

FOR LEASE

WOVEN

±2,000 – 6,250 SF CLASS A RESTAURANT / RETAIL SPACE

LEASED BY

**TRINITY
PARTNERS**

RAKAN DRAZ

rdraz@trinity-partners.com | 864.905.7635

Trinity Partners Greenville, LLC, in partnership with Woodfield Development, is pleased to offer Woven to the market for lease—a design-forward, mixed-use development intentionally curated to attract best-in-class restaurants, retailers, and creative operators who value authenticity, craftsmanship, and community.

A MIXED-USE DEVELOPMENT COMING TO THE VILLAGE

Woven, a multi-use development in the Village of West Greenville, is located between Pendleton, Saco, and Traction Streets. The design will harness the area's eclectic character, featuring playful pops of color and brick that pays homage to Brandon Mill. A glass-enclosed gallery will showcase local art, while bistro lights add to the inviting atmosphere. The building's facade will feature unique angles, while rising five stories behind two-story structures fronting Pendleton Street. The development's tribute to artistic expression will create a distinct and memorable impression area's landscape.



PROJECT OVERVIEW

- + Marquee rooftop restaurant opportunity
- + Luxury apartment residences provide built-in, walkable customer base
- + Generous ceiling heights throughout the commercial spaces allow for dramatic interiors, enhanced natural lighting, and flexible and expressive build-outs
- + Commercial spaces to be delivered in "warm lit shell" condition
- + Plaza space designed for outdoor dining, gatherings, and events
- + Dedicated parking garage for business patrons (on a non-exclusive basis)

LEASE SUMMARY

LEASE RATE	<i>contact broker for pricing</i>
LEASE TYPE	<i>NNN</i>
ADDRESS	<i>1279 - 1287 Pendleton Street</i>
SPACE AVAILABLE	<i>Bld. 1: ±6,250 SF, Bld. 2: ±4,120 SF</i>
TOTAL BUILDING	<i>± 13,195 SF</i>
LOT SIZE	<i>± 3 AC</i>
ZONING	<i>PD, City of Greenville</i>
BUILDING CLASS	<i>A</i>
PARKING	<i>±40 spaces, nonexclusive garage</i>

