



Executive suites for lease

1 AUGUSTA STREET | GREENVILLE, SC



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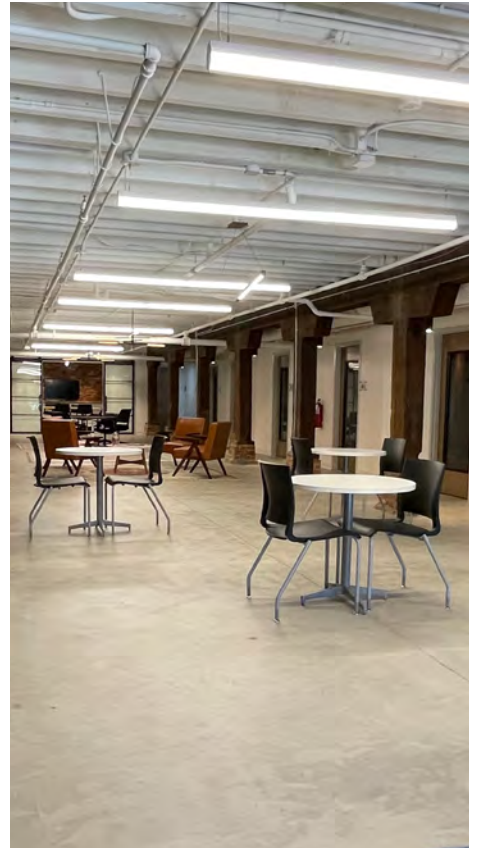
**AVISON
YOUNG**

Located at the gateway to Greenville's historic West End District, this unmistakable property offers everything a busy professional needs in a workspace. With it's high-end finishes and state-of-the-art design, you might forget that you're only steps away from the peaceful Reedy River Falls Park – a perfect place to take a break! With dozens of restaurants and retail locations within a 10-minute walk, everything you need is just a quick walk away.

Highlights

1 AUGUSTA STREET | GREENVILLE, SC

- Newly renovated, class A offices ideal for a variety of professional services
- Convenient access to multiple parking options, including covered parking available for \$50/month
- Monthly rate includes: janitorial, utilities, and fiber optic internet
- Large shared conference room and multiple open gathering spaces
- 6-12 month or longer leases available
- Ideally located at the entrance to Greenville's famous West End District
- Numerous restaurant and entertainment options within 1/4-mile

