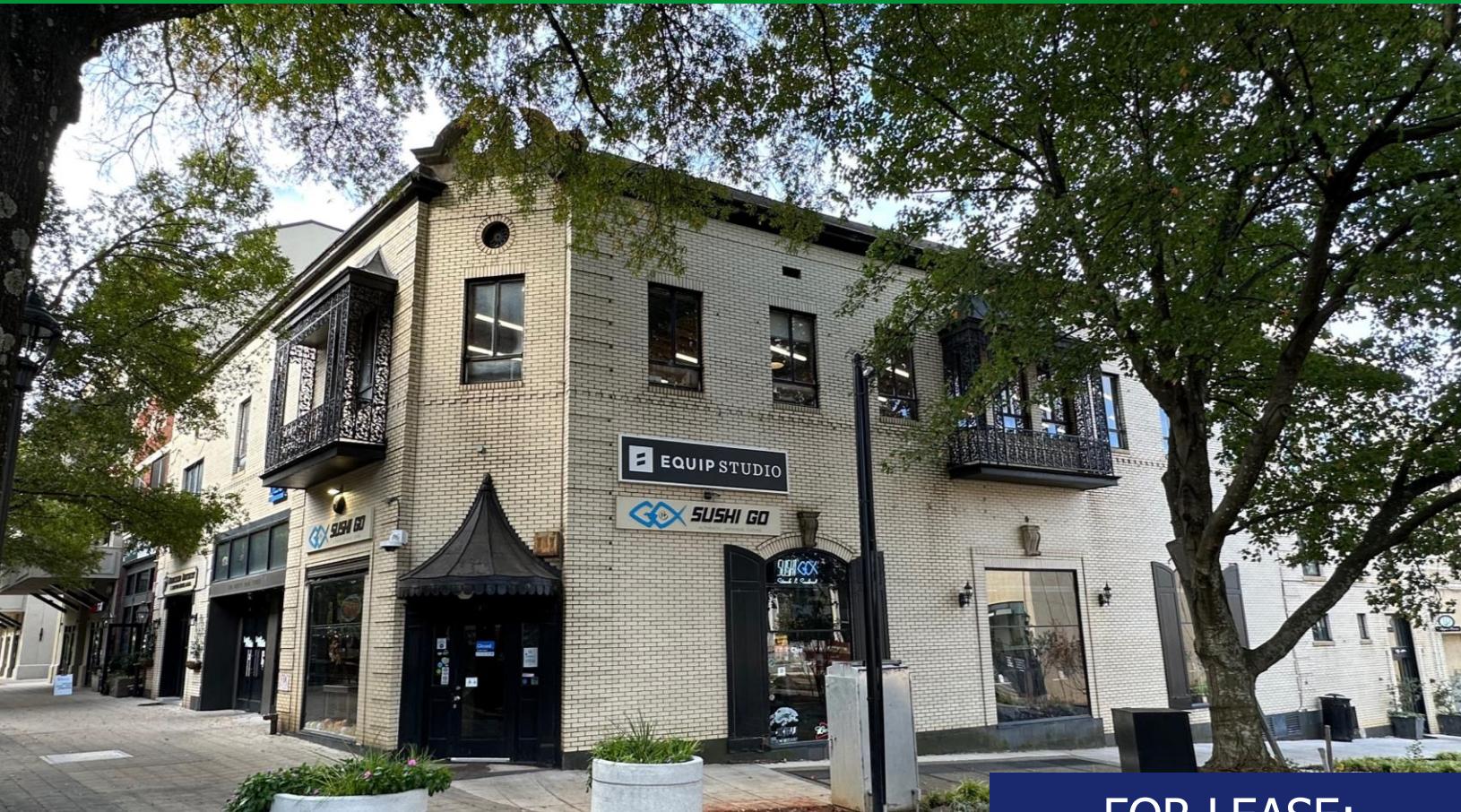


COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

500 E. North St. | Suite F | Greenville, SC 29601

**CLASS A OFFICE
FOR LEASE
±4,327 SF**

245 N. MAIN STREET, SUITE 200
GREENVILLE, SC 29601

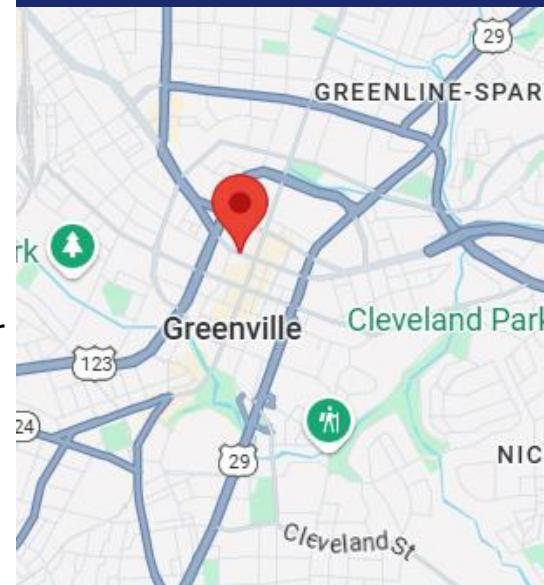


N. MAIN STREET DOWNTOWN GREENVILLE

FOR LEASE:

\$25/SF + NNN

- Amazing downtown location across the Hyatt above Sushi Go
- Best exterior signage available Downtown on the corner of the most trafficked intersection
- Excellent visibility for vehicle traffic and pedestrians on Main St.