214
luxury apartments

13K
sf commercial space

1
rooftop restaurant

7.5K
sf plaza space

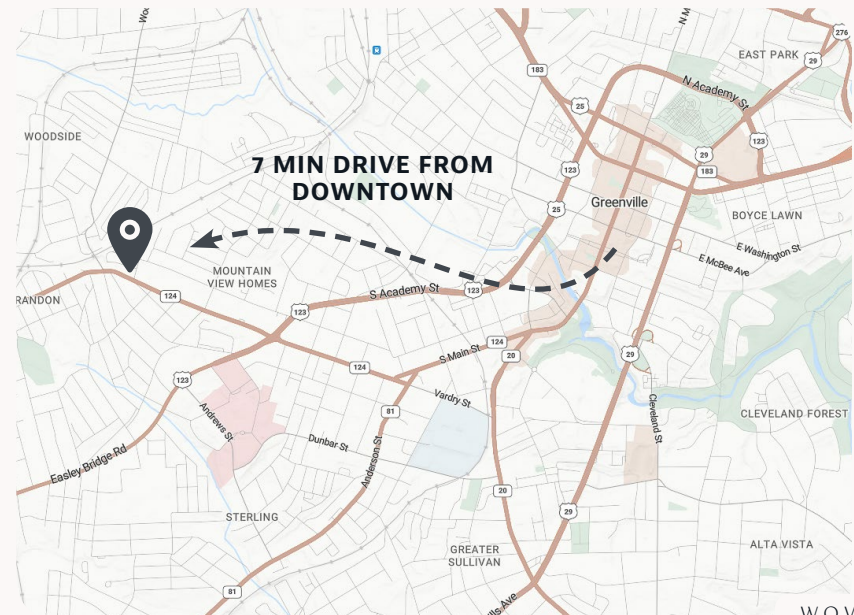
12.2K
sf park space

±40
parking spaces

SITE MAP



LOCATION MAP

