FOR LEASE
101 W. MAIN STREET
LEXINGTON, SOUTH CAROLINA

MARY WINTER TEASTER
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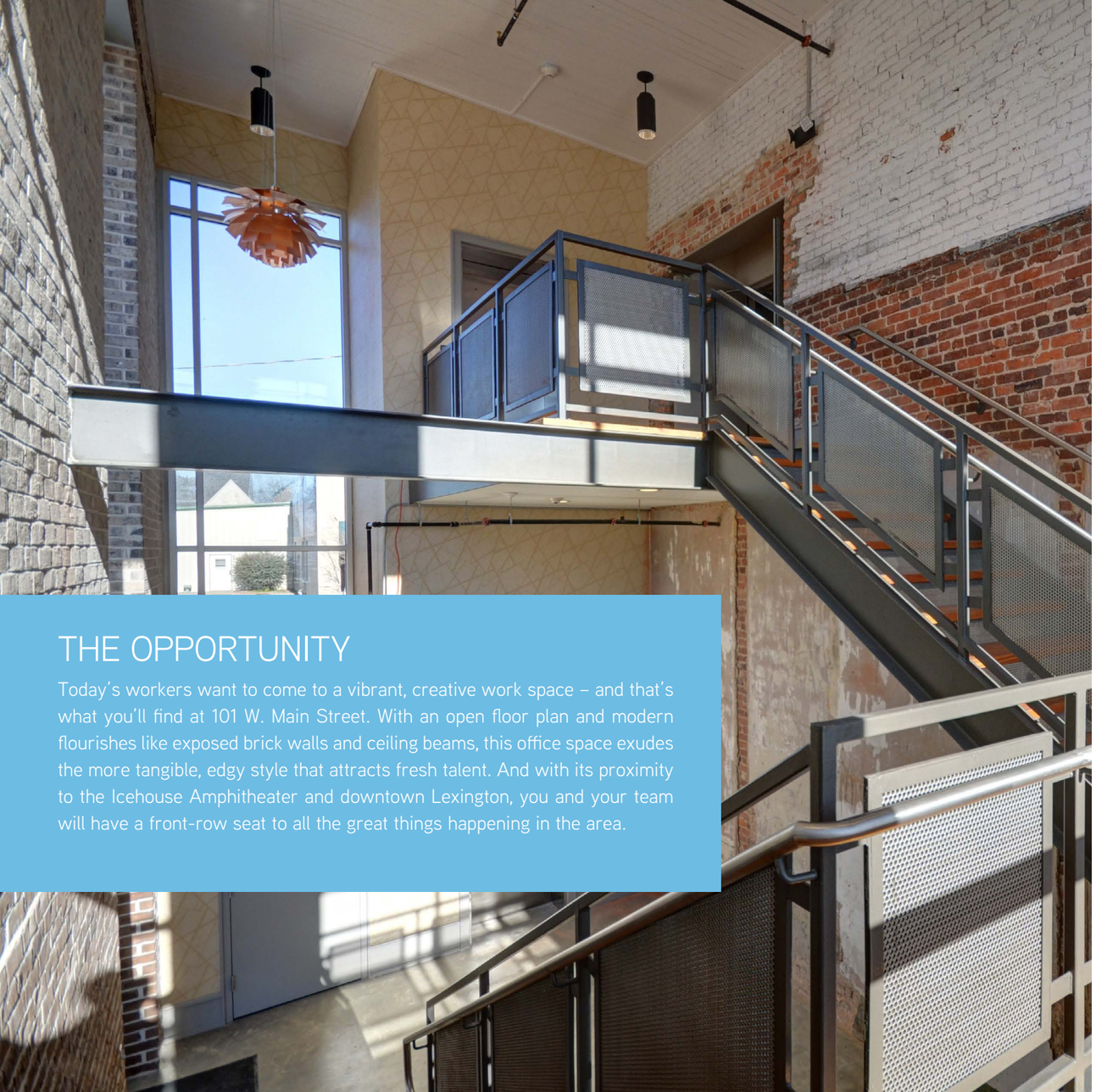
Colliers INTERNATIONAL



THE OPPORTUNITY

Today's workers want to come to a vibrant, creative work space – and that's what you'll find at 101 W. Main Street. With an open floor plan and modern flourishes like exposed brick walls and ceiling beams, this office space exudes the more tangible, edgy style that attracts fresh talent. And with its proximity to the Icehouse Amphitheater and downtown Lexington, you and your team will have a front-row seat to all the great things happening in the area.

