

NOMA FLATS

OFFICE SUITES FOR LEASE



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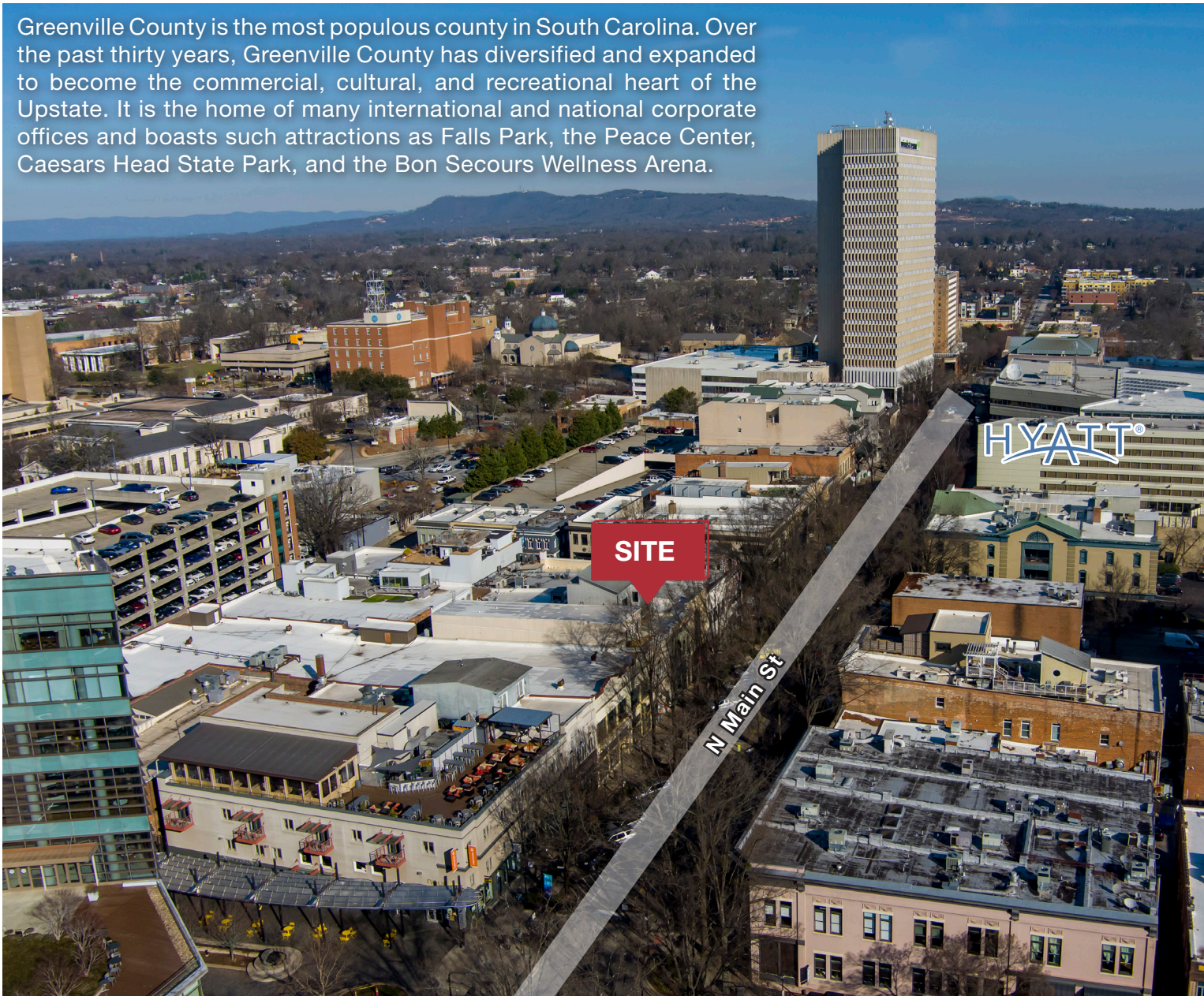
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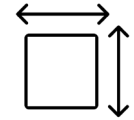
NAI Earle Furman