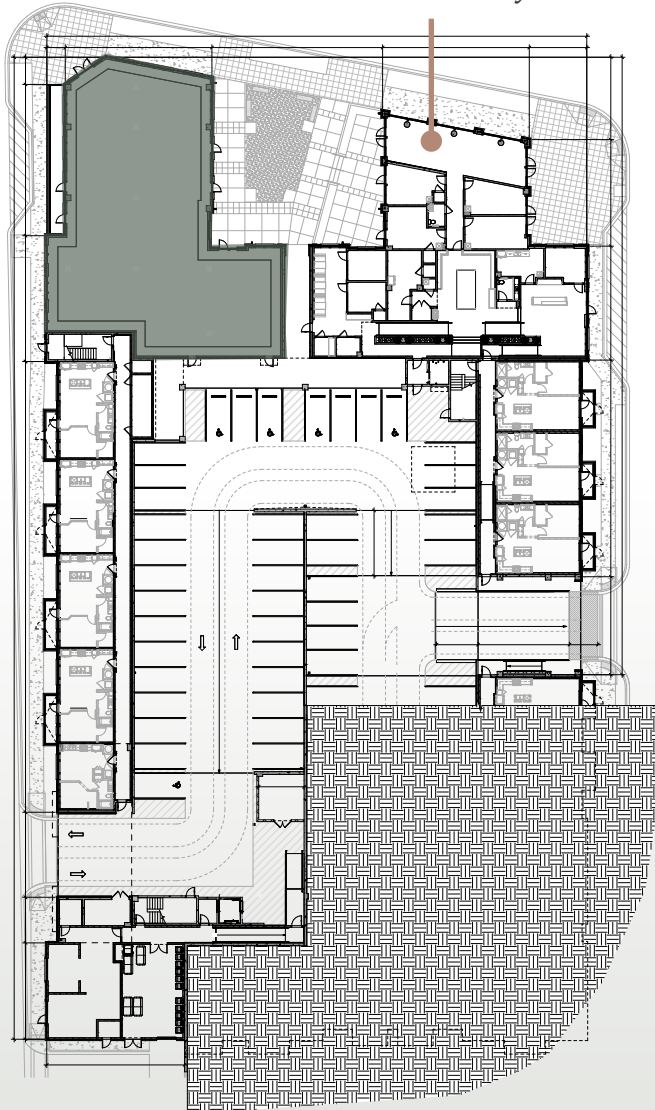


SITE PLAN

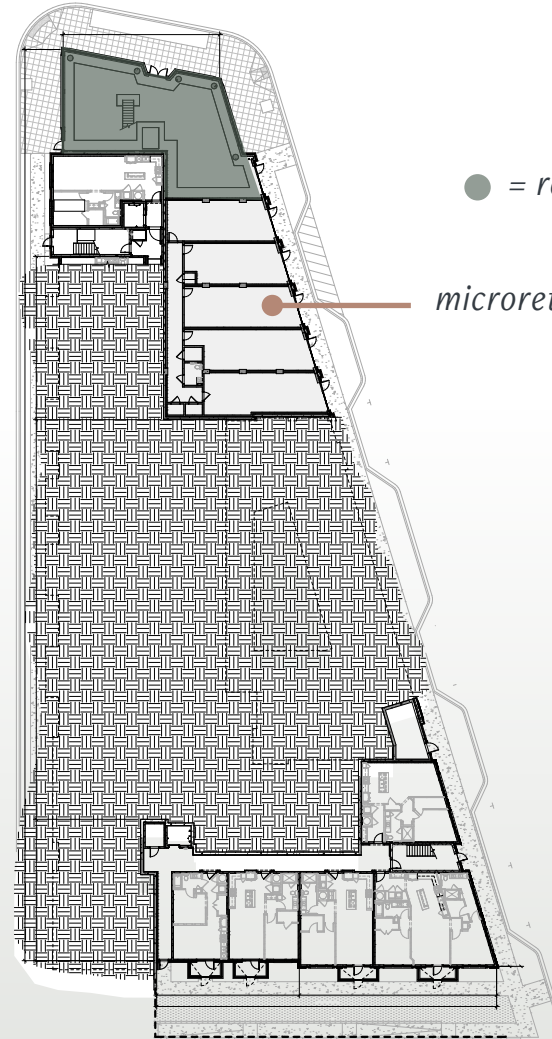
Pendleton St

Building 1

Schick Gallery



Building 2



● = retail space

● = microretail spaces

Saco St

Smith St

