

A gathering place is in the making at



HARTNESS



OFFICE & RETAIL SPACE FOR LEASE

600 Building | 2000 Society Street, Greenville, SC 29615

CBRE



AN EXCEPTIONAL LIFESTYLE

*Hartness is a New Urban
community celebrating life's
best moments.*

Each day celebrates something new to explore and enjoy. Beyond the recreational amenities of the Hartness Preserve with 15 miles of walking and biking trails, kayaking, fishing, the innovative Sports Garden and our very special Grand Lawn, Hartness is a vibrant village, thoughtfully created in the traditional neighborhood design. Neighbors share more than an address; they share a life. And all paths lead to friendships.



HARTNESS

HIGHLIGHTS

Office & Retail Space Available for Lease

Up ± 10,500 SF on two floors

\$32.00/SF NNN

Estimated completion Q4 2023

This building launches future development of over 100,000 SF commercial space and over 200 multifamily units

Small square footage available with spaces as small as 1,029 SF up to 5,460 SF Available

Abundant green space and outdoor seating

Wayfinding signage

Hartness will be home to approximately 1,000 households upon completion

Hotel Hartness opens in March and is already 70% booked for weddings in 2023





Hotel Hartness

The Hartness community features a 75,000 sf four-star boutique hotel called "Hotel Hartness." Hotel Hartness offers 69 rooms and 4 suites, two levels of meeting and conference space, a large ballroom that can host up to 300 people, a waterfront restaurant and a luxury spa. The hotel was designed by C+TC Design Studio and SWA, and will be managed by Exeter, New Hampshire based Hay Creek Hotels.

Big Annual Events

SYNNEX SHARING THE MAGIC

Roughly 1700 guests, invitation only for event sponsors and contributors

JULY 4TH

Roughly 3500 guests, has been open to the community at large and advertised in various local publications

CHRISTMAS TREE LIGHTING

Roughly 750 guests, intended for property owners, invited guests, prospective buyers, etc. so it's more intimate



HARTNESS



EAST VILLAGE

- A Retail/Market - 16,000 sq ft
- B Retail - 2,400 sq ft
- C Retail - 2,400 sq ft
- D Retail - 2,400 sq ft
- E Mixed Use - 8,800 sq ft
- F Retail - 1,200 sq ft
- G Mews - 11,700 sq ft
- H Multi-Family - 24,000 sq ft
- I Multi-Family- 24,000 sq ft
- J Multi-Family- 24,000 sq ft
- K Multi-Family- 15,500 sq ft
- L Retail - 4,250 sq ft
- M 500 Bldg - 10,304 sq ft
- N 600 Bldg- 10,500 sq ft
- O Restaurant - 4,800 sq ft
- P Gardner Cottages- 7,000 sq ft

