



FOR LEASE

Two Office Suites Located in the Heart of Downtown Greenville

1 Augusta Street, Greenville, SC

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PROPERTY OVERVIEW



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Located at the gateway to Greenville's Historic West End District, 1 Augusta Street offers newly renovated executive office and coworking suites in the heart of Downtown Greenville. Available suites range from 109-SF to 244-SF and provide a turnkey workspace solution ideal for entrepreneurs, consultants, remote professionals and growing businesses. With flexible lease options and a full-service environment that includes WiFi/internet, utilities and professional amenities, tenants can focus on their business while enjoying a seamless office experience.

Greenville continues to receive national recognition as one of America's most desirable cities. Most recently, Greenville landed at No. 3 on CNN Travel's list of America's Best Towns to Visit in 2026, while Livability named it among the nation's Top 10 Best Downtowns. The city has also been praised by The New York Times as "a national model for a pedestrian-friendly city center."

- Newly renovated
- Convenient access
- Full service, including wifi/internet connection
- Located in the Heart of Downtown Greenville
- Minutes from Falls Park on the Reedy River
- **Suite A (±244 SF):** \$1,600 - 2,000/month
- **Suite B (±109 SF):** \$800/month



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FLOOR PLAN



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PROPERTY PHOTOS



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PROPERTY LOCATION

1 Augusta Street offers a premier location in the heart of downtown Greenville—just steps from Falls Park on the Reedy River. This highly visible address places your business at the center of Greenville's most established and sought-after business district.

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.

Demographics (2025)



Population

1 mile: 11,098
3 miles: 82,696
5 miles: 168,328



Daytime Population

1 mile: 36,294
3 miles: 123,853
5 miles: 229,735



Households

1 mile: 6,362
3 miles: 36,515
5 miles: 73,883





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