Traction St

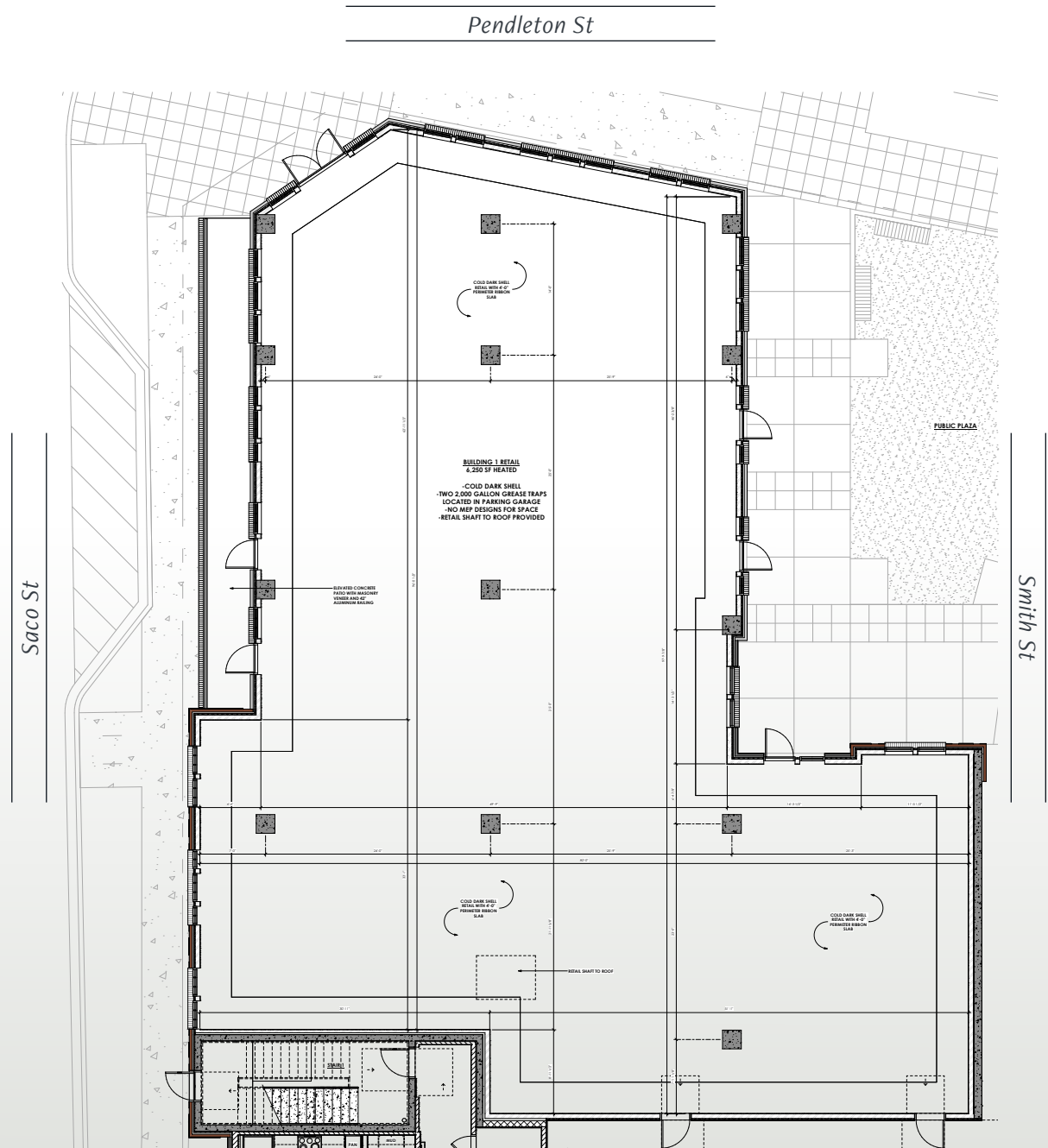
BUILDING 1 FLOORPLAN | ±6,250 SF



Saco St



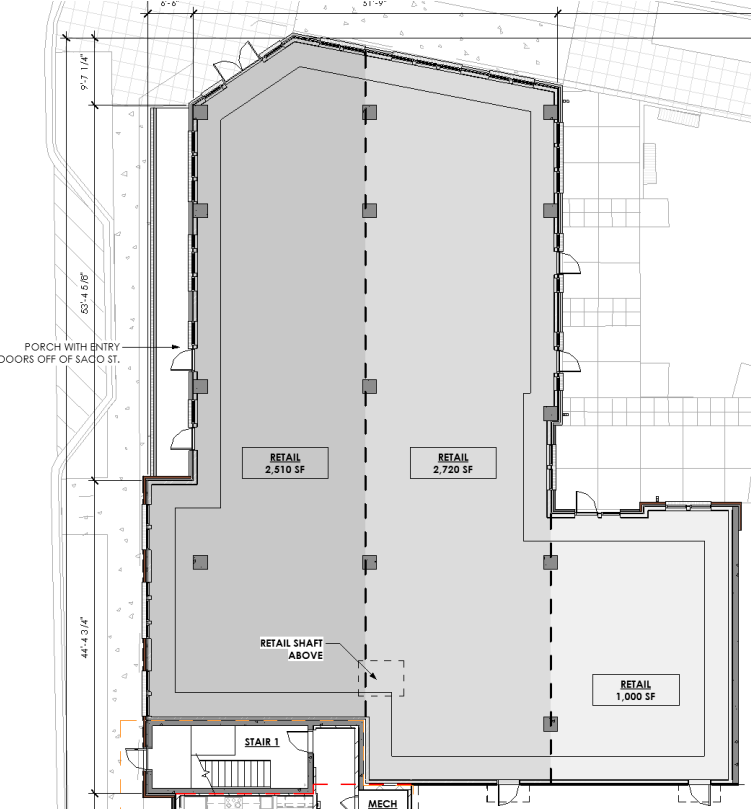
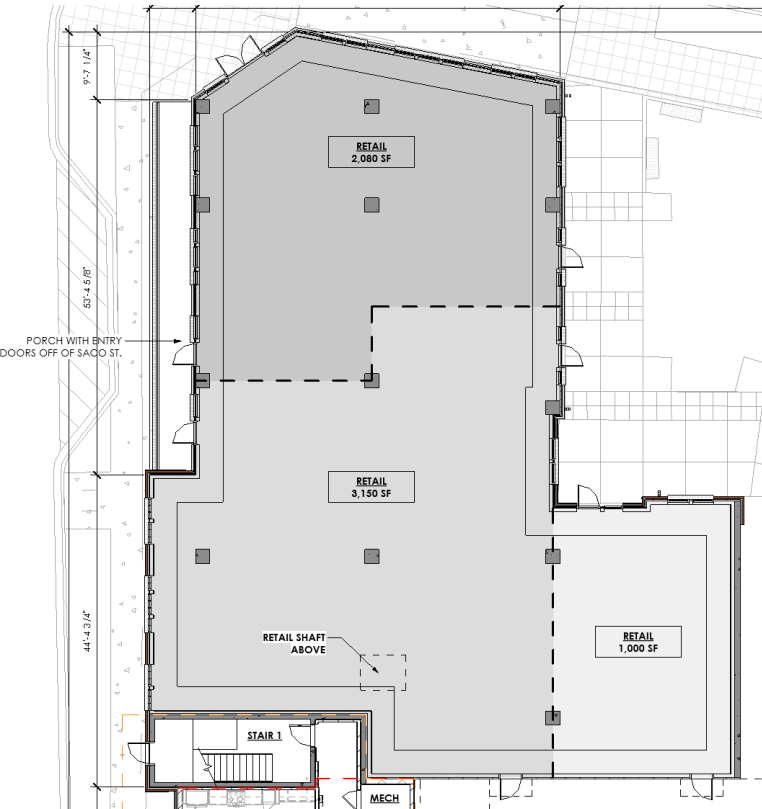
Conceptual Rendering



