

FOR LEASE  
**656 S. MAIN STREET**  
GREENVILLE, SOUTH CAROLINA



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## THE OPPORTUNITY

Prominently located in Greenville’s vibrant West End, this building is planned to undergo renovations for both its office and retail spaces, as well as a refresh to the exterior. The building is within walking distance to Fluor Field, local restaurants, retail establishments and theaters. The area is highly active with pedestrian traffic and just a short walk from Falls Park.

## OFFICE SPACE

- › Up to ±10,000 SF of office space on two floors
- › Prominent Main Street location
- › Efficient floor plates
- › Shell condition provides flexibility for build out
- › Building signage opportunities
- › First floor retail

## RENTABLE AREAS (APPROX)

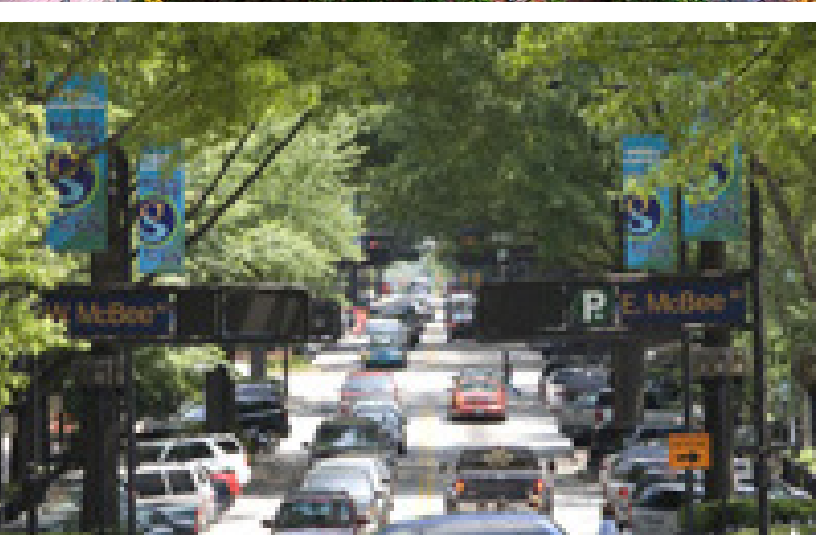
2ND FLOOR	SUITE 1	2,198 SF
	SUITE 2	2,398 SF
3RD FLOOR	SUITE 3	2,198 SF
	SUITE 4	2,398 SF
	TOTAL	9,192 SF

## LEASE RATE

\$25.00/SF Full Service







## NEW DEVELOPMENTS

- Claussen
- 504 Rhett
- Homestead Suites
- Embassy Suites
- Judson Mill
- Brandon Mill
- District West
- M West Townhomes
- Elements West
- Perimeter West
- Pendleton St
- Traverse
- 400 Rhett
- 236 Rhett
- Link West End
- S. Main at River
- 121 Rhett
- River Walk
- South Ridge
- Greenville Lofts