- Private street level entrance on Main Street with door signage
- Additional entrance on College Street with elevator access
- Features exposed brick, high ceilings, large windows and an elevator
- Nearby monthly parking available (inquire for details)
- Over ±70 retail and restaurants within 1 mile
- Zoned: MXS-D (City of Greenville)
- NNN: Estimated to be \$5.88/SF



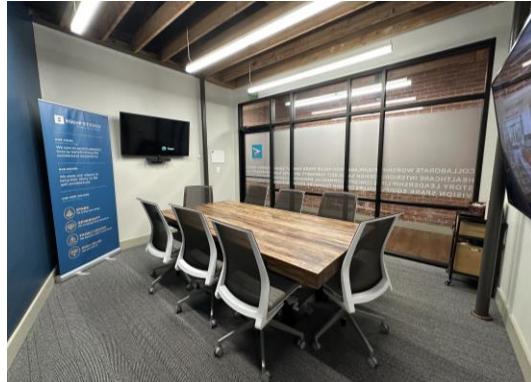
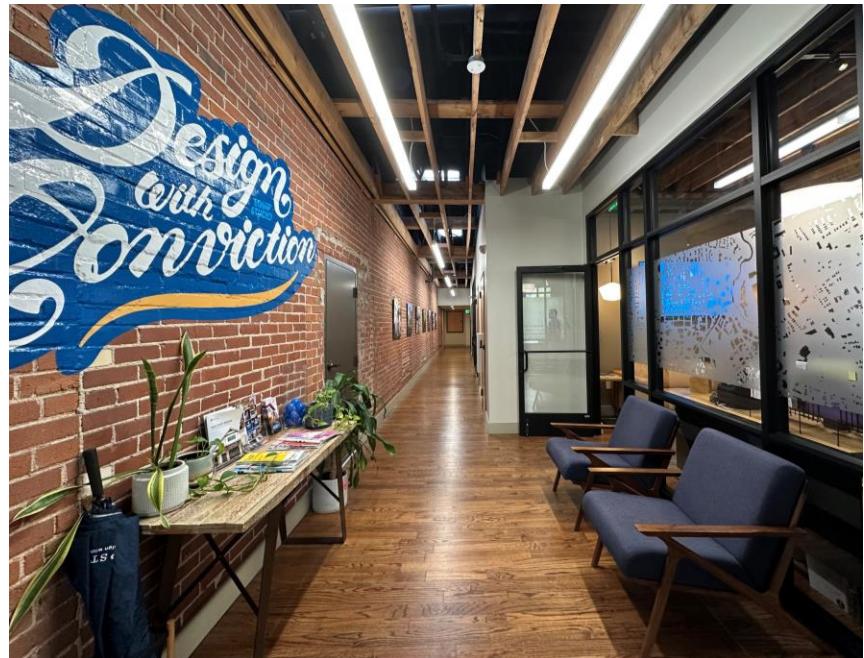
245 N. MAIN ST.

SUITE 200

±4,327 SF second floor office space is available for lease located on Main Street in Downtown Greenville.

