



OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr [NNN]
BUILDING SIZE:	± 5,000 SF
AVAILABLE SF:	± 2,340 SF
LOT SIZE:	0.319 Acres
MARKET:	Greenville CBD
APN:	0061000500200

PROPERTY OVERVIEW

SVN Blackstream is pleased to present the opportunity to lease this ± 2,340 SF in the heart of downtown Greenville located at 307-B Falls Street. This office space sits one block off Main Street and across the street from the Camperdown Project, which is Greenville's latest mixed-use development with an AC Hotel, Class-A multi-family, office and retail. This office space also is within walking distance of Falls Park, the new Bohemian Resort and several other local amenities.

The property as nine individual offices that are spacious [perfect for social distance working!] with numerous windows, a conference room, kitchenette, and ample parking. space is turn-key and ready for operations!

PROPERTY HIGHLIGHTS

- Location, location, location. These offices are located on Falls St, just a block from Main Street and in the shadows of the Camperdown Project
- Ample surface parking options, a rarity in downtown Greenville
- Perfect for a small office group looking for individual offices or a group looking for expansion opportunities
- Property sits within the corridor that Greenville's Master Plan dubs the future "Technology Corridor"

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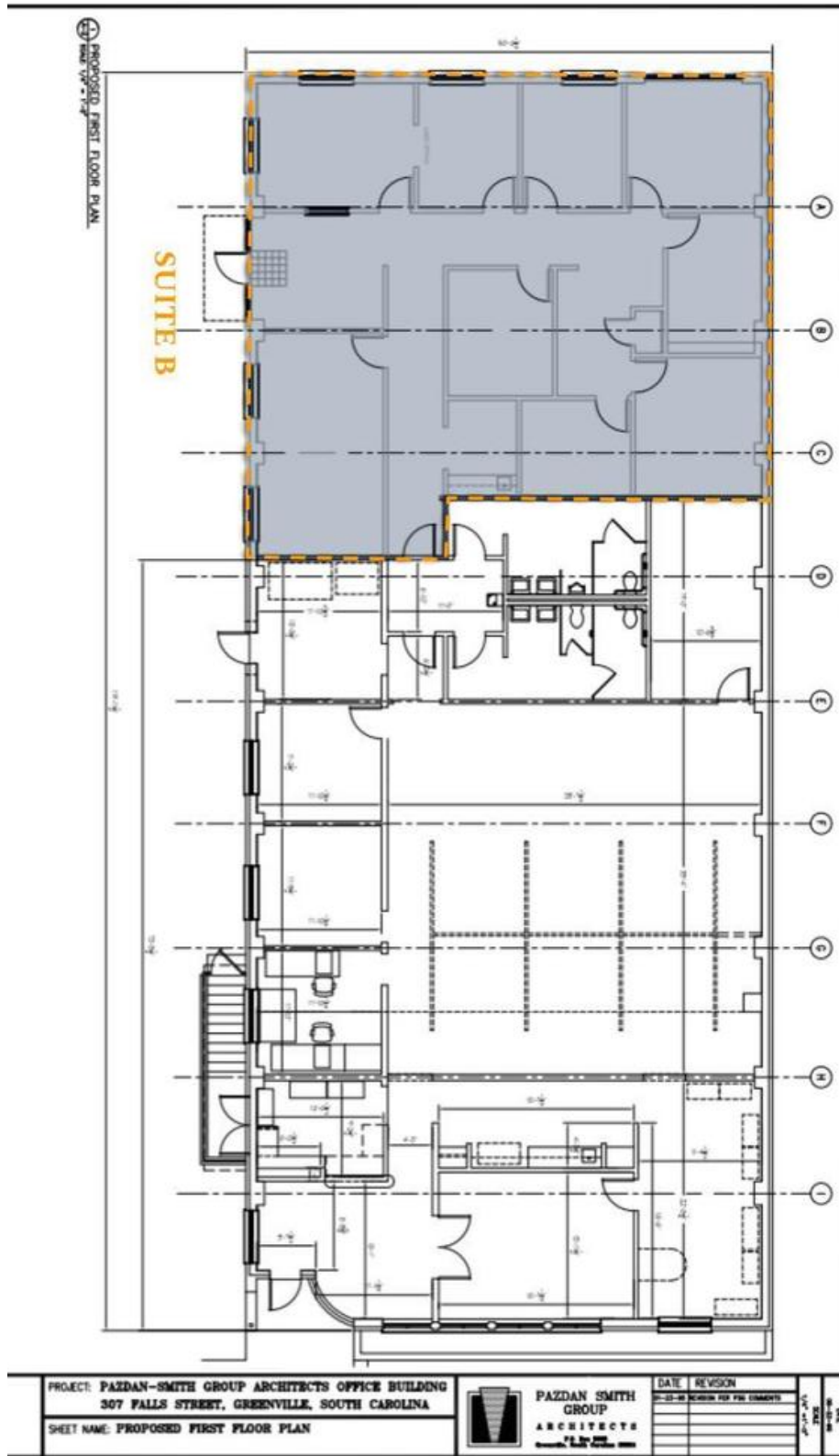
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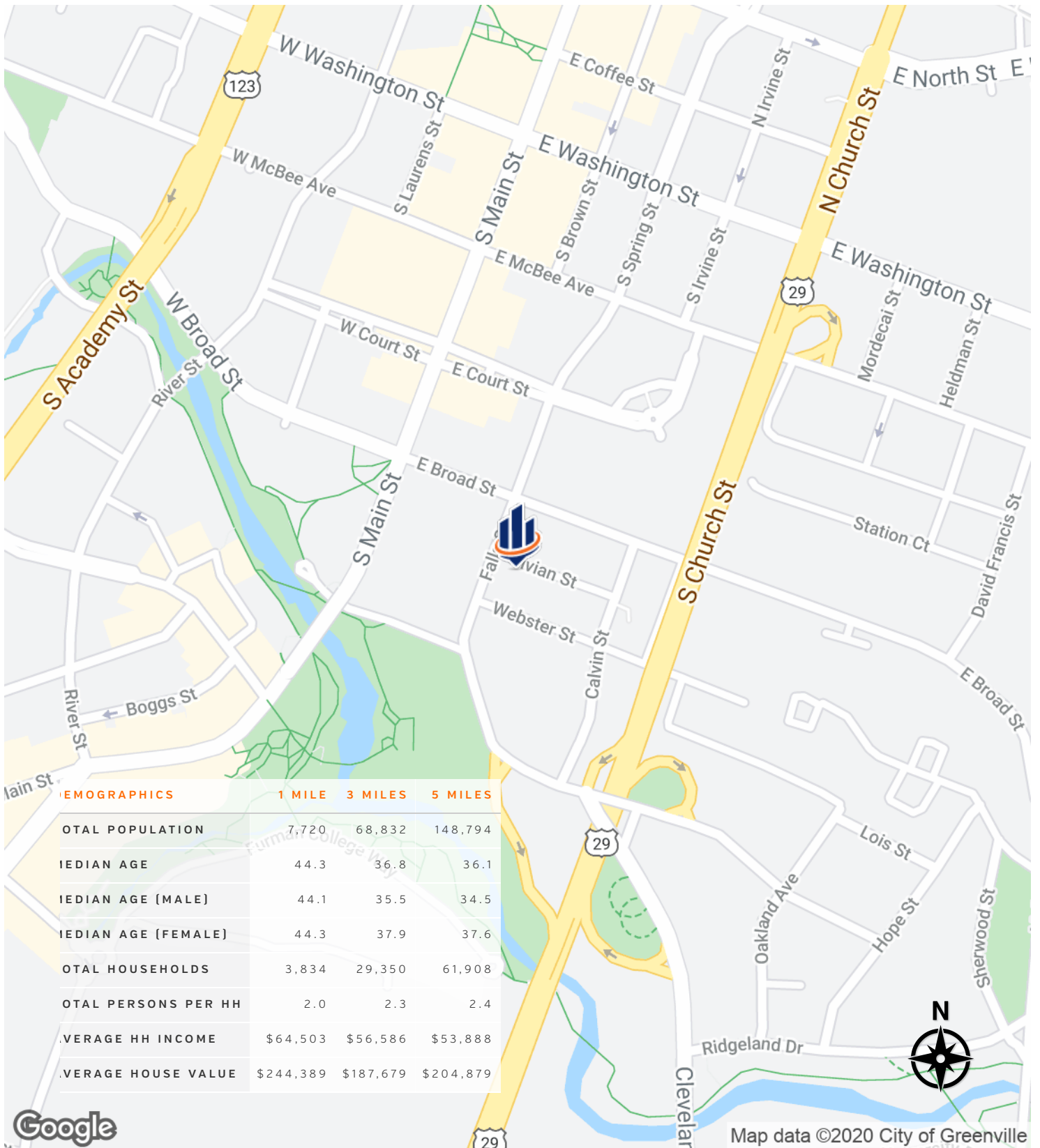
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OVERVIEW

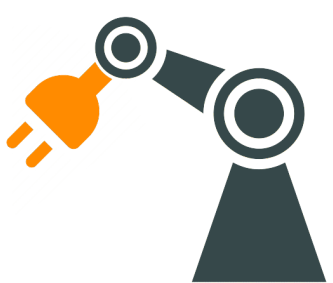
GREENVILLE, SC



The Upstate region of South Carolina is located in the northwestern most portion of the state. We are also known as the Greenville-Spartanburg-Anderson MSA, consisting of \approx 1 million residents. Greenville County has numerous businesses and financial companies, including Michelin, Fluor & GE. The county seat and most populous city is Greenville with roughly 72,000 residents.