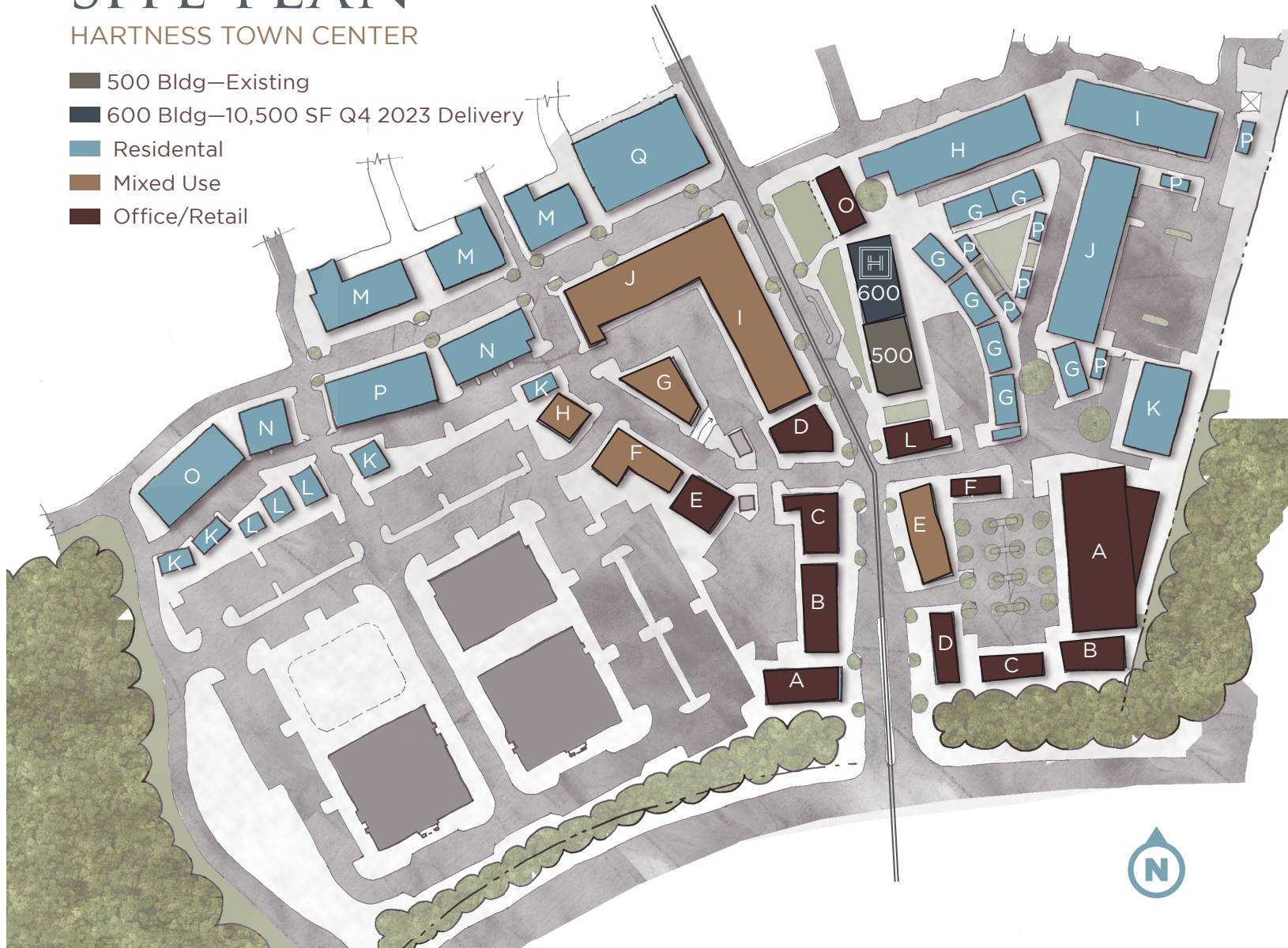
WEST VILLAGE

- A Office - 4,000 sq ft
- B Office - 4,000 sq ft
- C Retail - 3,375 sq ft
- D Retail - 3,500 sq ft
- E Office - 3,000 sq ft
- F Mixed Use - 7,900 sq ft
- G Mixed Use - 9,850 sq ft
- H Mixed Use - 9,000 sq ft
- I Mixed Use - 43,950 sq ft
- J Mixed Use - 37,800 sq ft
- K Carriage House - 4,400 sq ft
- L Carriage House - 4,500 sq ft
- M Townhouse - 25,200 sq ft
- N Townhouse- 6,600 sq ft
- O Condominium - 26,400 sq ft
- P Condominium - 26,400 sq ft
- Q Condominium - 30,800 sq ft

SITE PLAN

HARTNESS TOWN CENTER

- 500 Bldg—Existing
- 600 Bldg—10,500 SF Q4 2023 Delivery
- Residential
- Mixed Use
- Office/Retail