The layout features a large open space for cubicles and desks, private offices, multiple conference spaces, break room, etc.

Available for lease **March 2026**. Contact broker to arrange showings, please do not disrupt tenant.



FEATURES

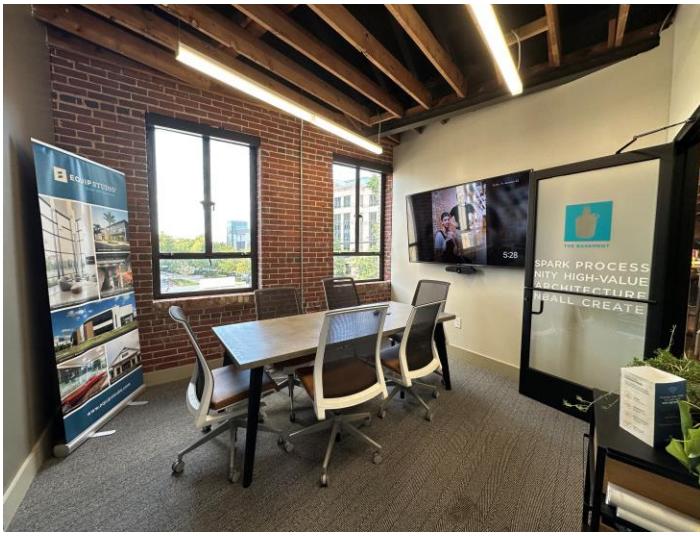
- Elevator
- High ceilings throughout
- Exposed brick
- Wood floors
- Exposed wooden beams
- Ample restrooms
- Built out break room area
- Private office/conference spaces





