

FOR LEASE

205 N Laurens St Greenville SC, 29601

\$35/Sq Ft + NNN



[In Association with Carolina Moves LLC | A Licensed South Carolina Broker](#)

Table of Contents

205 N Laurens St, Greenville SC,
29601

Prepared by:
The Founders Group

Contacts

Josh Hakala
Associate Broker
864.404.9377
josh@foundersgroupsc.com

Matt Foster
Partner
864.444.0022
matt@foundersgroupsc.com

In Association with Carolina Moves
LLC. A Licensed South Carolina
Broker



Lease Overview

**Address: 205 N Laurens St,
Greenville, SC 29601**

Suite Details

- Suite A: ±1,000 SF
- Suite B: ±1,000 SF
- Total Available: ±2,000 SF (can be combined)
- Prime street frontage
- Strong daily drive-by traffic
- Located in a well-established commercial corridor

Ideal Uses

Given its location and size, the space is well-suited for:

- Boutique retail
- Specialty food or café concept
- Professional office (real estate, financial services, consulting, marketing)
- Salon or personal service business
- Medical or wellness concept
- Showroom or creative studio

The 1,000 SF footprints provide efficient layouts that are ideal for boutique-style operators looking to establish a presence in Downtown Greenville without taking on oversized space.

Prime Retail Opportunity in Downtown Greenville

Positioned in the heart of **Downtown Greenville**, 205 N Laurens Street offers two highly visible commercial suites—**Suite A (±1,000 SF)** and **Suite B (±1,000 SF)**—available individually or combined for a total of ±2,000 SF.

This property sits in one of the most active and recognizable corridors in the city. To access **Interstate 385** through Downtown, drivers pass directly by this location, providing consistent daily vehicle exposure. Combined with strong pedestrian traffic, the site benefits from both commuter visibility and walkability.

Prime Downtown Location

Located within minutes of Greenville's most popular destinations, including:

- **Falls Park on the Reedy**
- **The Westin Poinsett, Greenville**
- **Hyatt Regency Greenville**
- **Soby's**
- **Jianna**



Prime Retail Opportunity in Downtown Greenville

Why This Location Works

Downtown Greenville continues to experience strong growth, high tourism, and consistent local traffic. Being positioned along a primary route to I-385 means exposure to commuters entering and exiting the downtown core daily.

For businesses seeking:

- ✓ Brand visibility
- ✓ Walkability
- ✓ Established surrounding businesses
- ✓ Access to major traffic corridors
- ✓ Prestigious Downtown Greenville address

The surrounding area is known for its vibrant mix of restaurants, bars, boutique retail, hospitality, and professional offices—making this an ideal environment for businesses that benefit from high visibility and strong foot traffic.

Property Photos | 205 A



Property Photos | 205 A





Property Photos | 205 B





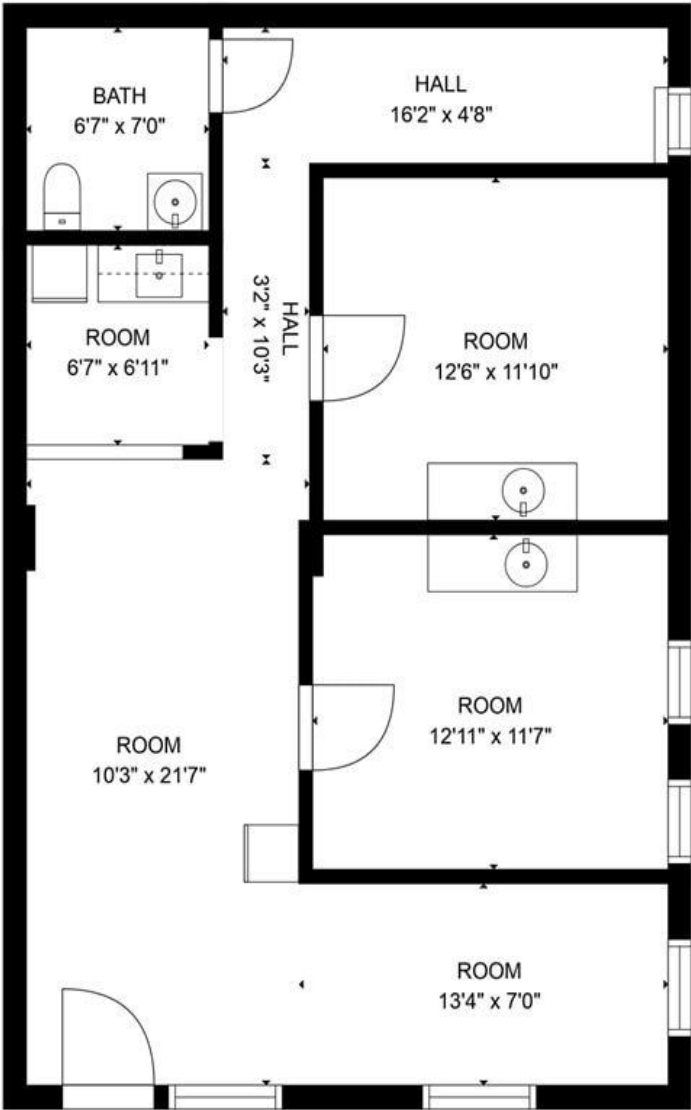
Property Photos | 205 B



Property Photos | 205 B



Property Photos | 205 B (Layout)



Property Photos | Street View



Disclaimer

All materials and information received or derived from The Founders Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither The Founders Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

The Founders Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. The Founders Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. The Founders Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Founders Group in compliance with all applicable fair housing and equal opportunity laws.

By acknowledging your receipt of this Offering Memorandum from The Founders Group, you agree:

1. The Offer Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence;
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Sponsor.



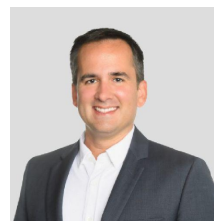
The Founders Group
455 Congaree Rd
Greenville, SC 29607
www.foundersgroupsc.com

In Association with Carolina Moves, LLC.
A Licensed South Carolina Broker

Transaction Team



Josh Hakala
Associate Broker
864.404.9377
josh@foundersgroups.com



Matt Foster
Partner
864.444.0022
matt@foundersgroupsc.com



Alex ward
Transaction Coordinator
alex@foundersgroupsc.com