



Historic Greenville building with modern updated interior

Property Description

This three story office building, sitting right on the corner of Falls St. and Broad St. is a member of the National Register of Historic Places. One half of the 3rd floor is available for lease beginning 7/1/25. The full building was renovated with modern, high end finishes in 2018. This space is move-in ready for a professional office user. High ceilings and large windows provide natural light that floods throughout the space. Furniture can be included.

6 parking spots are available in the Bouharoun's lot, directly across Broad Street. The City of Greenville's Broad St Parking Garage is located on the same block; where parking spaces are available for \$72/month.

Get more information

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Office space for lease

131 Falls Street



Location Description

Sitting at the corner of E Broad St and Falls St, you won't find a better location in downtown Greenville. Walk to a vast array of food and drink options on Main St. The Camperdown development and Falls Park are only steps away.

Property Highlights

- Recently renovated office space with modern, high end finishes
- Furniture can be included
- 6 parking spots available
- High ceilings and large windows providing ample natural light
- Walking score = 84

Offering Summary

Lease Rate:	\$32.00 sf/yr (Full Service)
Available SF:	±3,177 sf
Lot Size:	0.8 Acres
Building Size:	20,973 sf

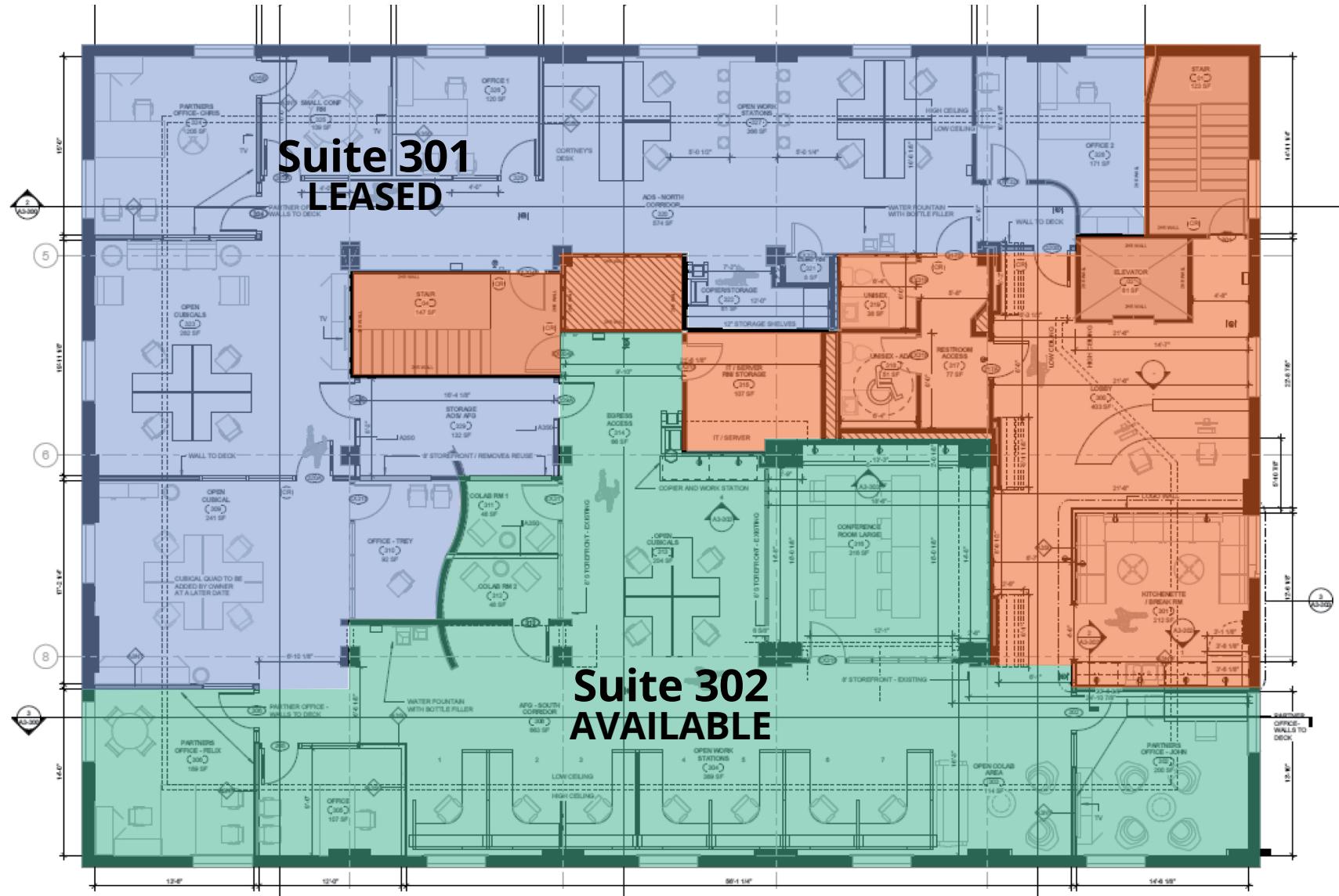
Spaces	Space Size
Suite 302	3,177 SF



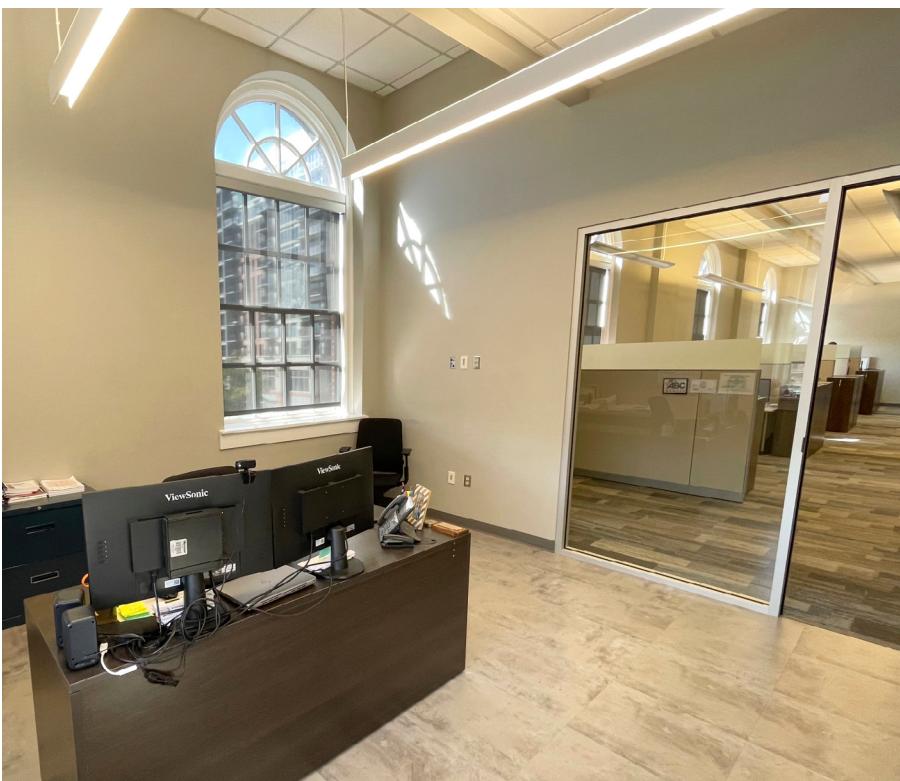
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Floor plan



