

# WELLS FARGO CENTER

GREENVILLE | SOUTH CAROLINA

# Welcome

**Colliers**  
INTERNATIONAL

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Wells Fargo Center is a mixed-use development consisting of 156,000 square feet of office space, 20,000 square feet of retail space and 22 luxury apartment homes. Located in the heart of Greenville's Central Business District, tenants enjoy a **world-class work environment** and convenient access to restaurants, hotels, shopping, arts and popular attractions.





## Property Highlights

- The Wells Fargo Center currently offers **±11,061 square feet of office space available for lease.**
- Two available suites are in **shell condition** providing tenants with the opportunity to create a **custom and flexible** up-fit that is the right fit for your business.
- One available suite is in move-in ready condition, overlooking Main Street.
- Floor to ceiling windows, provides tenants with scenic views of Greenville, South Carolina.
- **Parking is available in an adjacent** City-owned and operated parking garage, which is connected to the Wells Fargo Center. The building has an agreement with the City to provide office tenants a parking ratio of 4.4:1,000. Short-term parking is available in the garage on street-level for visitors to the building.
- Recently completed a \$2M renovation to the building, including the main lobby, common areas, signage and more.
- On-site **retail amenities** include Port City Java, Sticky Fingers, Sully's Bagels & Deli, Ivy Salon, Charles Schwab, Tropical Grille and Pink Azalea.
- **24/7 Fitness center** provides tenants a wellness amenity in the building. Facility is fully-equipped with cardio equipment, free weights, televisions and men's and women's locker rooms.
- **24/7 Security** includes manned central security kiosk, card key access control, and CCTV cameras throughout first floor lobby and grounds.
- Full-service banking and ATM provided by Wells Fargo.
- As the real estate manager for the Wells Fargo Center, Colliers International provides an **on-site Building Engineer** to assist with daily building and tenant maintenance needs.



JOIN THESE TENANTS AT  
**WELLS FARGO**  
CENTER

ARGENT TRUST COMPANY

BIEBER LAW FIRM

CUSHMAN & WAKEFIELD |  
THALHIMER

DP3 ARCHITECTS

GALLAGHER

GRACE HILL

GREER WALKER

JACKSON LEWIS, PC

WELLS FARGO BANK







## SUITE 501

At **±3,663 square feet**, suite 501 is a move-in ready space with plenty of natural light and great views of downtown's vibrant Main Street.

**LEASE RATE** \$25/SF

## SUITE 701

Only two floors from the top of the building, suite 701 provides one of the best views. This partial-floor suite covers **±2,719 square feet** of space and is in shell condition - perfect for a smaller workforce or a company with innovative office layouts.

**LEASE RATE** \$27/SF

## SUITE 602

At **±4,679 square feet**, suite 602 is prime space for a highly collaborative work environment. Floor-to-ceiling windows on the sixth floor mean plenty of sunlight for a bright and vibrant workplace - and since the suite is in shell condition, it can be molded to suit your needs exactly.

**LEASE RATE** \$26/SF

## SUITE 950

At **±5,186 square feet**, suite 950 is a recently built out office space with all high-end finishes and features. The suite includes glass front offices with open space on the interior, overlooks Main Street and wraps around building, allowing for 180 degree views.

**LEASE RATE** \$29/SF

## SUITE 501



## SUITE 602



## SUITE 701



## SUITE 950



# Availabilities





#### VISIBILITY

Located in the heart of downtown Greenville which provides great visibility.



#### ENTERTAINMENT

Wells Fargo Center is located within walking distance to restaurants, hotels, shopping, arts and popular attractions.



#### OUTDOOR SPACE

Whether you're eating lunch or enjoying a snack break from one of our onsite retailers, our Courtyard is a quiet oasis in the middle of the city.



#### SECURITY

24/7 On-site security includes manned security officers, card key access control, and CCTV cameras/ throughout first floor lobby and /grounds.



#### FLEXIBILITY

Shell condition suites provide tenant with the opportunity to create a custom and flexible up-fit that is the right fit for your business.



