



Exceptional office space overlooking North Main Street

- Prime downtown Greenville location directly on North Main Street
- 2nd floor space currently built out with two offices, conference room for fifteen people, plethora of open workspace, and kitchen
- Newly finished interior in 2022
- Option to include furniture
- In the center of North Main street's award winning charm
- Parking available in Richardson Street garage and other nearby city-owned parking garages

Get more information

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Property Description

Seize the opportunity to establish your business in a prime downtown Greenville location directly on North Main Street. This exceptional 2nd-floor office sublease offers a vibrant environment for your team to succeed. The space is currently built out with two private offices, a spacious conference room accommodating approximately 15 people, an expansive open workspace, and a kitchen. Boasting a newly finished interior in 2022, this modern office space reflects the city's contemporary spirit. Immerse your business in the heart of North Main Street's award-winning charm, where you'll enjoy proximity to a diverse array of restaurants, shops, and entertainment options. Convenient parking is readily available in the Richardson Street garage and other nearby city-owned parking garages.

Location Description

This downtown Greenville office space is located on a prime block of North Main Street between East North Street and Coffee Street. It's located directly above trendy clothing retailer, Madewell, and it is in close proximity to other popular retailers like Mast General Store, Blaze Pizza, OP Taylors, Savannah Bee Company, City Tavern, and Sharkey's Pub.

Offering Summary

| | |
|-------------------------------------|--|
| Lease Rate: | \$19.00 SF/yr (NNN) |
| Available SF: | 3,600 SF |
| Term expiration: | 3/7/2028 with optional extension to 6/7/2030 |
| Estimated NNN (utilities included): | \$3.85 SF/yr |



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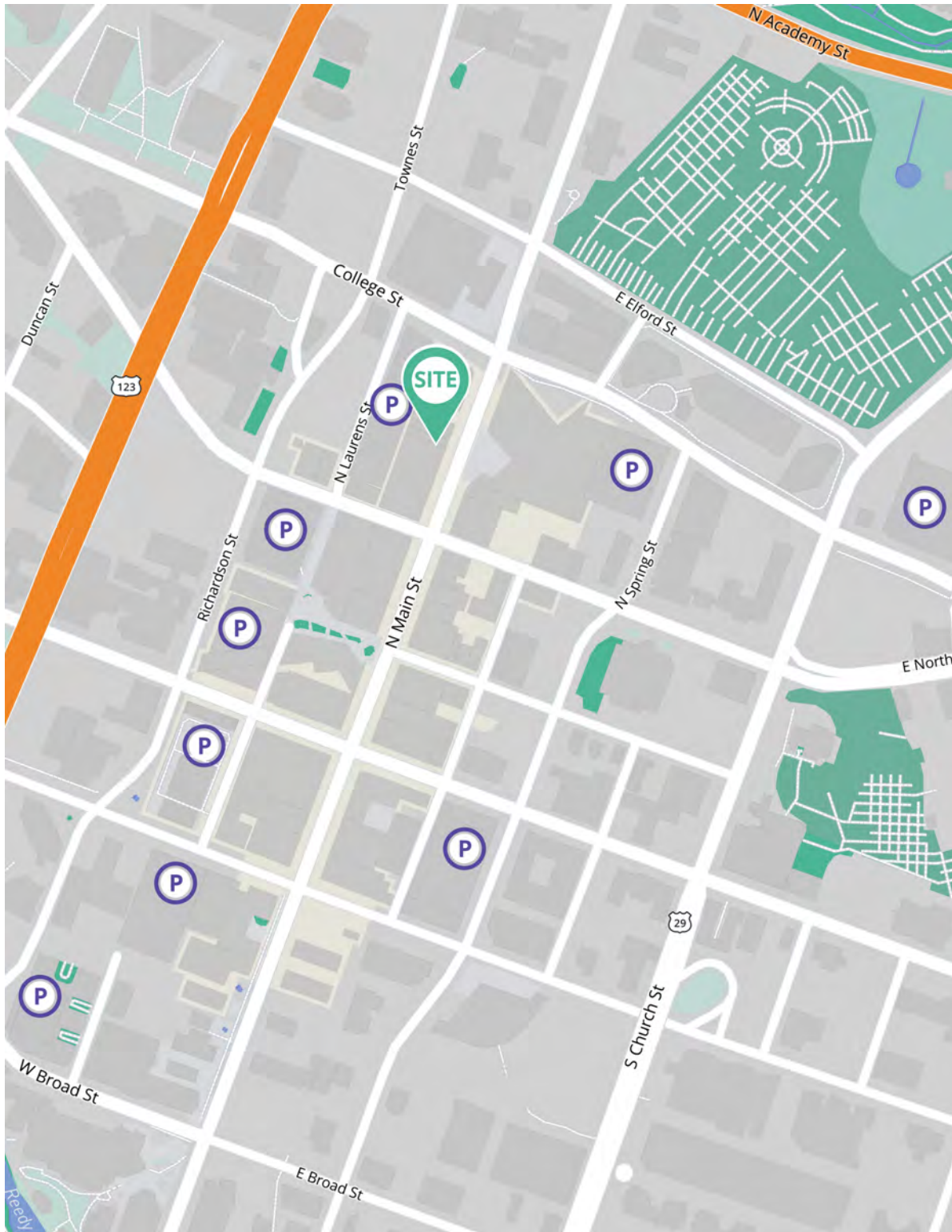