SAMPLE SUBDIVISION PLANS | Building 1

Sample 1

Sample 2



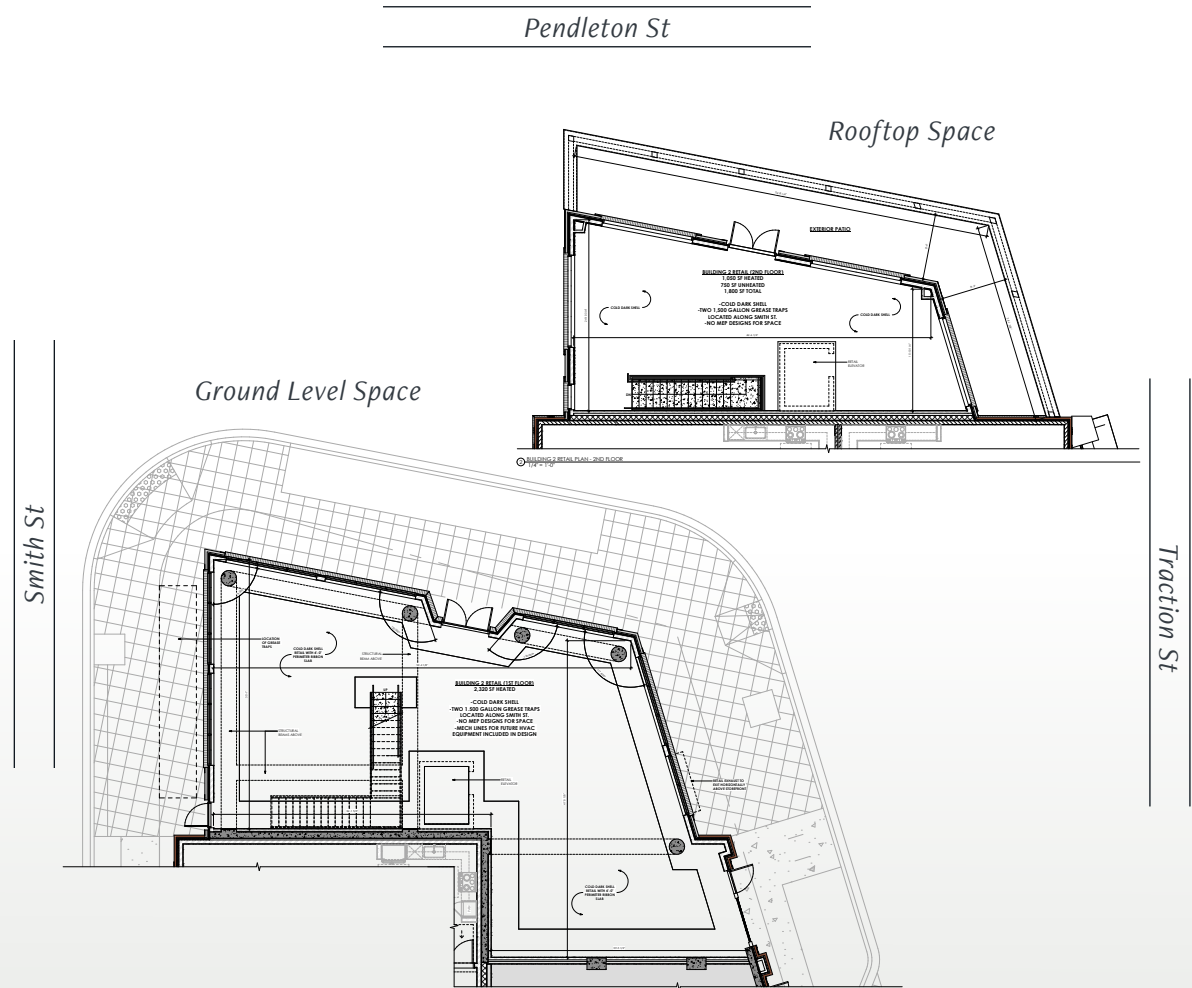
BUILDING 2 FLOORPLAN | ±4,120 SF



Traction St



Conceptual Rendering



THE VILLAGE

Woven is centrally located within the Village of West Greenville, one of Greenville's most culturally rich and organically grown neighborhoods—home to galleries, studios, independent restaurants, and makers that define the district's creative identity.



Where local businesses take root.

The Village has evolved over the past decade from a pocket of underused mill buildings into a lively hub of entrepreneurship and artistry. Anchored by independent shops, galleries, studios, local restaurants and cafés, health and beauty services, and a range of creative-professional offices, it is a community driven by local talent and small-business energy. Supporting this growth is the Village Business Association, which advocates for the district, uplifts member businesses, and coordinates events that help the area thrive.

Supporting this ecosystem is the Village Business Association, which organizes membership tiers and committees focused on promotion, government relations, public art, and beautification to strengthen the district. Regular events such as First Fridays, Third Thursdays, seasonal markets, vendor pop-ups, and holiday programming help activate the area and draw residents and visitors into its creative energy.



VILLAGE MAP

- 1 Spinx
- 2 Art & Light Gallery
- 3 Village Wrench
- 4 Mill Village Farms
- 5 Village Launch
