

AVAILABLE FOR SALE OR LEASE



Premier Opportunity in Greenville's North Main Submarket

This office or redevelopment opportunity is located at 610 and 614 N Main Street, in Downtown Greenville. Situated in the thriving submarket of N. Main/ E. Stone. These two buildings offer prime street frontage and use versatility. Both buildings offer adaptable layouts and on-site parking with ease of ingress/egress from the front and rear of the property. With easy access to local amenities, public transportation, and ample foot traffic, these properties present an unparalleled opportunity for businesses seeking a dynamic location in one of Greenville's most sought-after neighborhoods.

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PROPERTY FEATURES - 610 N Main Building

- A perfect blend of private offices and open space
- Efficient floor plan, windowed offices and large meeting room built-in cabinets
- Owner will consider subdividing or upfitting to suit
- Brand new roof and updated lighting throughout building
- Tenant upfit allowance for qualified tenants and terms

PROPERTY FEATURES - 614 N Main Building

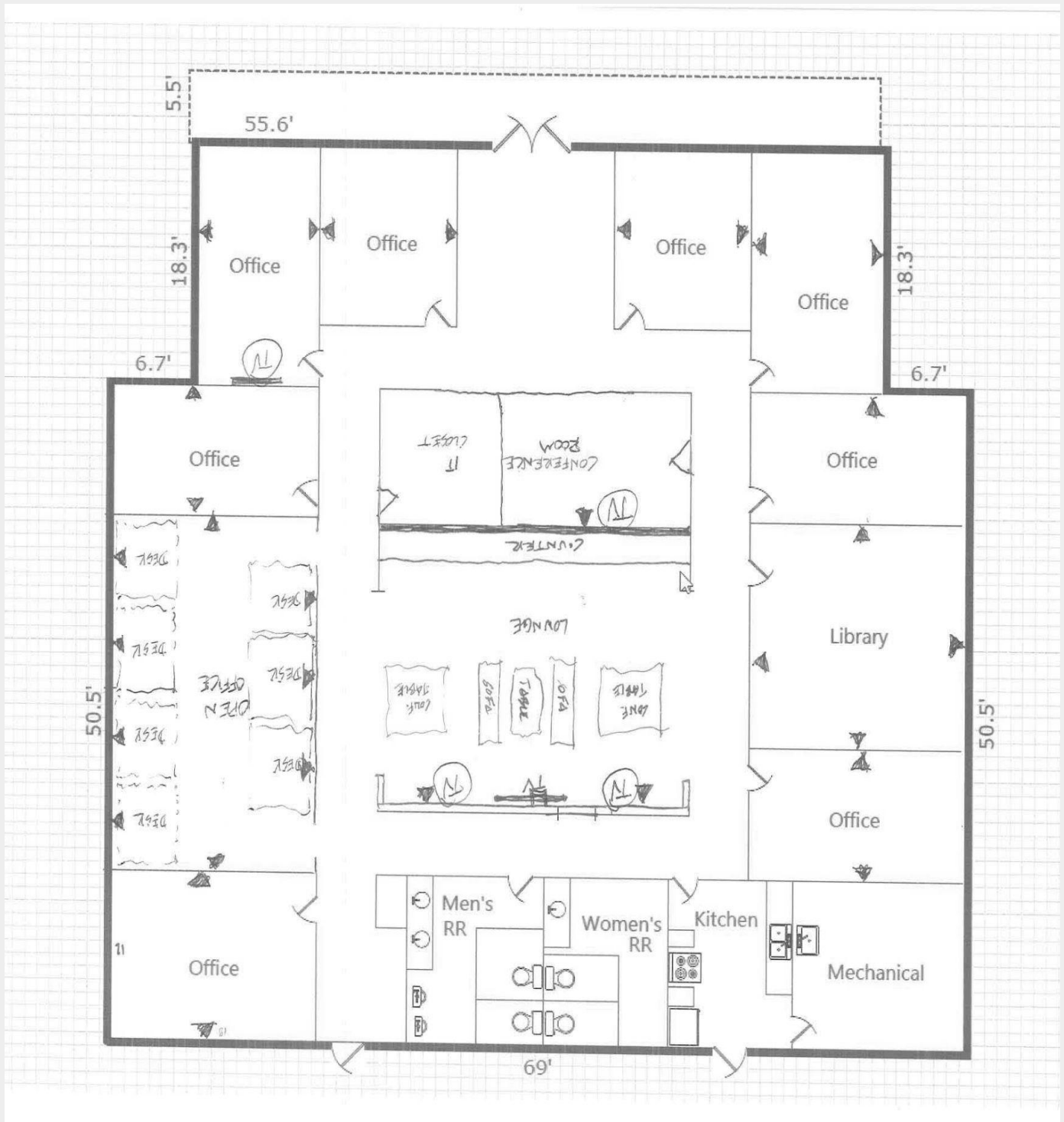
- Fully leased
- Current build-out for tenant, Breakout Games
- Contact broker for details on lease (NDA required)

OFFERING SUMMARY

Total Building Area	±8,700 SF
Building 610 Square Footage	±4,500 SF
Building 614 Square Footage	±4,200 SF
Site Size	±0.71 AC
Tax Map Number	0034000101200 & 0034000101100
Zoning	MX-2, a mixed used category within the City of Greenville
Lease Rate, 610 N Main Building	\$28/SF Modified Gross, inclusive of taxes, insurance, and common area maintenance
Sale Price	\$3,045,000
Ingress/Egress Points	Two on N. Main & Two on rear alley
Parking	On-site and street parking available

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