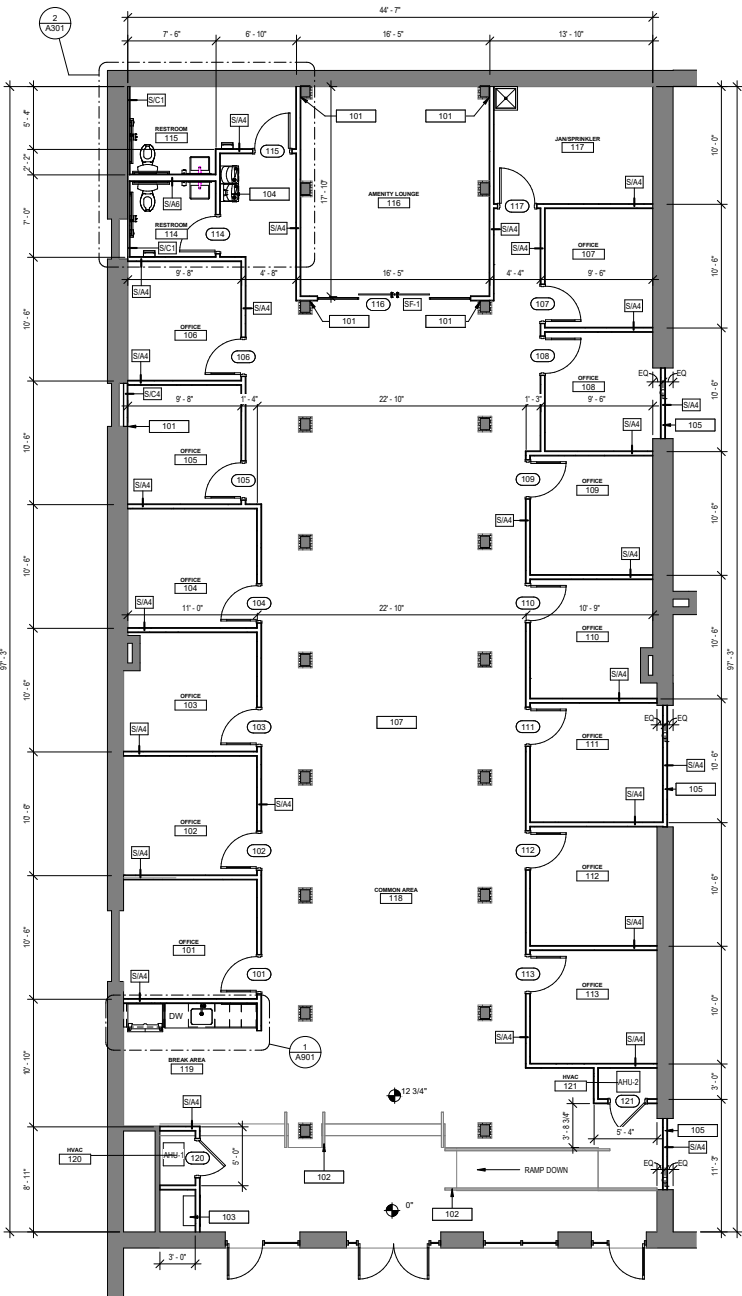


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The space

FLOOR PLAN



LEASE INFORMATION

RATE	\$750/mo.
TYPE	Full service
TERMS	6-12 months or longer

UNITS AVAILABLE

JUNIOR ±100 sf 4

EXECUTIVE. ±115 sf 9

Opportunity for a single tenant to lease the full space of ±4,658 sf



The space



The location

SOUTH MAIN & AUGUSTA

As the gateway to Greenville's historic West End District, the corner of South Main and Augusta Streets is a centrally located intersection that is the heart of Greenville's bustling downtown scene. With excellent accessibility and parking, this location is ideal for local or commuting business professionals.

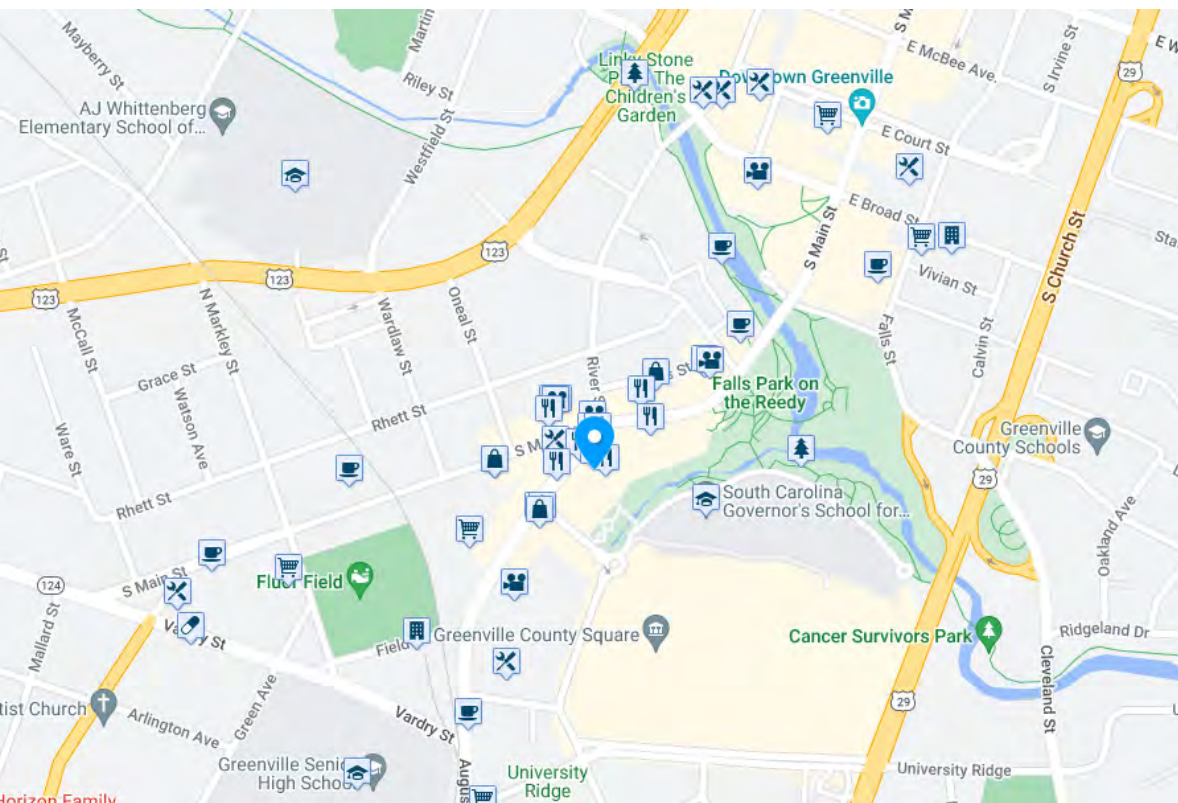


1 AUGUSTA CO-TENANTS



WALK SCORE® MAP

* Based on 2, 5, and 10 minute walk radii.



83%
VERY WALKABLE

Most errands can
be accomplished
on foot.

Map and information courtesy of Walk Score®

The area

RETAIL AMENITIES





Let's talk.

For more information, contact:

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