

# WFC

15 S. MAIN STREET  
GREENVILLE, SC



Colliers  
INTERNATIONAL





It's time for your business  
to take center stage.





# highlights

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 include:

- The Wells Fargo Center currently offers **±11,061 square feet of office space available for lease.**
- 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.
- 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.
- Renovations in 2015 included newly completed common area and restroom upgrades, elevator cab refurbishment, HVAC upgrades, and Brown Street lobby refurbishment.
- New exterior signage and lighting packages coming soon.
- On-site **retail amenities** include Port City Java, Sticky Fingers, Sully's Bagels & Deli, Ivy Salon, Charles Schwab 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.





WELLS FARGO

**WELLS FARGO** CENTER  
GREENVILLE | SOUTH CAROLINA



# location

**RANKED 3<sup>RD</sup>**  
BEST DOWNTOWNS IN AMERICA, 2016  
livability



BON  
SECOURS  
WELLNESS  
ARENA

HYATT  
REGENCY

URBAN  
NIRVANA

STAPLES

GREENTOWN  
GRILL

Publix

MADE  
WITH  
CREAM

QE

ANYTIME  
FITNESS

WFC

MAST GENERAL STORE

ANTHROPOLOGIE

charles SCHWAB

SULLY'S  
STEAMERS

ORVIS

STICKY  
FINGERS

Pink AZALEA

aloft  
HOTELS

Brooks Brothers

PORT CITY  
JAVA

Bellacino's  
Pizza & Grinders

CAVIAR &  
BANANAS  
gourmet market & cafe

TUPELO  
HONEY CAFE

WESTIN  
HOTELS & RESORTS  
POINSETT

CAROLINA  
ALE HOUSE

GRILL  
MARKS  
BURGERS • SHAKES • BAR

SPRING STREET

PEACE  
CENTER

STARBUCKS  
COFFEE

Halls  
CHOPHOUSE

FALLS  
PARK

THE LAZY GOAT

RICK'S  
DELI & MARKET

Pour  
TAPROOM

PREMIUM  
BRAZEWELLS  
PUB



# amenities



## VISIBILITY

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



## 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



## ENTERTAINMENT

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



## 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.



## 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



## 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.





# availabilities

## 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.

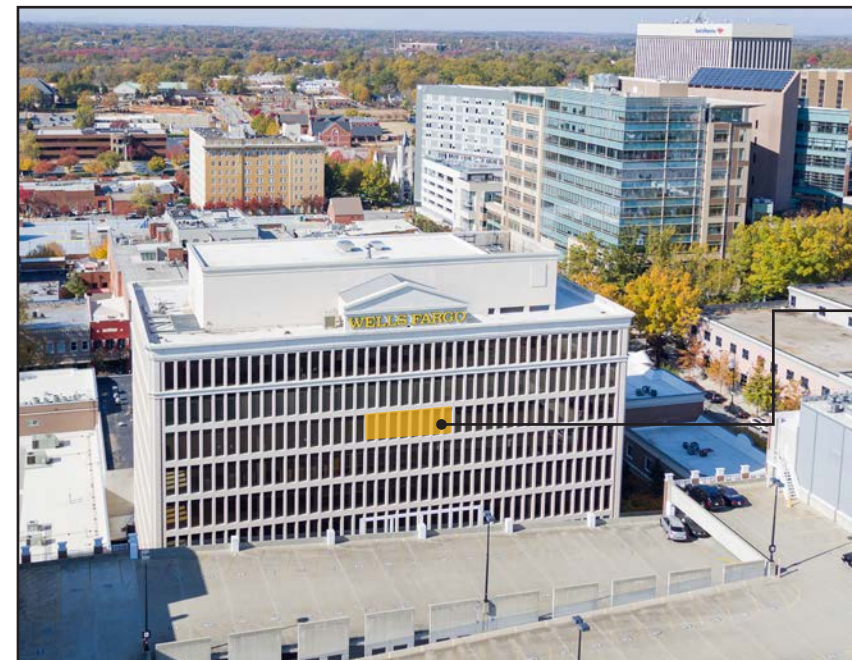
**LEASE RATE** \$25/SF



## SUITE 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 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









# accolades

**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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