The region is one of the fastest growing in South Carolina. The expanding population base generates demand for housing and services.



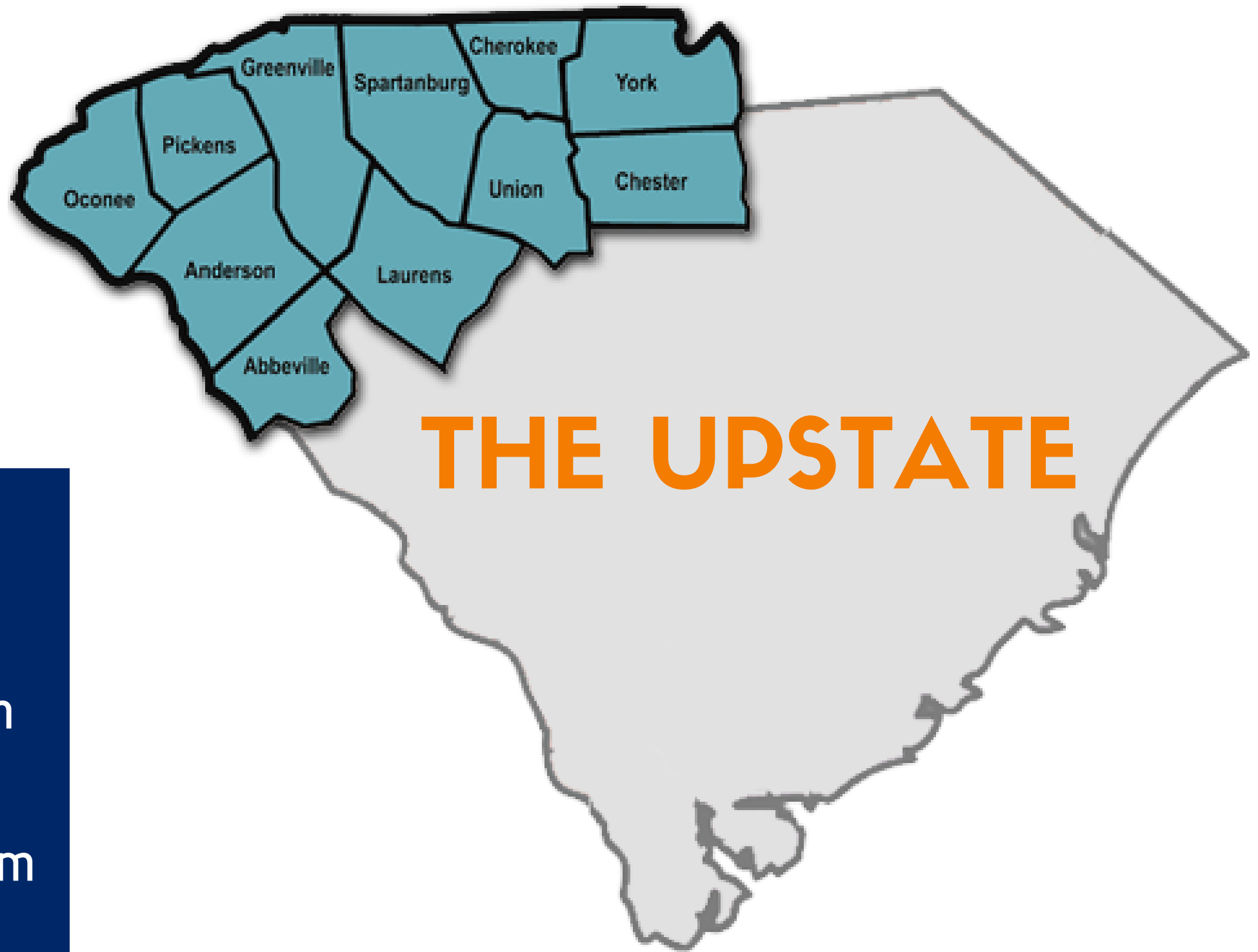
The local manufacturing sector has grown since BMW located manufacturing operations in the metro. The Upstate is currently home to over 475 firms from 34 different countries.



