

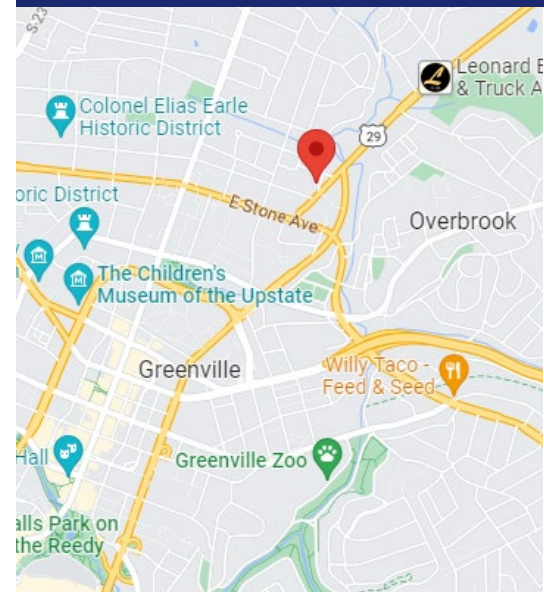


PRIME DOWNTOWN GREENVILLE LOCATION WITH ONSITE PARKING

LEASE RATE:

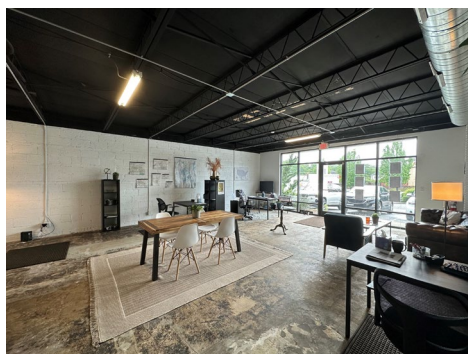
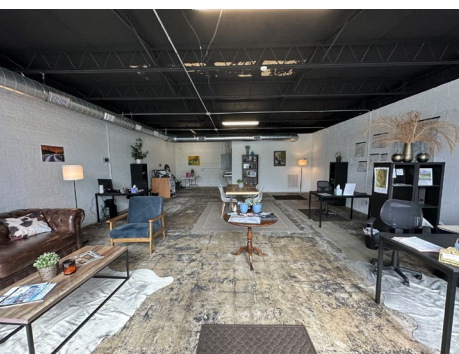
\$27.00/SF + NNN

- Unit 21: +/- 1,000 sf
- Sublease: Initial term expires September 2024
- Open floorplan located in a fully renovated shopping center right off Stone Avenue & Wade Hampton Blvd.
- Space features an open area with multiple large windows and a private restroom in place
- Across the street from "Northpointe" development: includes Harris Teeter, Starbucks, mixed use retail, & +/-300 apartments
- New roof, electrical, and hvac in place
- High density residential area adjacent to Greenville's sought after North Main neighborhood & close to Overbrook
- +-25,700 vpd traffic counts Wade Hampton Blvd. at Mohawk Dr.

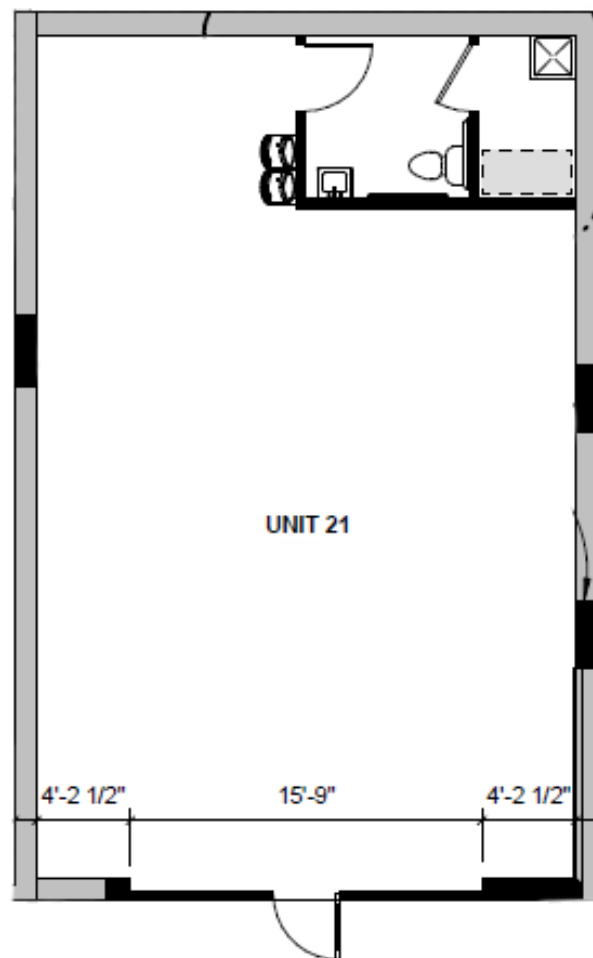


No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.

PHOTOGRAPHY



FLOORPLAN



CO-TENANTS

