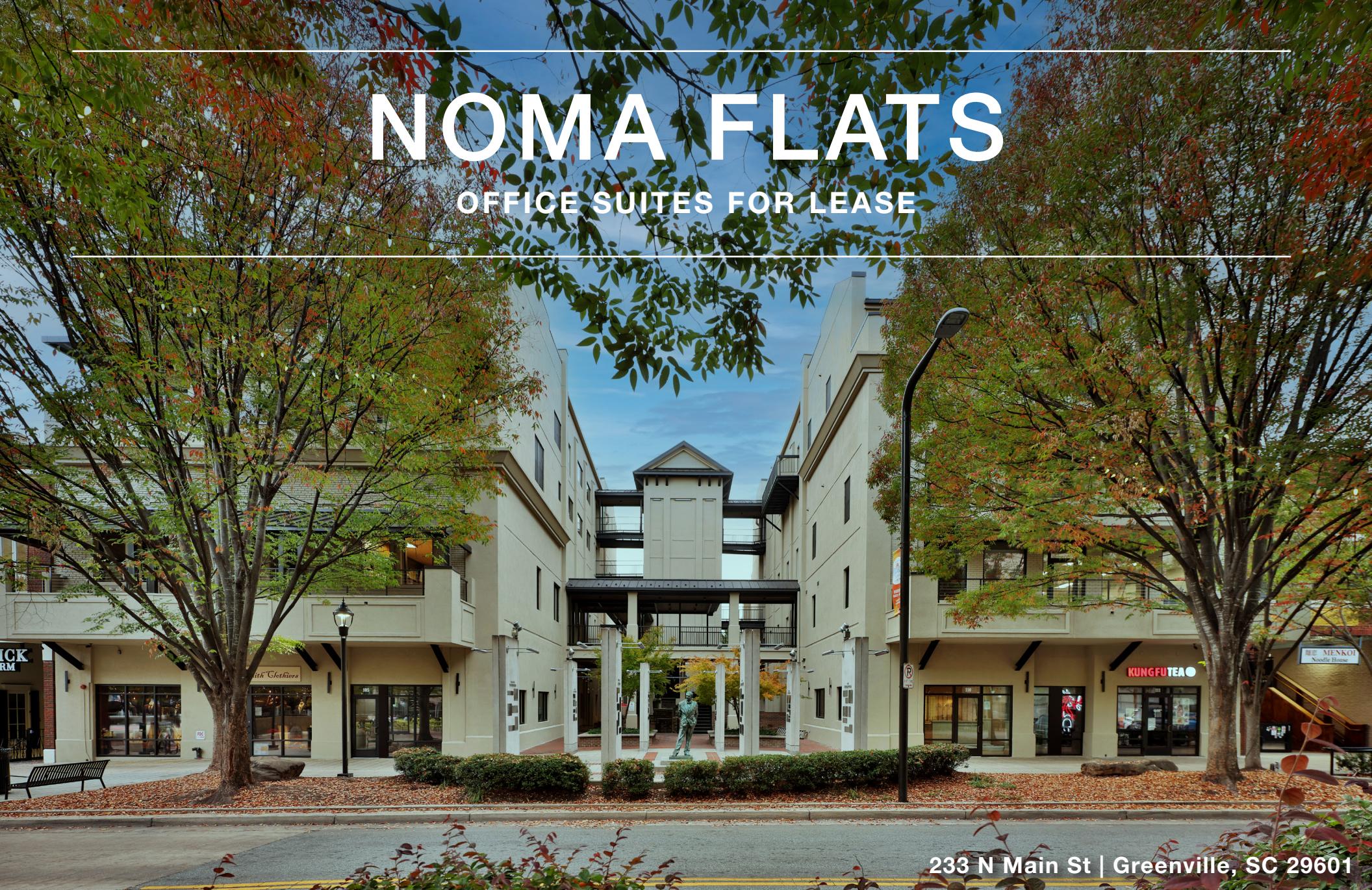


NOMA FLATS

OFFICE SUITES FOR LEASE



233 N Main St | Greenville, SC 29601

John Stathakis, II, CCIM

864 678 5931 jstathakis@naief.com

Scott Jones, SIOR

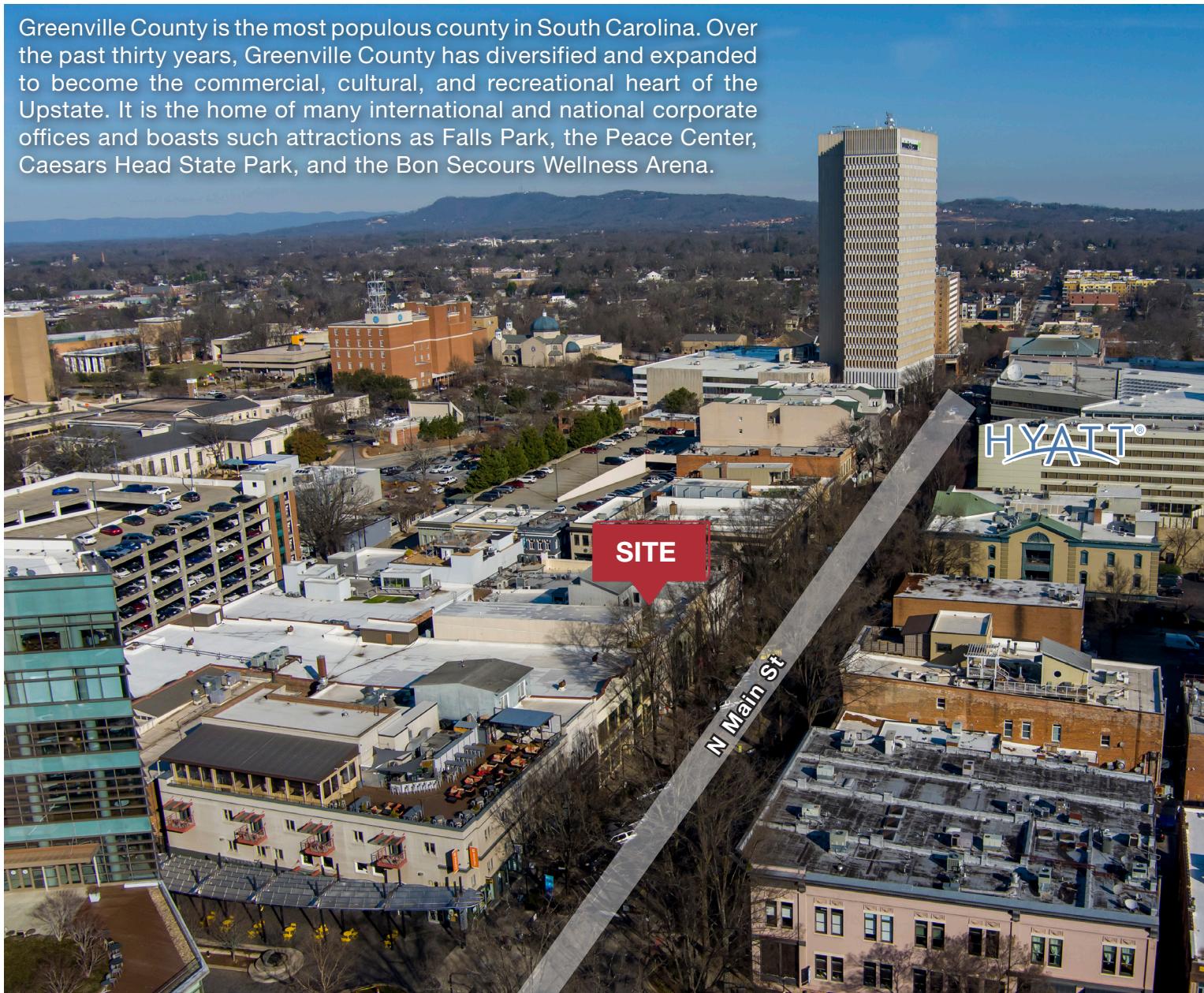
864 678 5921 sjones@naief.com

NAI Earle Furman

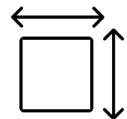
Chrestman Rainey, Jr.
864 569 2575 crainey@naief.com

NOMA FLATS

Greenville County is the most populous county in South Carolina. Over the past thirty years, Greenville County has diversified and expanded to become the commercial, cultural, and recreational heart of the Upstate. It is the home of many international and national corporate offices and boasts such attractions as Falls Park, the Peace Center, Caesars Head State Park, and the Bon Secours Wellness Arena.