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

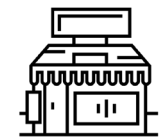


TOTAL BUILDING SF

±46,864 SF
Two Floors



23 Apartment
Units



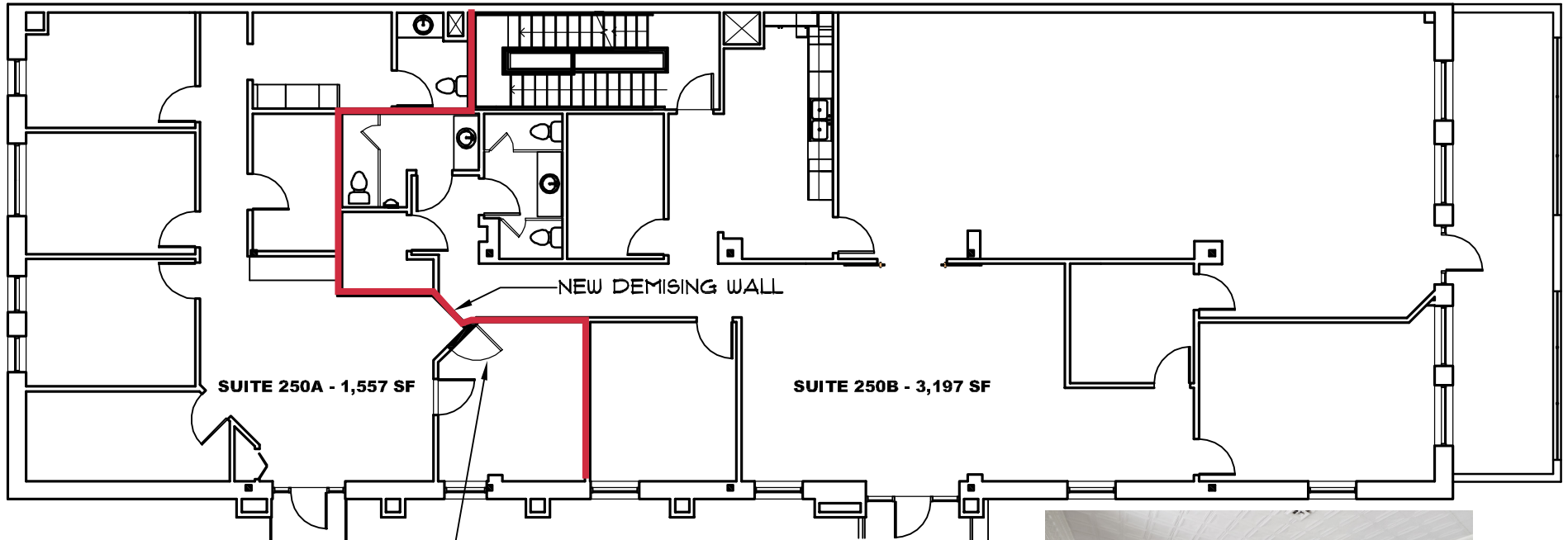
12 Office &
Retail Suites

NOMA FLATS



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SUITE 250



HIGHLIGHTS

- » Suite 250A: $\pm 1,557$ SF
- » Suite 250B: $\pm 3,197$ 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



greenville
South Carolina



NOMA FLATS

ACCOLADES

The South's Best Cities on the Rise

(Southern Living) 2022

#1 Best Places for Young Professionals in SC

(Niche.com) 2022

#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

America's Best Small Cities

(BestCities.org) 2020

10 Cities to Watch in 2020

(Worth) 2019

#36 Best Places to Live

(Money Magazine) 2019

#22 Best Places to Live in the USA

(U.S. News & World Report) 2019

#10 Top 100 Best Places to Live in 2019

(Livability) 2019

	1 Mile	3 Miles	5 Miles
Population			
2010	8,018	71,152	145,282
2022	11,039	81,709	168,101
2027 Projected	11,759	85,654	174,212
Growth 2022-2027	1.27%	0.95%	0.75%
2022 Median Age	39.6	37.6	38.3
2022 Total Daytime Population	38,371	126,079	222,157
Households			
2010	3,479	29,319	60,629
2022	5,489	35,101	72,302
2027 Projected	5,931	36,993	75,307
Growth 2022-2027	1.56%	1.06%	0.82%
Average Household Income			
2022	\$119,629	\$93,266	\$89,552
2027 Projected	\$134,150	\$105,415	\$101,961

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.