Gallery



Amenities

131 Falls Street



Map data ©2024 City of Greenville, Google



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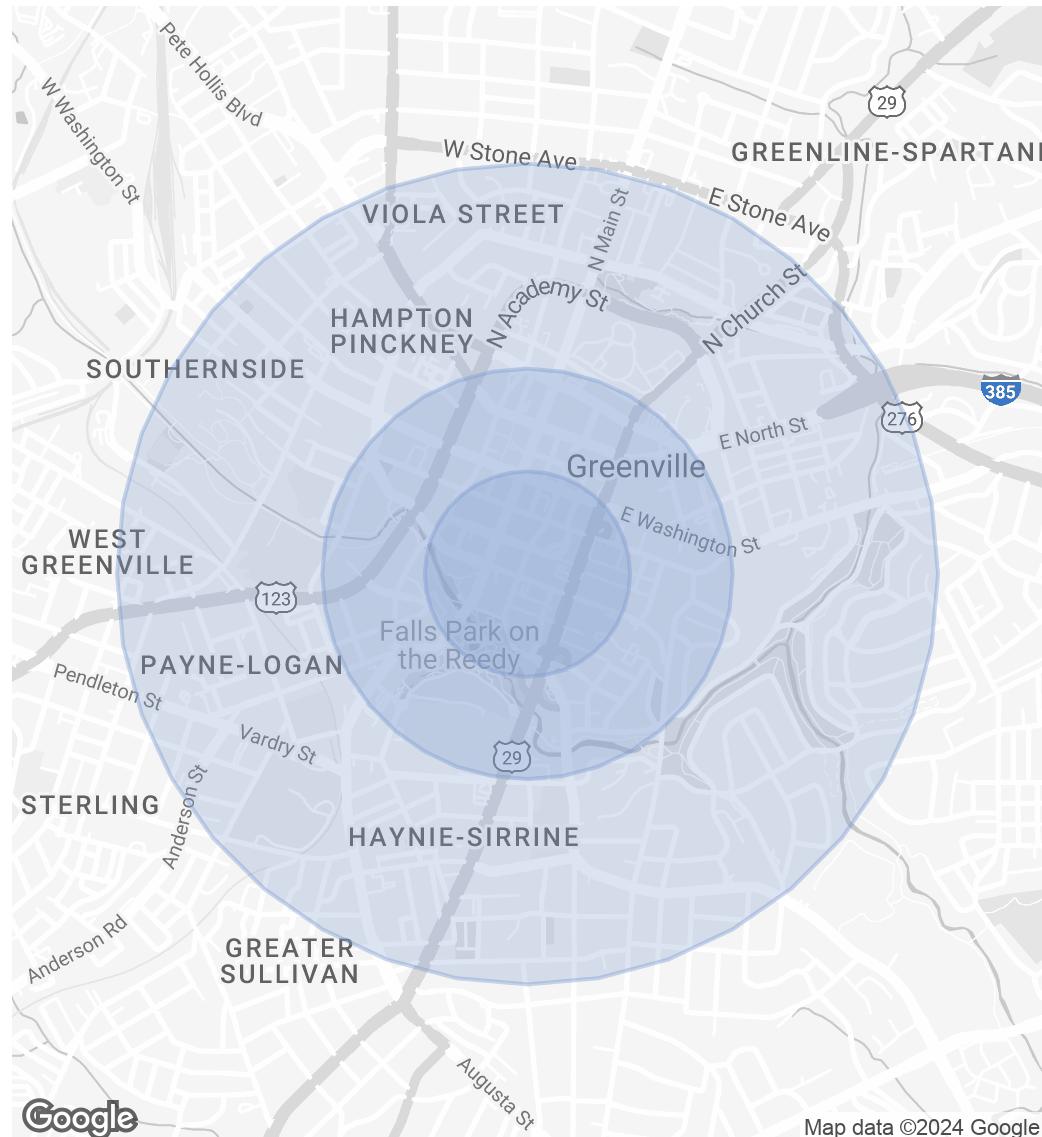
Demographics

131 Falls Street

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	696	2,430	10,168
Average Age	47.6	44.3	42.1
Average Age (Male)	48.1	44.2	41.5
Average Age (Female)	45.8	45.5	43.1

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	453	1,535	5,461
# of Persons per HH	1.5	1.6	1.9
Average HH Income	\$133,160	\$121,201	\$99,158
Average House Value	\$556,490	\$518,416	\$451,647

* Demographic data derived from 2020 ACS - US Census



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Let's talk.

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