The median home price is below that of the nation and contributes to a lower cost of living, which helps attract businesses and residents.



ECONOMY



THE UPSTATE

MAJOR EMPLOYERS

- BMW Manufacturing
- Spartanburg Regional Health System
- Michelin North America
- Bon Secours St. Francis Health System
- AnMed Health System
- Greenville County Public Schools
- Clemson University
- GE Power
- Duke Power
- Milliken & Co.
- Greenville Health System

ECONOMIC GROWTH

Evidence of our area's strong economic growth was readily available in 2020: Greenville County has announced \approx \$1.8 Billion in new capital investment and 10,201 new jobs in the last 5 years.

2020 TOTAL EMPLOYMENT



Manufacturing
15%



Trade & Transportation
19%



Professional Services
17%



Hospitality
10%



Government
14%



Education
12%



Financial Activities
4%



Information
2%



Other Services
2%

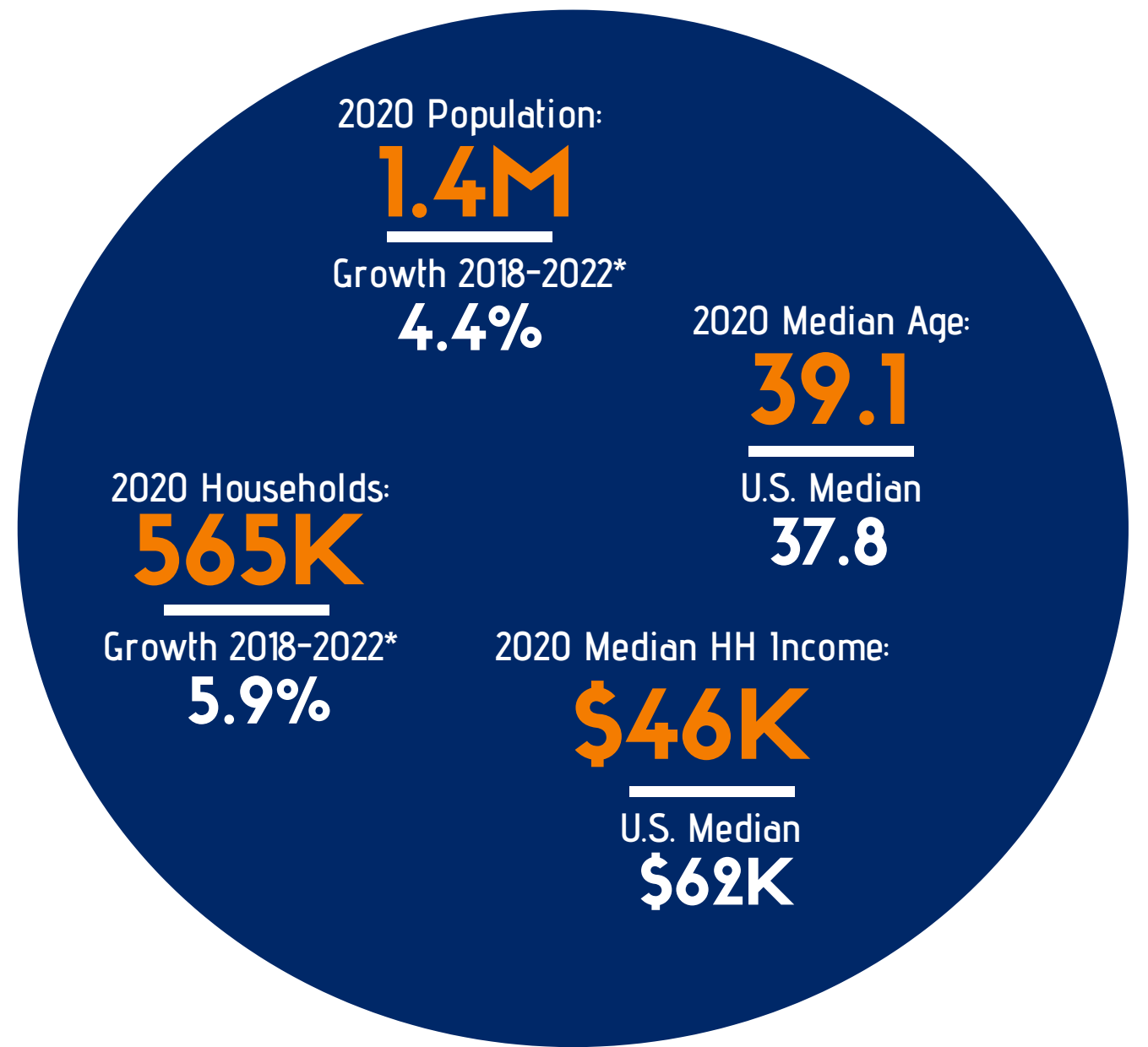


Construction
5%

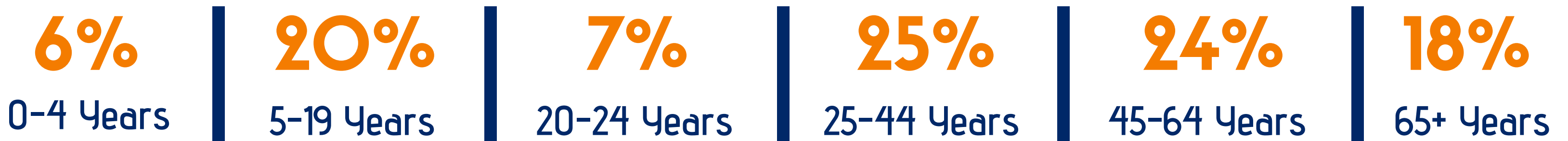


DEMOGRAPHICS

The Greenville MSA is expected to add 63,800 people through 2022, which will result in the formation of roughly 33,500 households. A median home price below the national level has allowed 68% of households to afford to own their home, which is above the national rate of 64%. Roughly 24% of people age 25 and older hold a bachelors degree; among those residents, 8% also have earned a graduate or professional degree.



TOTAL POPULATION BY AGE



EDUCATION



ARTS & ENTERTAINMENT



SPORTS



SVN BLACKSTREAM

RETAIL SERVICES

PROUDLY SERVING THE CAROLINAS



INVESTMENT SALES | LANDLORD REPRESENTATION | TENANT REPRESENTATION



ABOUT SVN | BLACKSTREAM

A full service commercial real estate firm serving the Carolinas

SVN Blackstream is one of the fastest growing real estate firms in the Carolinas, with offices in Greenville, Charlotte, Columbia, Asheville and Charleston.

