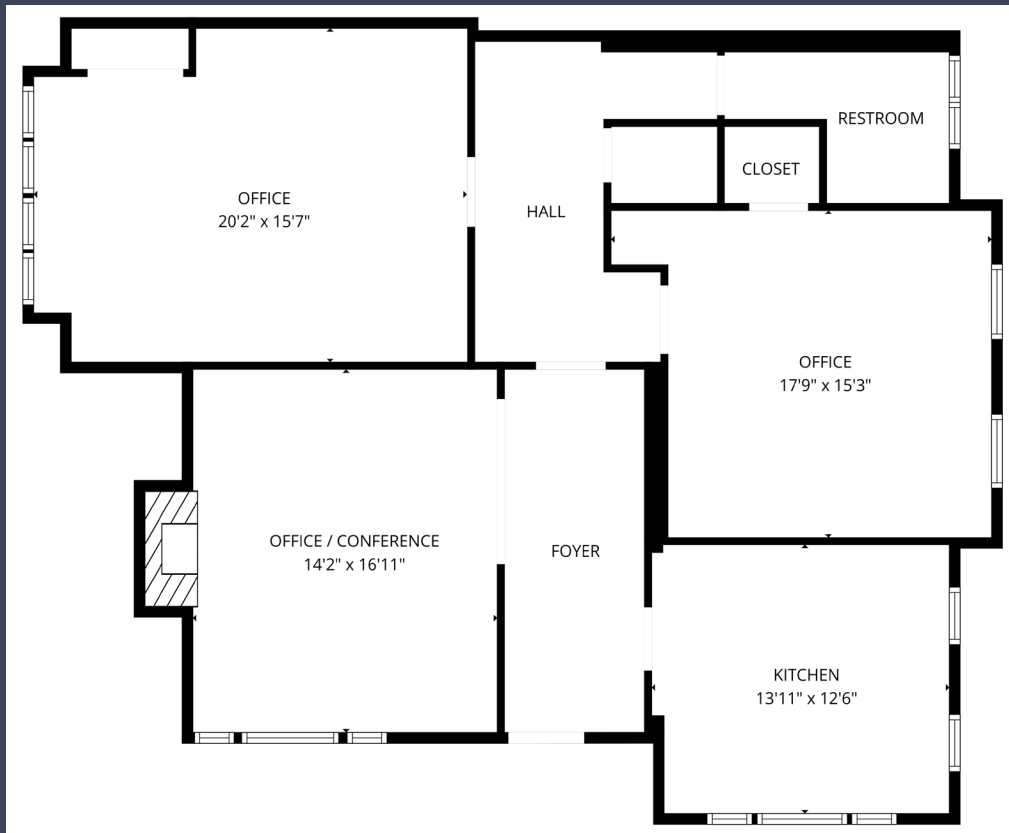
312 Rutherford Street



312 Rutherford Street is ideally located for office tenants seeking proximity to downtown Greenville with a neighborhood feel. Positioned in the North Main area near the Earle Street Historic District, the building offers quick access to the central business district, major roadways like U.S. 276, and lifestyle amenities including restaurants, coffee shops, and the Swamp Rabbit Trail. The area combines professional convenience with walkable charm, making it attractive for businesses that value both visibility and employee experience.

Unit	Size (sf)	Rent/month
A	±1,450	\$1,700 MG*
B	±1,200	\$1,600 MG*

*\*Tenant is responsible for power, gas, and internet. Water is included in rent.*





# Unit B

312 Rutherford Street

