



Colliers



FOR SALE | \$7,000,000

## Rare Downtown Owner-Occupant Opportunity – Office Building for Sale in Greenville's West End

±20,246 SF at 504 Rhett Street | Greenville, SC

Contact:

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## HIGHLIGHTS

*A rare opportunity to purchase and occupy a completely renovated office building in Greenville's West End—full of character with exposed beams, brick and original floors.*

## RENT ROLL OPTIONS

### Option 1

Tenant	Suite	Area (SF)
Available for Owner Occupant	100+200	8,820
Marsh Bell	101+201	5,080
Greenville HKW	102	2,626
MKSK	204	1,554
DPR Construction	205	2,035
XFACTOR	Core	62
<b>TOTAL</b>		<b>20,246</b>

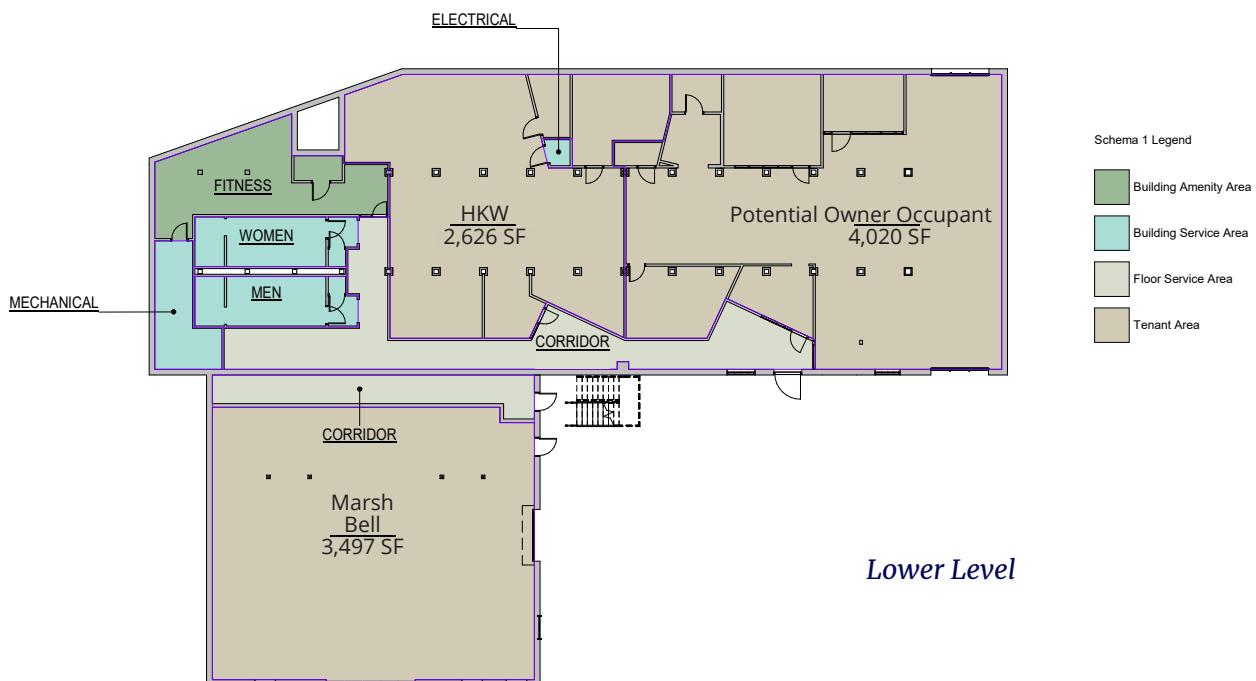
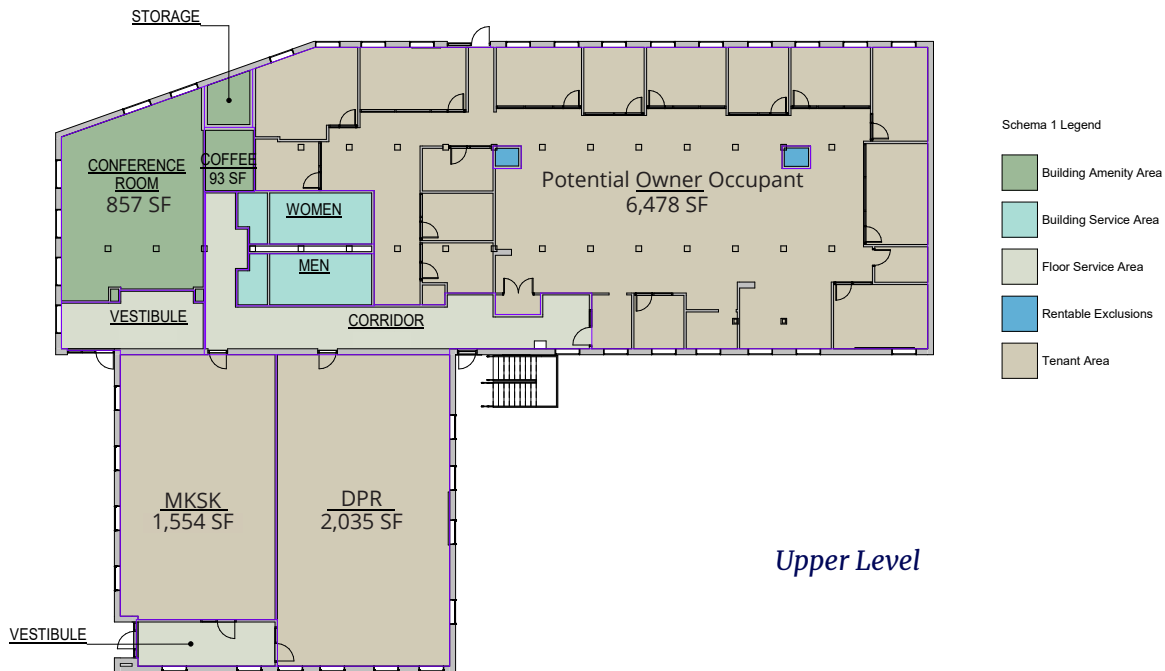
### Option 2

