



Colliers



FOR LEASE | \$34.00/SF FSG

Rare Downtown Opportunity to Lease Move-In-Ready Office Space in Greenville's West End

Two suites available at 504 Rhett Street | Greenville, SC

Contact:

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HIGHLIGHTS

A rare opportunity to lease completely renovated office space in Greenville's West End—full of character with exposed beams, brick and original floors.

DEMOGRAPHICS

	1-mile	3-miles	5-miles
Population	11,103	82,877	168,493
Median Age	38	37	36
Avg HH Income	\$124,238	\$114,607	\$107,944
Businesses	1,926	5,849	9,933
Employees	27,504	73,973	124,353

- The ±20,246-square-foot building offers two suites for lease:
 - Upper level [suite 205](#): ±2,080 SF - (available July 1, 2026)
 - Lower level [suite 110](#): ±2,630 SF
- Lease rate: \$34.00/SF FSG
- Featuring exterior signage, an outdoor patio, a fitness center and on-site showers, this property offers a unique opportunity for businesses seeking standout amenities in downtown Greenville but in a boutique building.
- Surrounded by numerous residential, retail and office tenants contributing to the lively area and daytime activity.
- Within short walking distance to popular attractions such as Unity Park, Fluor Field, Falls Park on the Reedy and the Swamp Rabbit Trail.
- Building was fully renovated in 2016. HVAC units are from 2016 and a TPO membrane roof was installed in 2014.

[VIEW TENANT AREA](#)

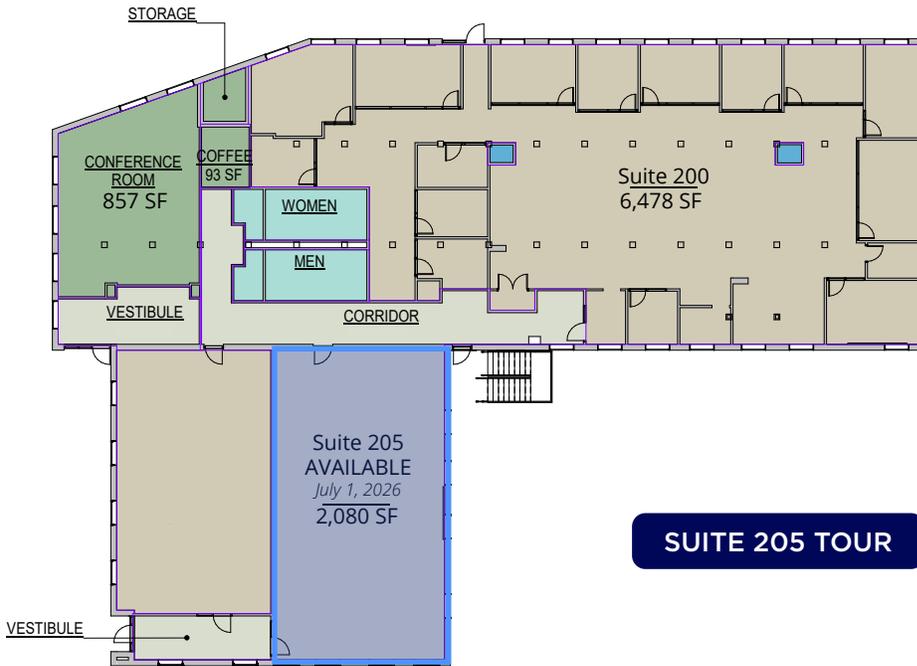
[SUITE 205 TOUR](#)

[SUITE 110 TOUR](#)

LAYOUT AND SPECIFICATIONS

AVAILABLE FOR LEASE

Upper Level

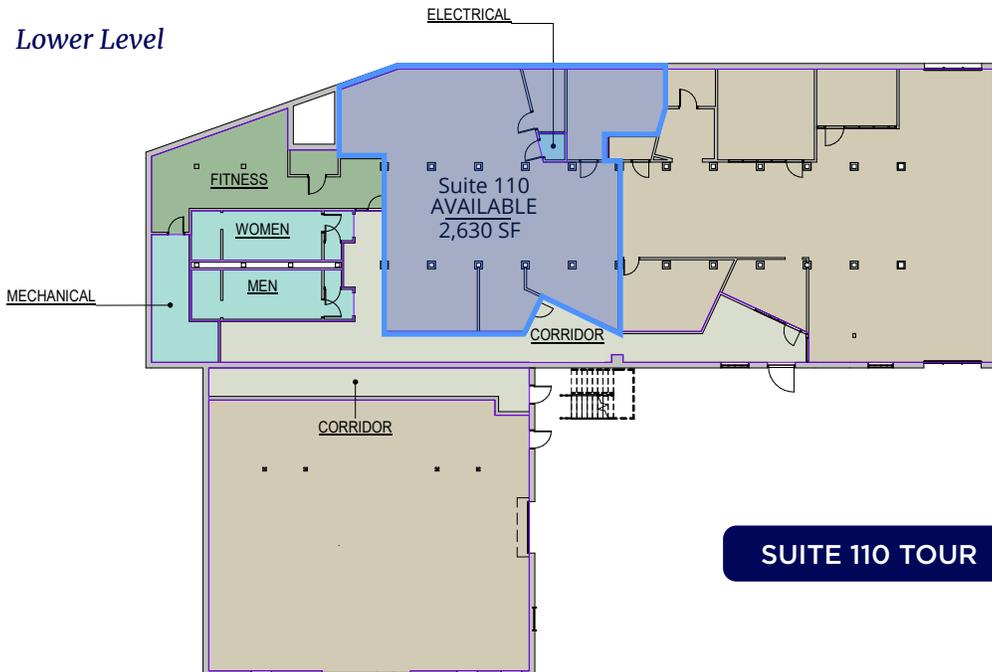


Schema 1 Legend

- Building Amenity Area
- Building Service Area
- Floor Service Area
- Rentable Exclusions
- Tenant Area

SUITE 205 TOUR

Lower Level



Schema 1 Legend

- Building Amenity Area
- Building Service Area
- Floor Service Area
- Tenant Area

SUITE 110 TOUR

Contact for leasing details:

Lease rate: \$34.00/SF FSG

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WHY 504 RHETT STREET IS THE IDEAL OFFICE LOCATION

504 Rhett Street offers a premiere location in the heart of Greenville’s West End—just one block from Fluor Field and a short walk to the shops, restaurants and energy of South Main Street. It provides all the amenities of a modern office tower while maintaining a unique boutique office feel. Soon, the new Trueline Music Venue and mixed-use development will bring even more activity to Rhett Street, putting your office steps away from one of the city’s newest entertainment hubs.

Greenville’s downtown continues to earn national attention—Livability recently named it one of the Top 10 Best Downtowns in the U.S., and The New York Times praised it as “a national model for a pedestrian-friendly city center.”

With wide sidewalks, outdoor plazas, and vibrant streetside dining, downtown Greenville combines walkability, charm, and convenience—making it a place where businesses and people thrive.

LOCATION

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VIEW TENANT AREA



VIEW SUITE 110



Real Op 200	DPR 205
Marsh Bell 200	MKSK 204
Restrooms	Stairs
Downstairs	
GMB 100	



PHOTO GALLERY

Office Suites for Lease | \$34.00/SF FSG

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