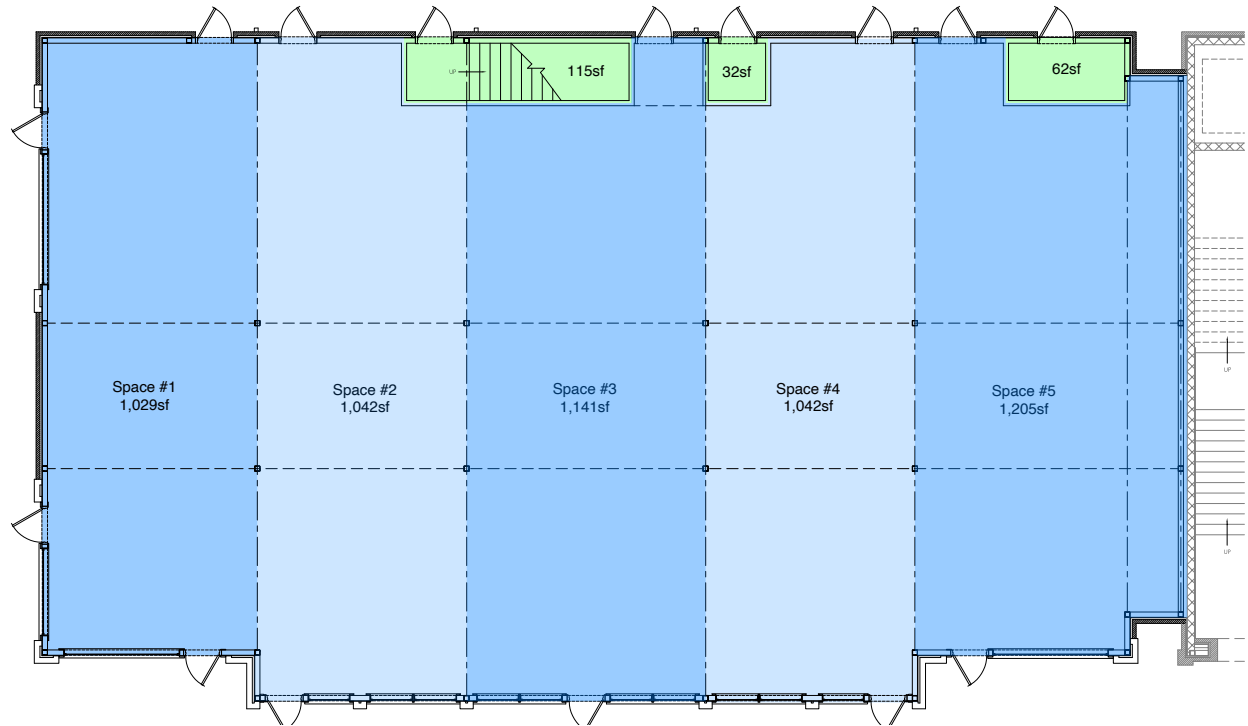


FLOOR PLANS

Level One

600 Building
≈5,460 RSF

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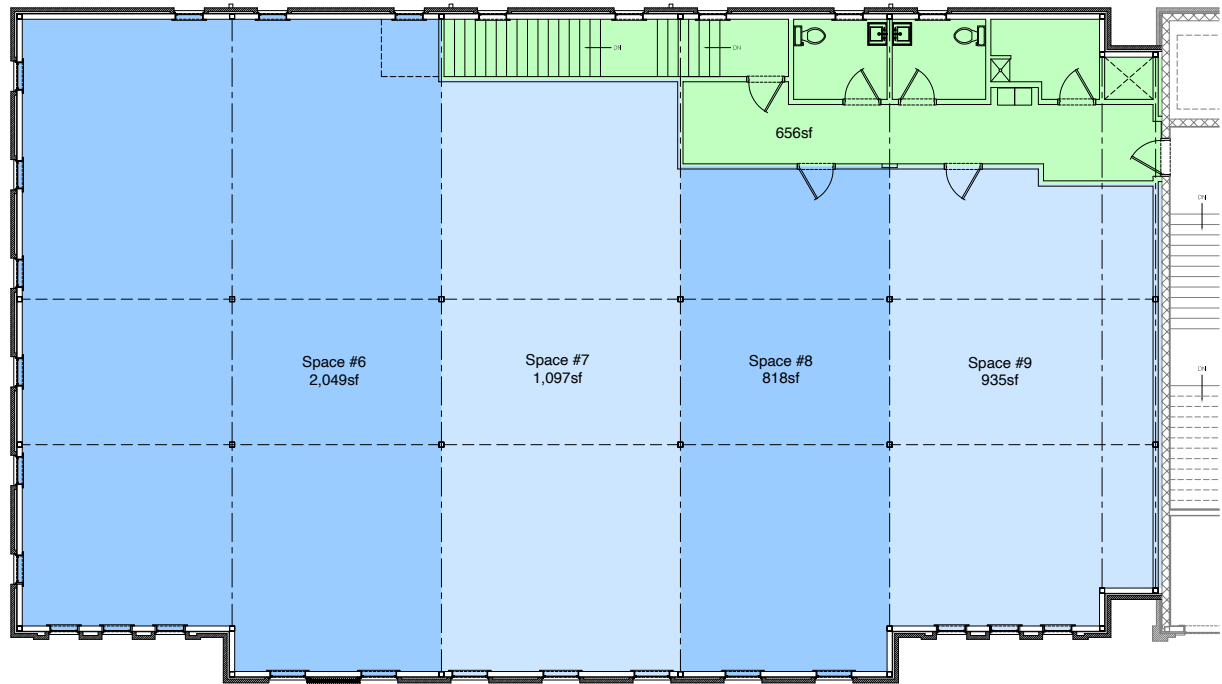


FLOOR PLANS

Level Two

600 Building
≈4,900 RSF

02



DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION	2022 Population—Current Year Estimate	4,435	44,762	128,862
	2027 Population—Five Year Projection	4,821	47,220	135,755
	2020 Population—Census	4,187	43,205	124,042
	2010 Population—Census	3,931	37,949	102,771
	2022 Daytime Population—Total Employees	3,574	40,406	81,039
HOUSEHOLD INCOME	2022 Average Household Income	\$207,948	\$147,908	\$130,745
	2027 Average Household Income	\$227,661	\$165,503	\$145,984
	2022 Median Household Income	\$157,341	\$103,533	\$96,318
	2027 Median Household Income	\$170,315	\$113,213	\$106,307
	2022 Per Capita Income	\$79,244	\$58,237	\$51,723
	2027 Per Capita Income	\$87,070	\$65,155	\$58,289