Map data ©2023 City of Greenville, Google



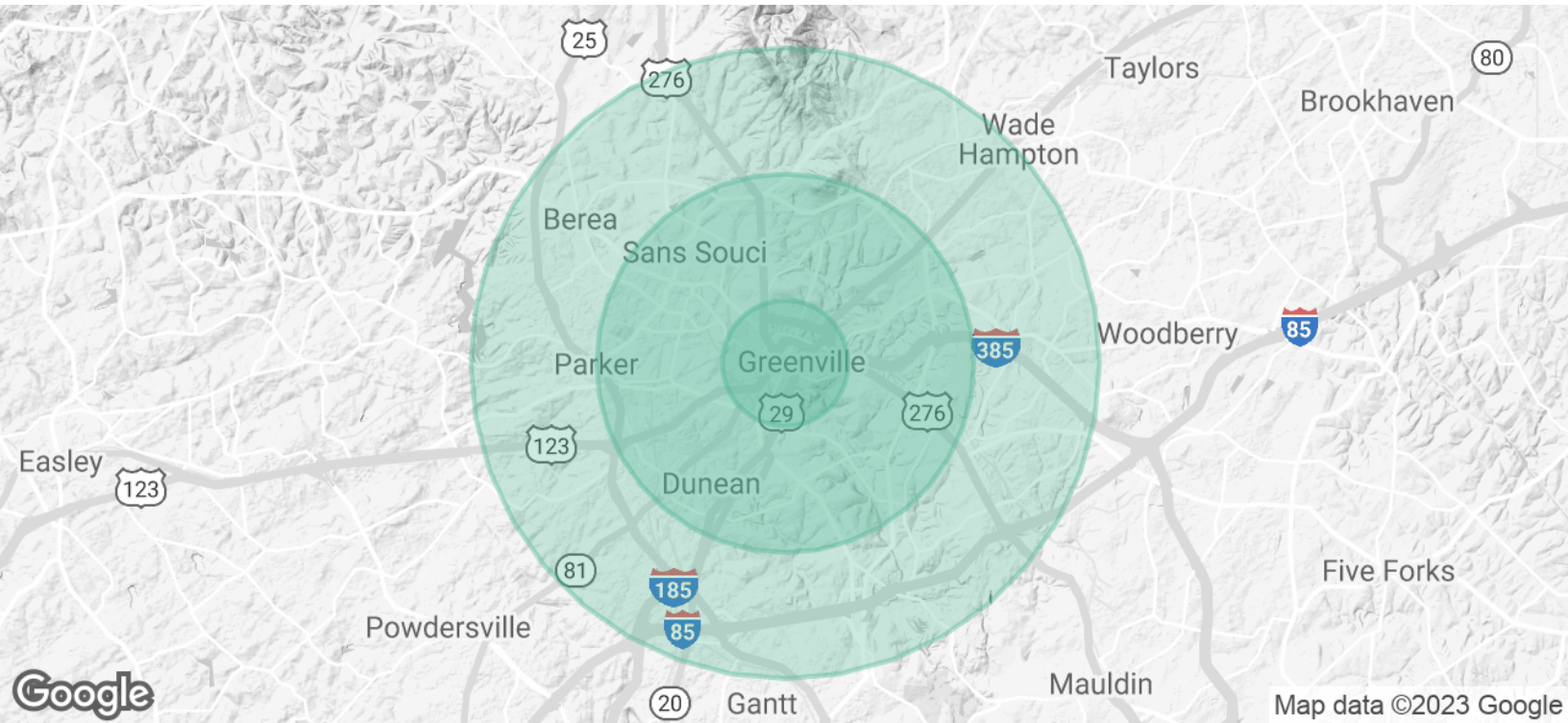
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| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 10,483 | 78,001 | 156,461 |
| Average Age | 39.4 | 36.6 | 37.7 |
| Average Age (Male) | 38.9 | 35.1 | 36.0 |
| Average Age (Female) | 40.0 | 38.3 | 39.0 |