OFFICE SPACE

- ±1,716 SF of open office space
- Four glassed offices overlooking W. Main
- Exposed brick and ceiling beams for modern aesthetic
- Parking is available directly behind the building
- At the end of the Main Street downtown retail and vibrant business corridor in Lexington, SC
- Alodias Italian restaurant to occupy the first floor

RENTABLE AREAS (APPOX)

LEVEL 2: SUITE 200	2,506 SF (LEASED)
LEVEL 2: SUITE 210	1,716 SF (AVAILABLE)
LEVEL 2	1,268 SF (COMMON AREA)
LEVEL 1: SUITE 100	4,594 SF (LEASED)
TOTAL	**10,084 SF**

LEASE RATE

- For lease rate information please contact the broker.

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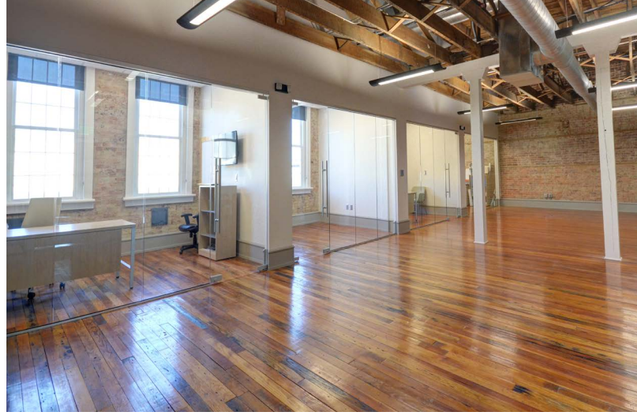
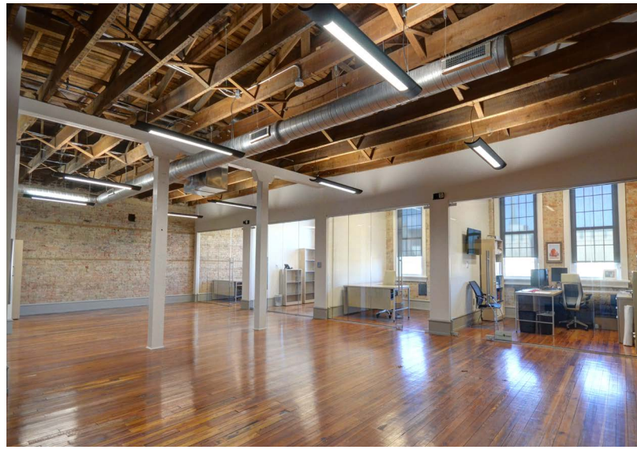
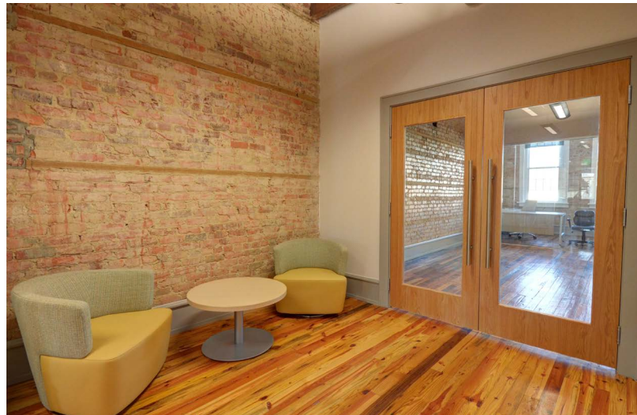






Be a part of the movement that is making Lexington, South Carolina rock n' roll! In October, the Town of Lexington opened the Icehouse Amphitheater to the public. The 900-seat venue will host various community events and concerts. The Icehouse Amphitheater is boosting redevelopment and connectivity to retail, office, parks, education and municipalities.