ENTERTAINMENT

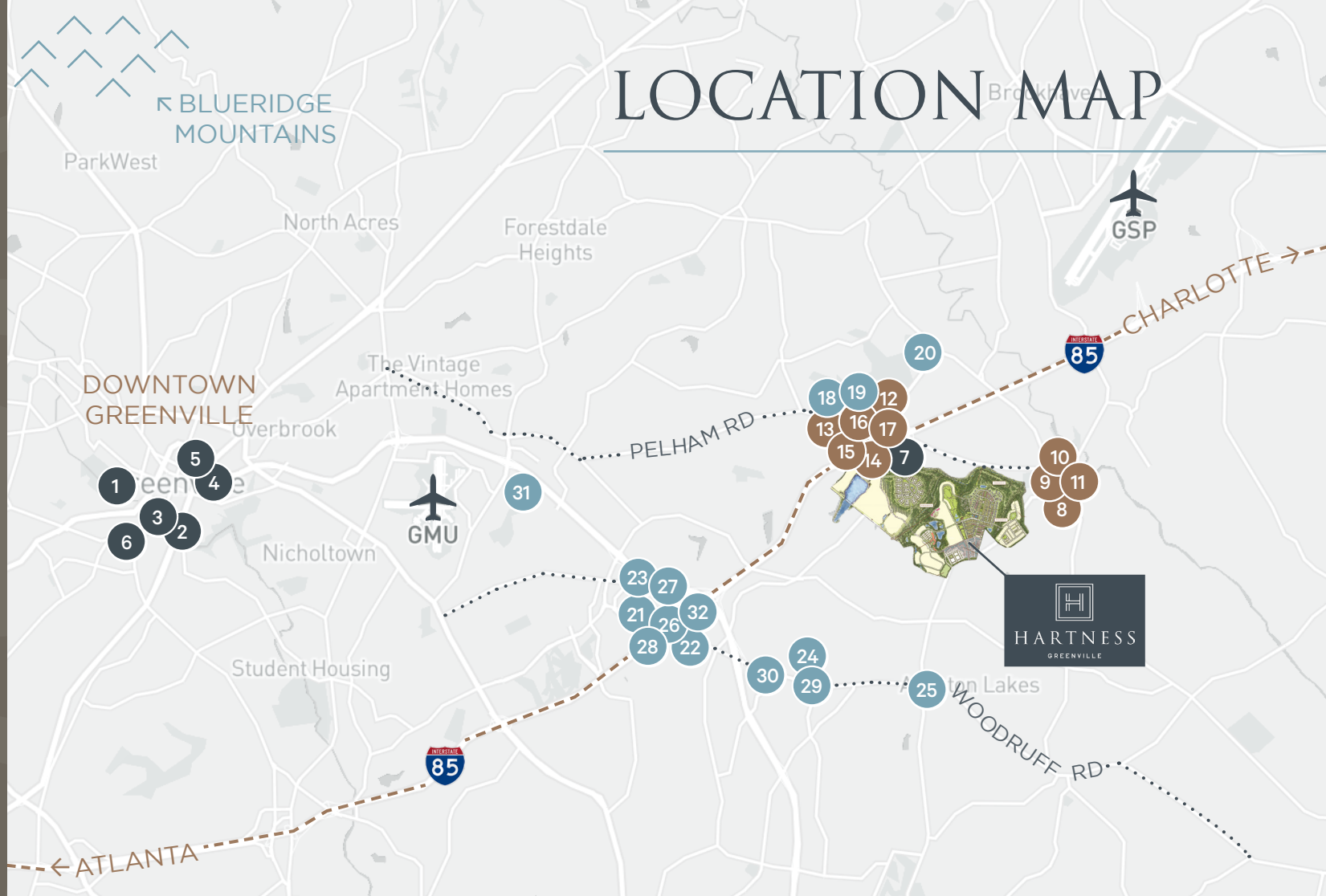
- 1 Unity Park
- 2 Grand Bohemian Lodge
- 3 Falls park on the reedy
- 4 Bon Secours Wellness Arena
- 5 Greenville Swamp Rabbits
- 6 Fluor Field
- 7 Topgolf

FOOD

- 8 Hans & Franz Biergarten
- 9 Sweet Basil Thai Cuisine
- 10 Rick Erwin's Eastside
- 11 Bubba Annie's
- 12 Eggs Up Grill
- 13 Sidewall Pizza Company
- 14 Chophouse '47
- 15 Taziki's Mediterranean Cafe
- 16 Schlotzsky's
- 17 PDQ Greenville

RETAIL

- 18 Earth Fare
- 19 Lowes Foods
- 20 Publix Super Market
- 21 Target
- 22 Whole Foods Market
- 23 Costco Wholesale
- 24 Hobby Lobby
- 25 Sprouts Farmers Market
- 26 Trader Joe's
- 27 Cabela's
- 28 The Home Depot
- 29 The Fresh Market
- 30 Northern Tool + Equipment
- 31 Haywood Mall
- 32 Marshalls & HomeGoods





HARTNESS

GREENVILLE



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