PROPERTY OVERVIEW



TOTAL BUILDING SF

±46,864 SF
Two Floors



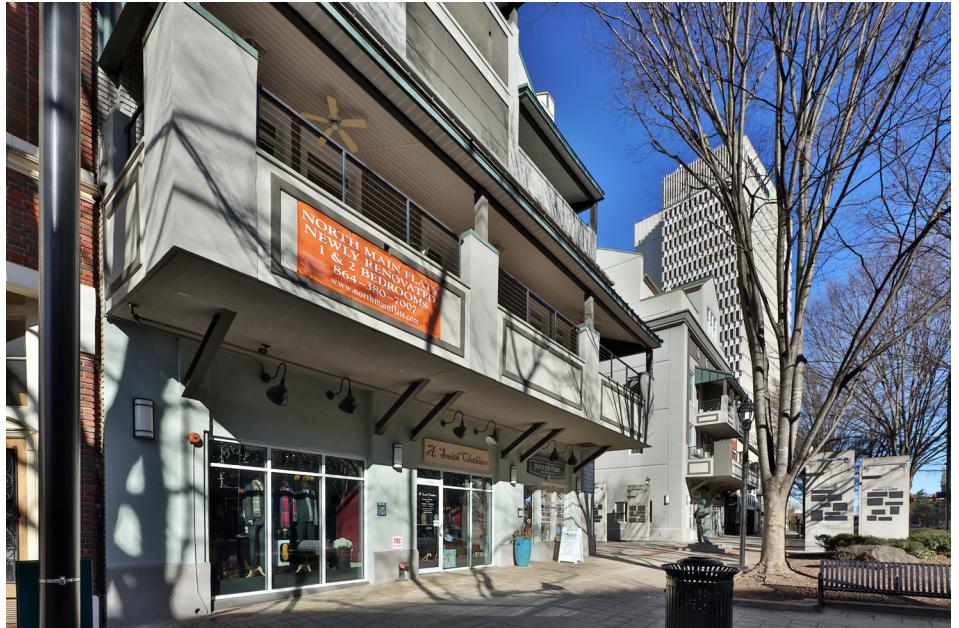
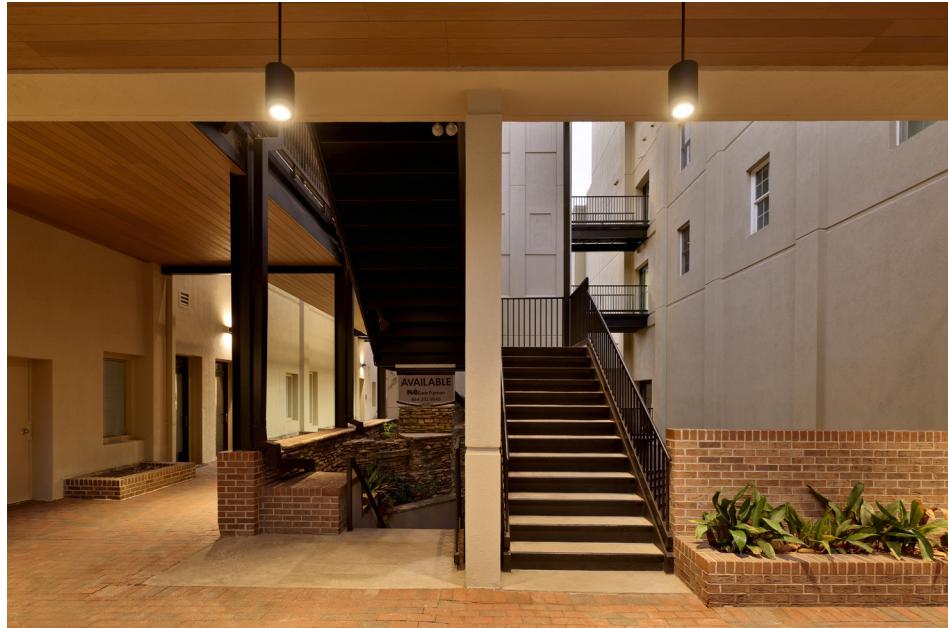
23 Apartment Units