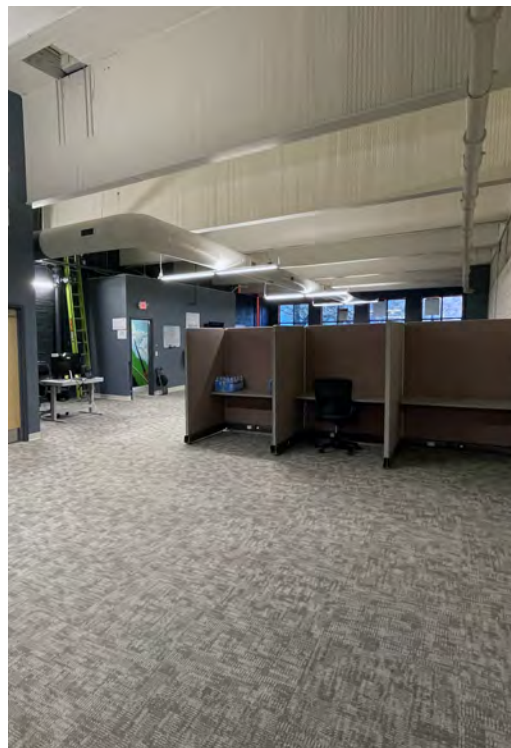
| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 5,325 | 36,352 | 72,289 |
| # of Persons per HH | 2.0 | 2.1 | 2.2 |
| Average HH Income | \$96,129 | \$78,909 | \$76,512 |
| Average House Value | \$440,765 | \$260,537 | \$227,829 |

* Demographic data derived from 2020 ACS - US Census



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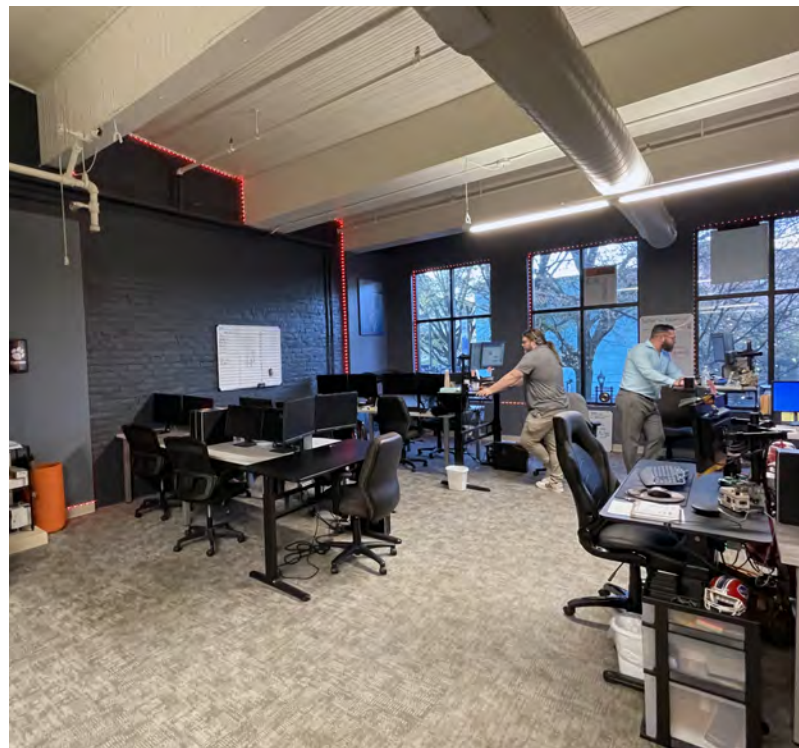
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Let's talk.

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