- 6 Village Engage
- 7 Center for Educational Equality
- 8 Calvin Wright Design Works
- 9 F3 Space Concepts
- 10 Emanate Brands & Environments
- 11 Flatiron Gallery
- 12 R. Cappelli Hats
- 13 Textura Rugs
- 14 In Site Designs
- 15 Phase II Express
- 16
- 17
- 18
- 19 Step by Step Ministry
- 20 TJ Fashion & Beauty
- 21 Express Cuts Barber School
- 22
- 23 Empanadas Y Pastries
- 24
- 25 Erin Hughes Studio
- 26 Kate Furman Jewelry LLC
- 27 Sounds of Carolina Music Academy
- 28 New Western
- 29 Brains on Fire
- 30 6AM City Inc.
- 31 Shine OM Yoga
- 32
- 33 98 Ventures
- 34 Unlocked Coffee Roasters
- 35 LaRue Fine Chocolate
- 36 Greenville Tech Foundation, Inc.
- 37 Carolina Bauernhaus Brewery & Winery
- 38 Truist Culinary & Hospitality Innovation Center
- 39 80/20 Cafe
- 40 The Junkyard
- 41 Alice + Clove The Salon



- 42
- 43
- 44 Carolina Soma Boutique
- 45 Sixpence Salon
- 46
- 47 Switchyards Greenville
- 48 Bar Margaret
- 49 Pace Jewelers Inc.
- 50 Vella Salon
- 51 Coastal Crust Greenville
- 52 William Riner Alterations
- 53 Era Vintage
- 54 Common Studios
- 55 Tee Warden
- 56 Serpent Studio
- 57 Divine Esthetics Studio
- 58
- 59 EMK Nail Studio

- 60 Page and Post
- 61 The Village Grind
- 62 Rise Bakery
- 63 The Rabbit Hole
- 64 Darin R. Gehrke Ceramics
- 65 Indigo Flow + Art
- 66 Artisan Traders
- 67 Community Journals Media Group
- 68 The Anchorage
- 69 Taxihouse Wines
- 70
- 71 Kuka Juice
- 72 The Oxford Barber Co.
- 73 Bone and Ink Studios
- 74
- 75 Stay Tuned!
- 76 Railside Studios