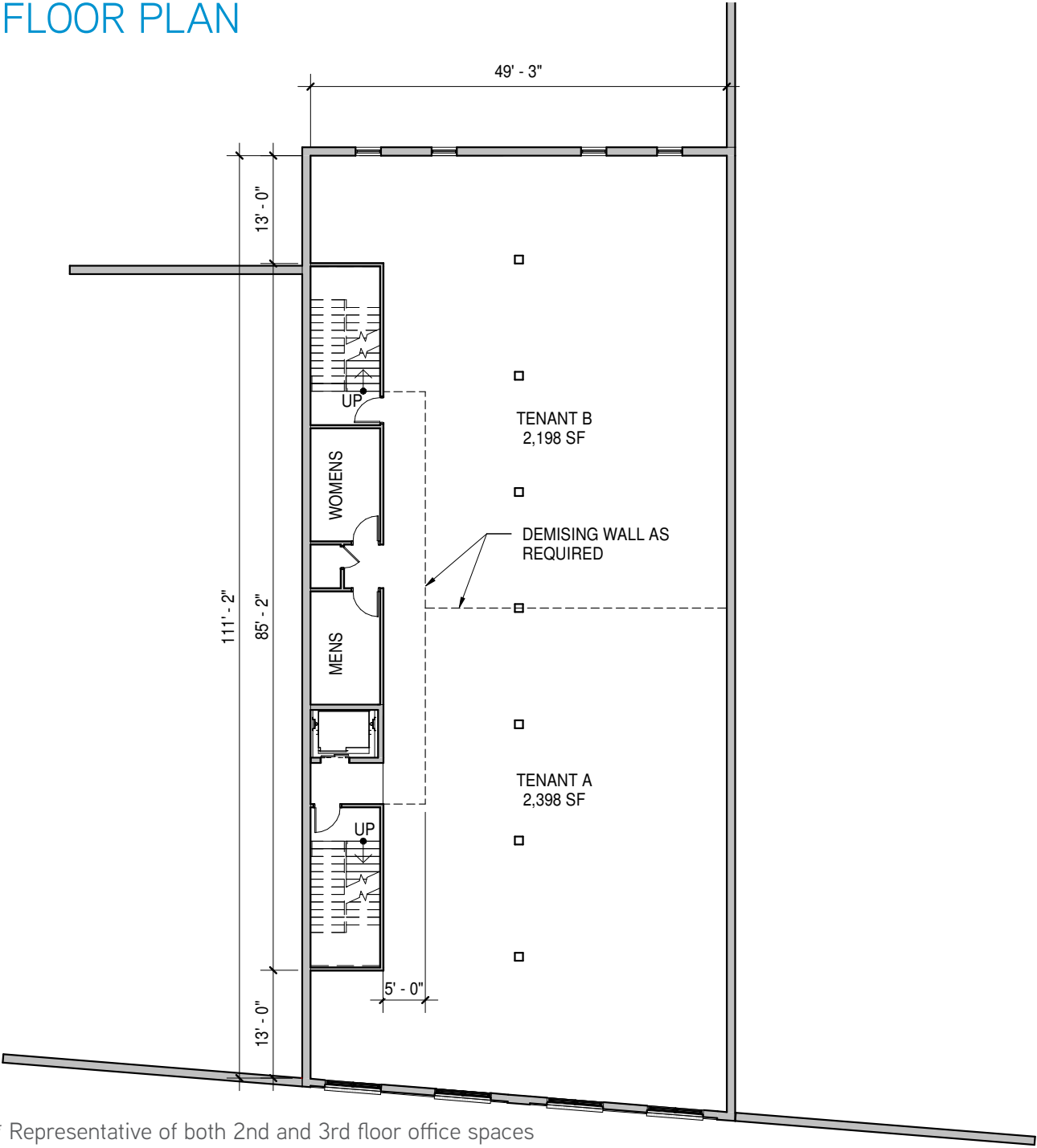
## WEST END RETAILERS

- Smoke On The Water
- Mellow Mushroom
- American Grocery
- Velo Fello
- Chicora Alley
- Passerelle Bistro
- Pour Taproom
- Rick's Deli
- Brazwells
- Starbucks
- Lazy Goat
- Hampton Inn
- Halls Chophouse
- Old Cigar Warehouse
- Liberty Taproom
- Spill the Beans
- Eggs Up Grill
- The Warehouse Theatre
- Zen
- Mac's Speed Shop
- Mary's at Falls Cottage
- Pomegranate on Main
- Subway
- Rainer's
- Blueberry Frog
- The Spa at West End

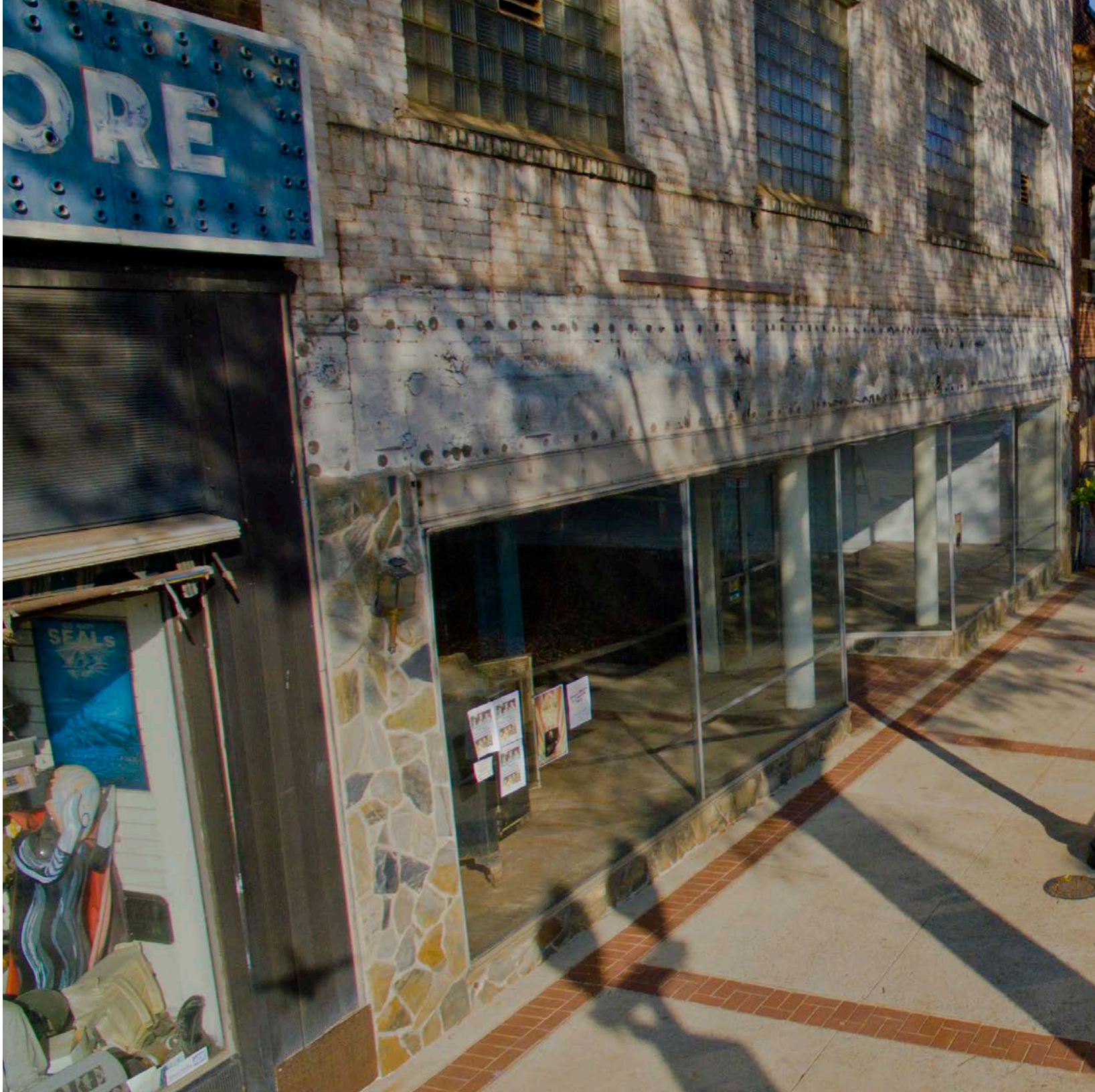




FLOOR PLAN



\* Representative of both 2nd and 3rd floor office spaces





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