Tenant	Suite	Area (SF)
Available for Owner Occupant	100+200	13,995
Greenville HKW	102	2,626
MKSK	204	1,554
DPR Construction	205	2,035
XFACTOR	Core	62
<b>TOTAL</b>		<b>20,246</b>

- The ±20,246-square-foot building is currently fully occupied; however, the current owner is willing to vacate up to ±13,995 square feet to accommodate an owner-occupant. The owner could also stay in a larger portion and owner-occupant could take ±8,820 square feet.
- Featuring exterior signage, an outdoor patio, a fitness center, and on-site showers, this property offers a unique opportunity for businesses seeking standout amenities in downtown Greenville.
- The two-story office building is currently occupied by multiple office tenants and features open workspaces and on-site amenities for their use.
- Seven dedicated parking spaces, with additional surface parking available nearby.
- Surrounded by numerous residential, retail and office tenants contributing to the lively area and daytime activity.
- Within short walking distance to popular attractions such as Unity Park, Fluor Field, Falls Park on the Reedy and the Swamp Rabbit Trail.
- Building was fully renovated in 2016. HVAC units are from 2016 and a TPO membrane roof was installed in 2014.

	1-mile	3-miles	5-miles
<b>Population</b>	11,103	82,877	168,493
<b>Businesses</b>	1,926	5,849	9,933
<b>Employees</b>	27,504	73,973	124,353

## LAYOUT AND SPECIFICATIONS



Contact for leasing details:

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## WHY 504 RHETT STREET IS THE IDEAL OFFICE LOCATION

### *For Sale | ±20,246 SF Office Building*

504 Rhett Street offers a premiere location in the heart of Greenville's West End—just one block from Fluor Field and a short walk to the shops, restaurants and energy of South Main Street. Soon, the new Trueline Music Venue and mixed-use development will bring even more activity to Rhett Street, putting your office steps away from one of the city's newest entertainment hubs.

Greenville's downtown continues to earn national attention—Livability recently named it one of the Top 10 Best Downtowns in the U.S., and The New York Times praised it as "a national model for a pedestrian-friendly city center."