#### TENANT MIX

Wells Fargo is home to a variety of businesses, retailers and even apartment dwellers. From work to play to life, we have it all.



#### WELLNESS

24/7 Fitness center provides tenants a wellness amenity in the building. Facility is fully equipped with equipment, free weights, televisions and men's and women's locker rooms.



#### PARKING

available in an adjacent City-owned and operated parking garage, which is connected to the Wells Fargo Center.

## Amenities







The city's downtown attracts residents and tourists by providing shopping, dining and year-round events appealing to countless tastes and interests through art galleries, boutiques and over 90 restaurants. Downtown Greenville is full of history, which can be seen when touring any of its seven historic districts. Outdoor lovers can enjoy 39 city parks occupying over 400 acres of land with unique features such as The Liberty Bridge at Falls Park on the Reedy, a 345-foot long, 12 foot wide bridge supported by a single suspension cable.

Downtown attractions also include the Greenville Zoo, a 14-acre facility featuring hundreds of animals, and several museums such as the Greenville County Art Museum and the Upcountry History Museum.

Concerts are held year-round at the Bon Secours Wellness Arena, a 15,000-seat sports and entertainment arena which is consistently ranked by the entertainment industry as one of the top 50 venues in the world. The TD Convention Center, including 60,000 square feet of meeting space and 280,000 square feet of exhibit space, hosts events and can be rented for conferences and meetings.

## IN THE CENTER OF IT ALL

Because of Wells Fargo Center's central location, an immense number of amenities are available within walking distances, allowing employees to walk from their apartment to work, to the river for a stroll or one of Greenville's signature events, and then walk to the grocery store before heading home. Main Street has become a dining and entertainment hub, with over 90 restaurants and pubs lining the corridor.

And with Wells Fargo Center's central location, it's all within walking distance.

### BUSINESSES

- |  |   |  |   |   |
|--|---|--|---|---|
| AMERIS BANK<br>BANK OF AMERICA<br>BB&T<br>BE&K<br>BELMONT CORPORATION<br>BRASFIELD & GORRIE<br>CLEAR CHANNEL<br>CLEMSON UNIVERSITY<br>COLONIAL TRUST CO.<br>DUKE ENERGY<br>EARTHLINK<br>ELLIOTT DAVIS<br>ERNST & YOUNG | ERWIN PENLAND<br>FIDELITY INVESTMENTS<br>GALLIVAN, WHITE & BOYD<br>GANNETT PUBLICATIONS<br>GREENVILLE HEALTH SYSTEM<br>HAYNSWORTH SINKLER BOYD<br>HUGHES DEVELOPMENT CORPORATION<br>HUGHES INVESTMENTS<br>IRON YARD | JACKSON LEWIS<br>KEENAN SUGGS<br>KPMG<br>LS3P<br>MCNAIR LAW FIRM<br>MERRILL LYNCH<br>METLIFE<br>MORGAN STANLEY<br>SMITH BARNEY<br>MOTOROLA, INC.<br>NBSC<br>NELSON MULLINS RILEY & SCARBOROUGH | NEW YORK LIFE<br>NEXSEN PRUET<br>NEXT<br>OGLETREE DEAKINS<br>OOBE<br>PNC BANK<br>PROAZIS THERAPY<br>REGIONS BANK<br>SMITH MOORE<br>LEATHERWOOD<br>SOUTH STATE BANK<br>STATE OF SC<br>SUNTRUST | TD BANK<br>UBS FINANCIAL SERVICES, INC.<br>UNITED COMMUNITY BANK<br>VAYA PHARMA, INC.<br>VERIZON WIRLESS<br>WELLS FARGO<br>WINDSTREAM<br>WOMBLE CARLYLE<br>XM SATELLITE RADIO |
|--|---|--|---|---|