ADDED VALUE

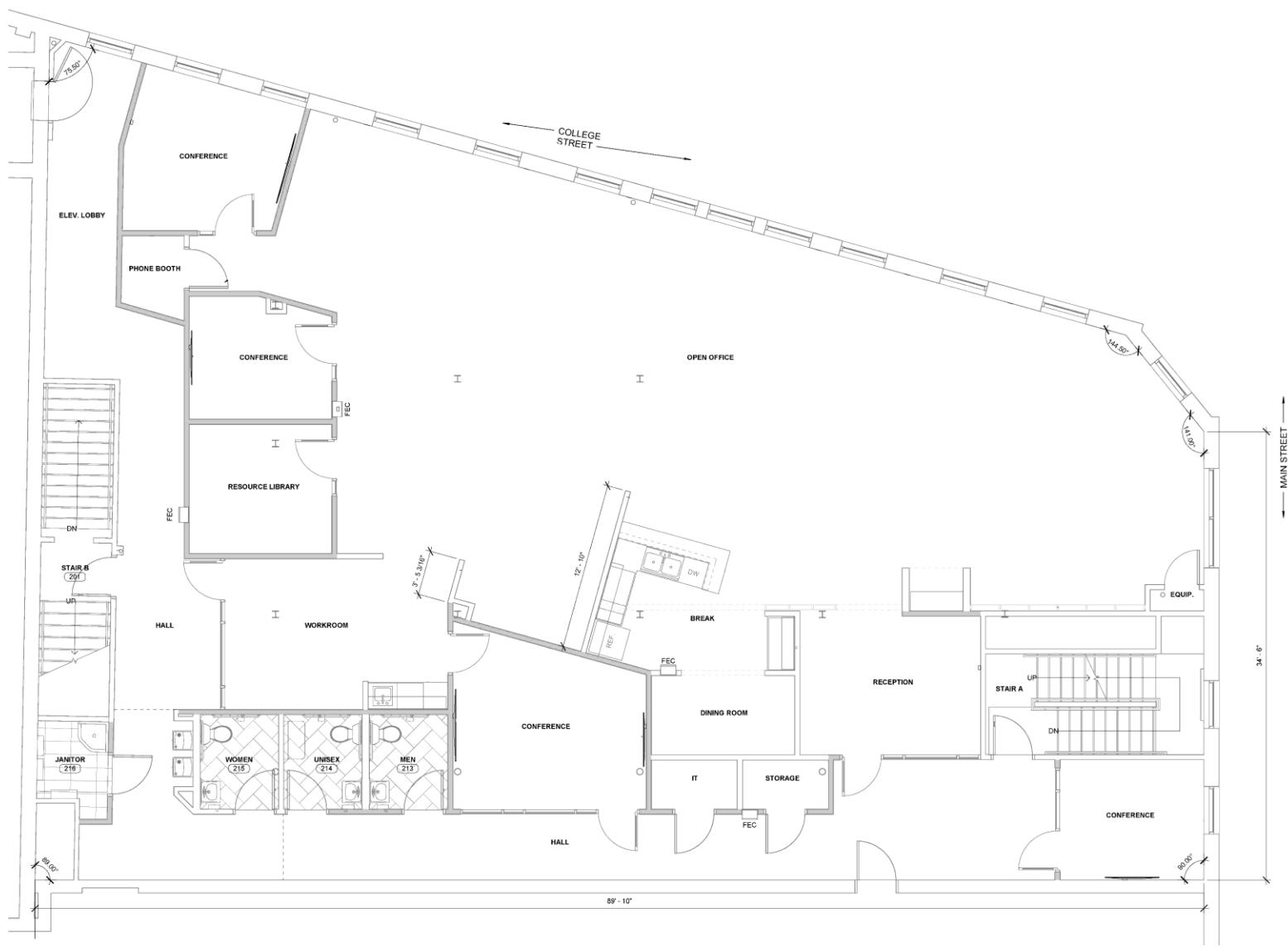
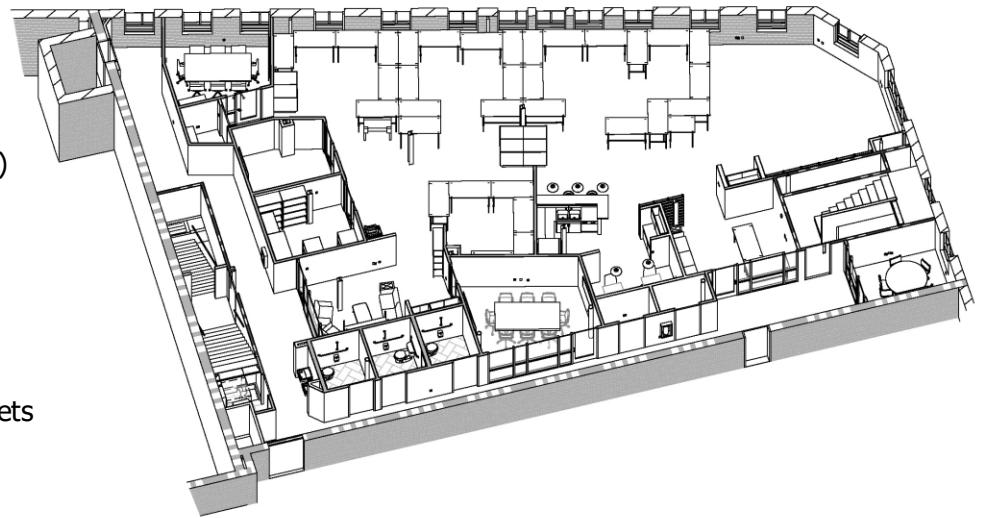
- Nearby parking available (Inquire for details)
- Views overlooking Main Street
- Private entrance on Main Street
- Additional entrance on College St (elevator access)
- Ample windows with shades
- High end break area



FLOORPLAN

Suite 200 built out:

- 5 Conference/Office
- 1 Large Open Space
- 1 Medium Open Space ("work room")
- 1 Phone Booth
- 3 Private Restrooms
- 1 Reception
- Breakroom/Dining Area
- 4 Storage/IT/Equipment/Janitor Closets
- 2 Stairwells
- 1 Elevator



LOCATION



DEMOGRAPHICS

Population	1 mile	5 miles	10 miles
2020 Population	9,864	163,497	391,737
2024 Population	12,477	179,340	416,721
2029 Population Projection	14,125	198,985	458,613
Annual Growth 2020-2024	6.6%	2.4%	1.6%
Annual Growth 2024-2029	2.6%	2.2%	2.0%

Households	1 mile	5 miles	10 miles
2024 Households	6,312	76,668	169,883
2029 Household Projection	7,184	85,208	187,295
Annual Growth 2020-2024	5.1%	2.4%	1.9%
Annual Growth 2024-2029	2.8%	2.2%	2.0%