- 77 Campfire
- 78
- 79 Chelsey Ashford Photography
- 80 Blind Tiger Tattoo Co.
- 81 The Powerly Agency
- 82 Ellis Gallery and Studio
- 83 Naked Pasta
- 84 Villa West Designs
- 85 Joseph Bradley
- 86 Spoonbill Gallery
- 87 Revival Butchery
- 88 Amend Market
- 89 Lottie Woods Hall Academy
- 90 Cracker Jack's
- 91 Artbomb Studios
- 92 Greenville Center for Creative Arts
- 93 Creative Founder
- 94 Artistry Workshops

PLANNED DEVELOPMENTS *\$300M+ being invested into this trade area in new development projects*



PENDLETON & S. MAIN

A mixed-use hotel development is coming to the Village of West Greenville. The hotel has yet to be named, but will rise four stories above the intersection of Pendleton, South Main and Vardry streets. Three commercial tenant spaces will also be located on the building's first floor.



MOSAIC

Mosaic is a mixed-use development on 6.9 AC on South Academy Street, North Calhoun Street, Perry Avenue and Ware Street. The project will include 231 residential units, ±19,000 SF of retail space, 8,500 SF of indoor tenant amenities, and two levels of underground parking.



THE KITSON

The Kitson is a \$15M+ development with 24 townhomes and 4 individual cottages. It will be located on 1.4 AC along Pendleton Street, between Saco and Calder Streets. The project is led by Parker Group, the development firm behind The Commons and Custom House Condos.



PENDLETON ST TOWNES

Located at 1172 Pendleton Street, these luxury townhomes will comprise of roughly 45 units on both sides of Pendleton Street in The Village. This residential development will be instrumental in the effort to expand The Village towards Academy Street.

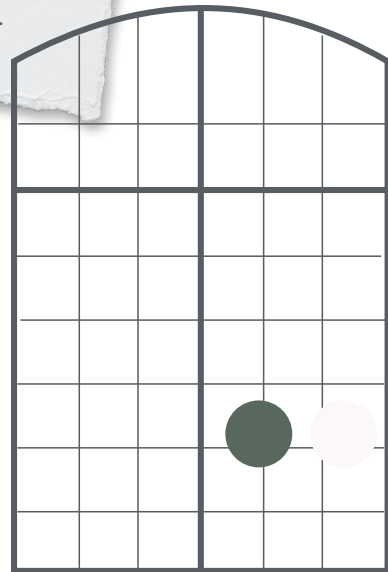
DESIGN ELEMENTS

Located between Pendleton Street, Saco Street, and Traction Street, Woven draws inspiration from West Greenville's textile legacy, an area long defined by production, craftsmanship, and creativity. Architectural elements and materiality pay homage to nearby historic mills, including Brandon Mill, through the use of brick, proportion, and industrial references.

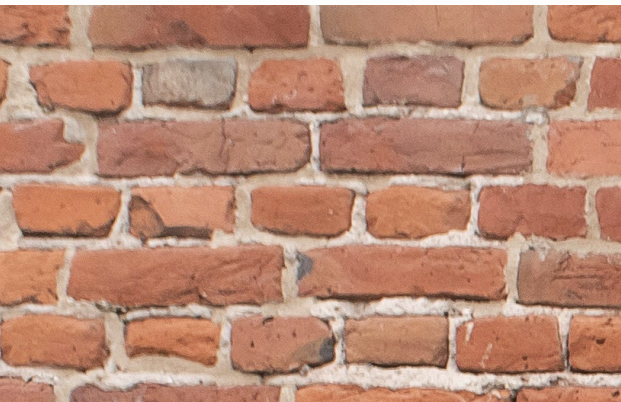
A glass-enclosed gallery showcasing local art and creative expression



Bistro lighting and pedestrian-scale details



Playful pops of color layered against historic textures



A dynamic facade with unique angles, rising five stories

CONTACT



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