12 Office & Retail Suites

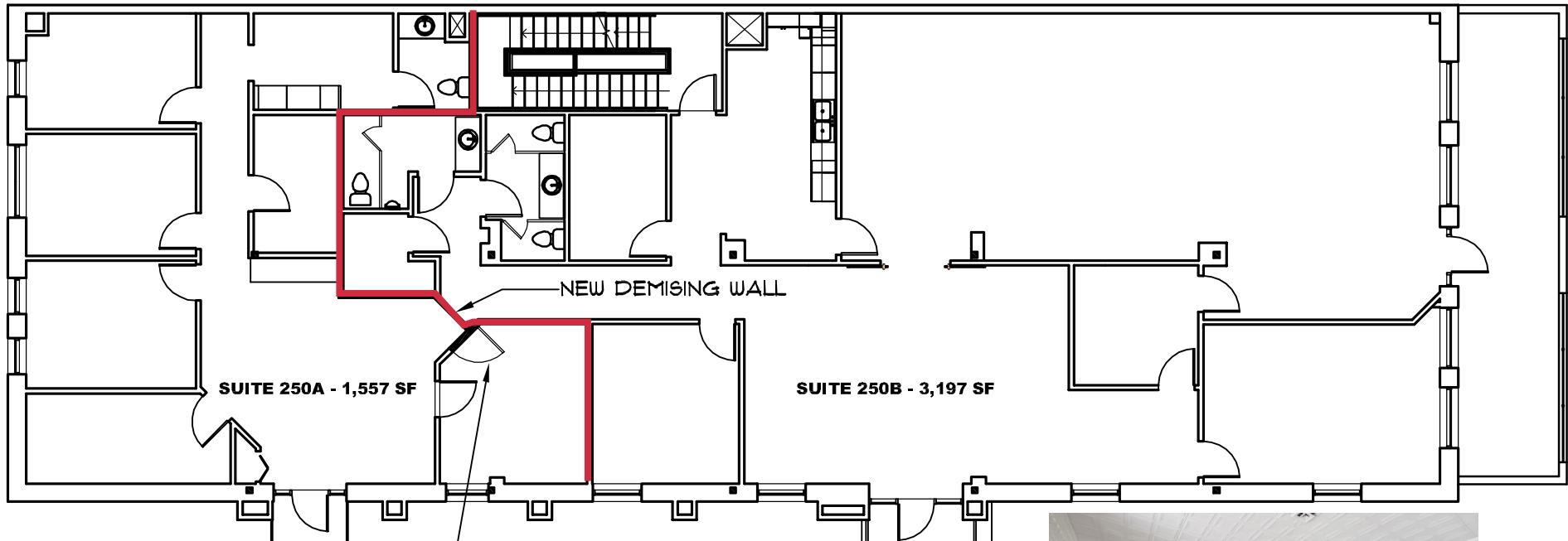
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NOMA FLATS



NOMA FLATS

SUITE 250



HIGHLIGHTS

- » Suite 250A: ±1,557 SF
- » Suite 250B: ±3,197 SF
- » Suites above can be combined to 4,754 SF
- » Signage opportunity above suite entrance
- » Move-in ready
- » City-owned parking garage with direct access via covered walkway
- » Lease rate: \$22.00/SF



NOMA FLATS

Greenville is the #4 Fastest Growing City in the U.S.

according to population estimates by the U.S. Census Bureau



NOMA FLATS

ACCOLADES

#5 Top Best Cities to Move to in the South
(USA TODAY) August 2024

The Nicest Cities in the United States
(Today Show/Readers Digest) September 2023

#18 Best Small Cities for Starting a Business
(WalletHub) 2022

30 Most Charming Small-Town Downtowns
(HGTV) 2022

#6 Best Small Cities in the U.S.
(Condé Nast Traveler) 2022

Best Places to Move if You Have Kids
(PureWow) 2021

10 Most Beautiful and Affordable Places to Live in the United States
(Travel + Leisure) March 2023

#10 Top Best Small Cities in the United States
(Condé Nast Traveler) October 2024

The Best New Restaurants in America
(Esquire) November 2023

52 Places to Go in 2023
(The New York Times) January 2023

	1 Mile	3 Miles	5 Miles
Population			
2020	10,400	79,978	160,523
2024	12,086	86,577	172,408
2029 Projected	13,087	92,818	182,624
Growth 2024-2029	1.60%	1.40%	1.16%
2024 Median Age	39.6	37.6	38.3
2024 Total Daytime Population	28,930	75,521	125,364
Households			
2020	5,137	34,048	68,597
2024	6,132	37,434	74,799
2029 Projected	6,788	40,805	80,508
Growth 2024-2029	1.56%	1.06%	0.82%
Average Household Income			
2024	\$126,097	\$99,640	\$96,074
2029 Projected	\$143,125	\$115,160	\$111,677

LOCATION HIGHLIGHTS

- Located 100 miles from the capital city of Columbia, SC and only 200 miles from the Port of Charleston SC.
- Centrally located along the I-85 corridor directly between two of the largest cities in the Southeast - Atlanta, Georgia and Charlotte, North Carolina.
- Upstate South Carolina's central location within the booming Southeastern United States provides access to major markets, raw materials and growing industries.
- Four interstate highways (I-26, I-85, I-385, and I-585) offer easy access to the North, South, Midwest, and all major markets on the Eastern Seaboard.
- I-85 spans the region, connecting Atlanta and Charlotte, and I-26 provides a direct route to Charleston.

HIGHER EDUCATION

There are **23 colleges and universities in the Upstate region of South Carolina**. Greenville is home to Furman University, one of the nation's premier liberal arts schools. Clemson University, a public four-year institution with a total enrollment of more than 26,000 students is also in the Upstate area. Clemson is home to the NCAA Division I Tigers and is a member of the Atlantic Coast Conference.