With \$200 Million in transaction volume in 2019, SVN Blackstream is one of the highest producing affiliates out of more than 200 SVN offices nationwide.



MEET "THE TEACHERS"

IN 2018 DUSTIN TENNEY AND DANIEL HOLLOWAY TOOK A LEAP OF FAITH AND LEFT THEIR JOBS AS CLASSROOM TEACHERS TO PURSUE A CAREER IN COMMERCIAL REAL ESTATE. FAST FORWARD JUST TWO YEARS LATER, AND DUSTIN AND DANIEL HAVE BUILT ONE OF THE MOST DOMINANT RETAIL BROKERAGE TEAMS IN THE UPSTATE. DRAWING ON THEIR EXPERIENCE IN THE CLASSROOM, "THE TEACHERS" FOCUS ON BUILDING RELATIONSHIPS, EDUCATING THEIR CLIENTS, AND ADDING VALUE THROUGH HUSTLE, RELIABILITY, AND CREATIVITY. IN 2020, COURTNEY PITTS, ALSO A FORMER TEACHER, JOINED THE TEAM AS AN ASSOCIATE ADVISOR.



DANIEL HOLLOWAY



DUSTIN TENNEY



COURTNEY PITTS

BELOW IS A SAMPLING OF THE TENANTS THAT DUSTIN AND DANIEL HAVE HAD THE PRIVILEGE OF WORKING WITH.



[elevation 966 winery]

CASE STUDIES



GREENVILLE, SC

The Junction @ Downtown Airport

We represented the landlord to lease 40,000 SF in a mixed-use redevelopment near the Downtown Airport. The tenant mix includes White Duck Taco Shop, Cohesive Coffee, Brits Brothers Personal Training, 11.11 Soccer Training, Elevation 966 Winery, and Adrenaline Dance Fitness



SIMPSONVILLE, SC

Burdette Central

We are representing the landlord who is revitalizing a community icon from the early 1900s. This indoor/outdoor community gathering space will feature a stage for live music, community green space, rooftop amenities, and secured tenants including Sidewall Pizza, Smoqed BBQ and Kaffeine Coffee Roasters. Estimated completion is Fall 2020.



SIMPSONVILLE, SC

The Shops @ W Georgia

We are currently working with Hillpointe, LLC for a large ± 36 AC master development that will include ± 270 Class-A apartments and $\pm 90,000$ SF of grocery-anchored retail.