With wide sidewalks, outdoor plazas, and vibrant streetside dining, downtown Greenville combines walkability, charm, and convenience—making it a place where businesses and people thrive.

## LOCATION

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Greenville, SC**



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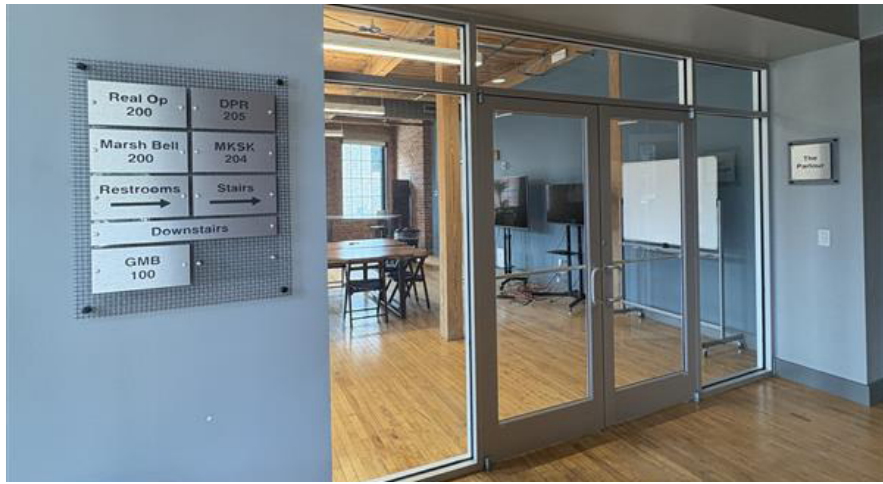
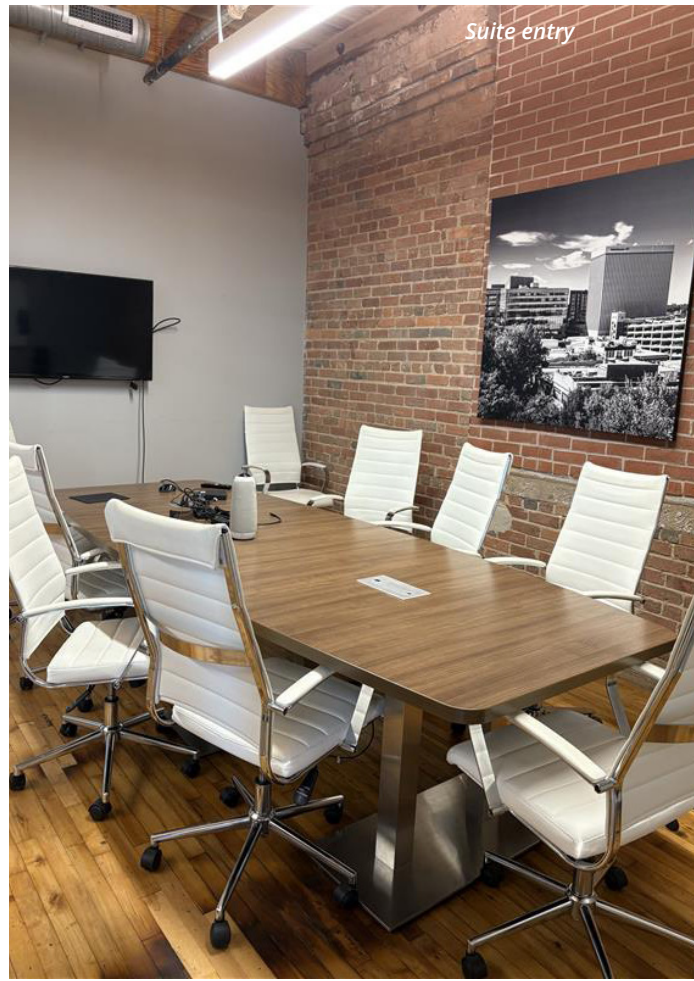
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## PHOTO GALLERY

±20,246 office building



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