NEARBY AMENITIES

RESTAURANTS & RETAIL

- Chocolate Wonderland
- Cook Out
- Creekside
- Cribb's Sandwich & Sweet Shop
- Eggs Up Grill
- Fatz Cafe
- Firehouse Subs
- Food Lion
- Grouchos
- Keg Cowboy Bar & Restaurant
- Kingsman Que and Brew
- Libby's
- Lizard's Thicket
- Main Street Cafe
- Maurice's BBQ
- Old Mill Brewpub
- Payless Shoesource
- Rush's
- TCBY
- Tokyo Grill
- Top Dogs
- Walgreens
- Wings N Ale

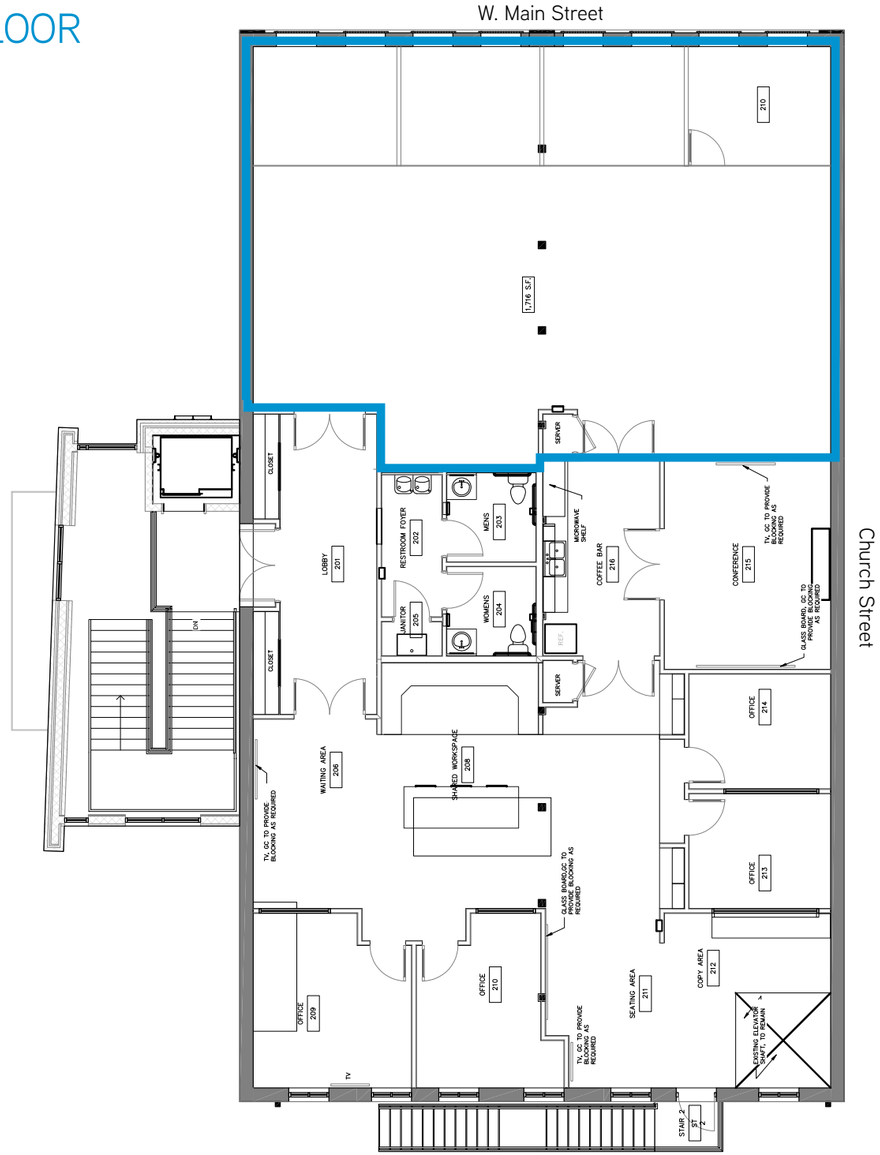
BUSINESSES

- AllState Insurance
- Ameris Bank
- BB&T
- Crossfit
- Dermatology of Lexington
- Dooley Law Firm
- First Citizens Bank
- Greater Lexington Chamber & Visitor Center
- Lexington Animal Clinic
- Lexington Assessors Office
- Lexington County Magistrate
- Lexington Courthouse
- Lexington Mortage Corp.
- McWhirter, Bellinger & Associates, PA
- Mead & Hunt, Inc.
- Nationwide Insurance
- Palmetto Opthamology Associates
- Snelling Staffing Services
- Town of Lexington
- Wells Fargo
- William, Stitely, Brink, PC
- World Acceptance

*Photos on left from Icehouse Amphitheater's Facebook Page

Pictured: i3, LLC in Suite 200 as an example of built-out space.

2ND FLOOR PLAN



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