### RESTAURANTS

- |   |   |   |  |
|---|---|---|--|
| AMERICAN ROADSIDE<br>BARLEY'S TAPROOM & PIZZERIA<br>BELLACINO'S PIZZA & GRINDERS<br>BLU MARTINI BAR<br>BLUE RIDGE BREWING<br>BODADDY'S SMOKEHOUSE<br>CAROLINA ALE HOUSE<br>CHICORA ALLEY<br>CITY TAVERN<br>COFFEE UNDERGROUND<br>CONNOLLY'S IRISH PUB<br>DARK CORNER DISTILLERY<br>GRINGO'S CAFE<br>GROUCHO'S DELI<br>GUADALAJARA MEXICAN CAFE<br>HIGH COTTON<br>JIMMY JOHNS<br>KILPATRICK PUBLIC HOUSE | LARKIN'S ON THE RIVER<br>MARBLE SLAB<br>NOSE DIVE<br>PAPI'S TACOS<br>PASSERELLE BISTRO<br>PITA PIT<br>PORT CITY JAVA<br>RAINER'S<br>RICK ERWIN'S NANTUCKET<br>SEAFOOD<br>RAINER'S<br>RICK ERWIN'S WEST END<br>RICK'S DELI & MARKET<br>SHARKEY'S PUB<br>SIP TASTING ROOM<br>SMOKE ON THE WATER<br>SOBY'S<br>SPILL THE BEANS<br>STARBUCKS<br>STICKY FINGERS | SUBWAY<br>SUSHI KOJI<br>SUSHI MURASAKI<br>TAKOSUSHI<br>THE CAZBAH<br>THE CHOCOLATE MOOSE<br>THE GREEN ROOM<br>THE GREENVILLE BEER EXCHANGE<br>THE LAZY GOAT<br>THE SPICE & TEA EXCHANGE<br>TRAPPE DOOR<br>TRATTORIA GIORGIO<br>TRIO<br>TSUNAMI<br>TUPELO HONEY<br>TWO CHEF'S<br>WILD WING CAFE<br>YAP | ANTHROPOLOGIE<br>ANYTIME FITNESS<br>BEVELLO<br>BROOKS BROTHERS<br>BUBBLY BLOW DRY BAR<br>CVS PHARMACY<br>ISTORE<br>IVY COLOR SALON<br>LULULEMON ATHLETIC<br>MAST GENERAL STORE<br>PINK AZALEA<br>RAINER'S<br>THE CIGAR BOXX<br>ORVIS |
|---|---|---|--|

### ENTERTAINMENT

- BON SECOURS WELLNESS ARENA
- FLUOR FIELD
- PEACE CENTER
- THE COMMERCE CLUB
- POINSETT CLUB

### HOSPITALITY

- ALOFT
- COURTYARD MARRIOTT
- EMBASSY SUITES
- HAMPTON INN & SUITES
- HYATT REGENCY
- WESTIN POINSETT

### CURRENT REDEVELOPMENT PROJECTS

- CAMPERDOWN:** 6-story office tower offering approximately 130,000 square feet of Class A office space, a four-story office-building with approximately 24,000 square feet and groundlevel retail, a dine-in theatre, fitness center and an underground 800-space parking deck. A proposal has also been submitted for a 7-story Marriott-branded AC Hotel.







**TOP 10** BEST DOWNTOWNS  
IN AMERICA, 2015  
livability

**ONE OF FIVE  
BEST PLACES  
TO RETIRE**  
aarp

**NAMED #1**  
MICRO-CITY OF THE FUTURE  
IN THE WESTERN HEMISPHERE  
financial times

**5TH** MOST FUN & AFFORDABLE  
CITY IN THE U.S.  
business week

**THE NEXT BIG  
FOOD CITY**  
OF THE SOUTH  
esquire

**RANKED 3<sup>RD</sup>**  
STRONGEST JOB  
MARKET IN AMERICA  
bloomberg businessweek

**FASTEST GROWING  
CITY IN THE NATION**  
**RANKED 9<sup>TH</sup>**  
cnn money

**#1** CITY IN THE COUNTRY FOR  
JOBS IN SPRING 2012  
forbes

**ONE OF THE BEST CITIES  
FOR YOUNG ADULTS**  
forbes





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