

200 EAST BROAD STREET

Corporate Headquarters - Available Q2 2021



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HIGHLIGHTS

- **Class-A Six-Story Office Building**
- Built in 2001
- 116,511 Rentable Square Feet Total
- Situated on **2.32 Acres in Downtown, Greenville**
- Zoned C-4, City of Greenville
- **429 Parking Spaces** with Free On-Site and Paid Garage Parking
- Privately Owned Garage
- Full Sprinkler System
- **Fiber Optics** Available
- Recently **Remodeled** Lobby & Entry Patio
- Showers Available to Tenants
- On-Site Dedicated Food Truck Parking



EXISTING TENANTS



GRAYCLIFF
CAPITAL

ABOUT GREENVILLE

Greenville blends an ideal business environment with an outstanding quality of life, helping create a dynamic and diverse economy.

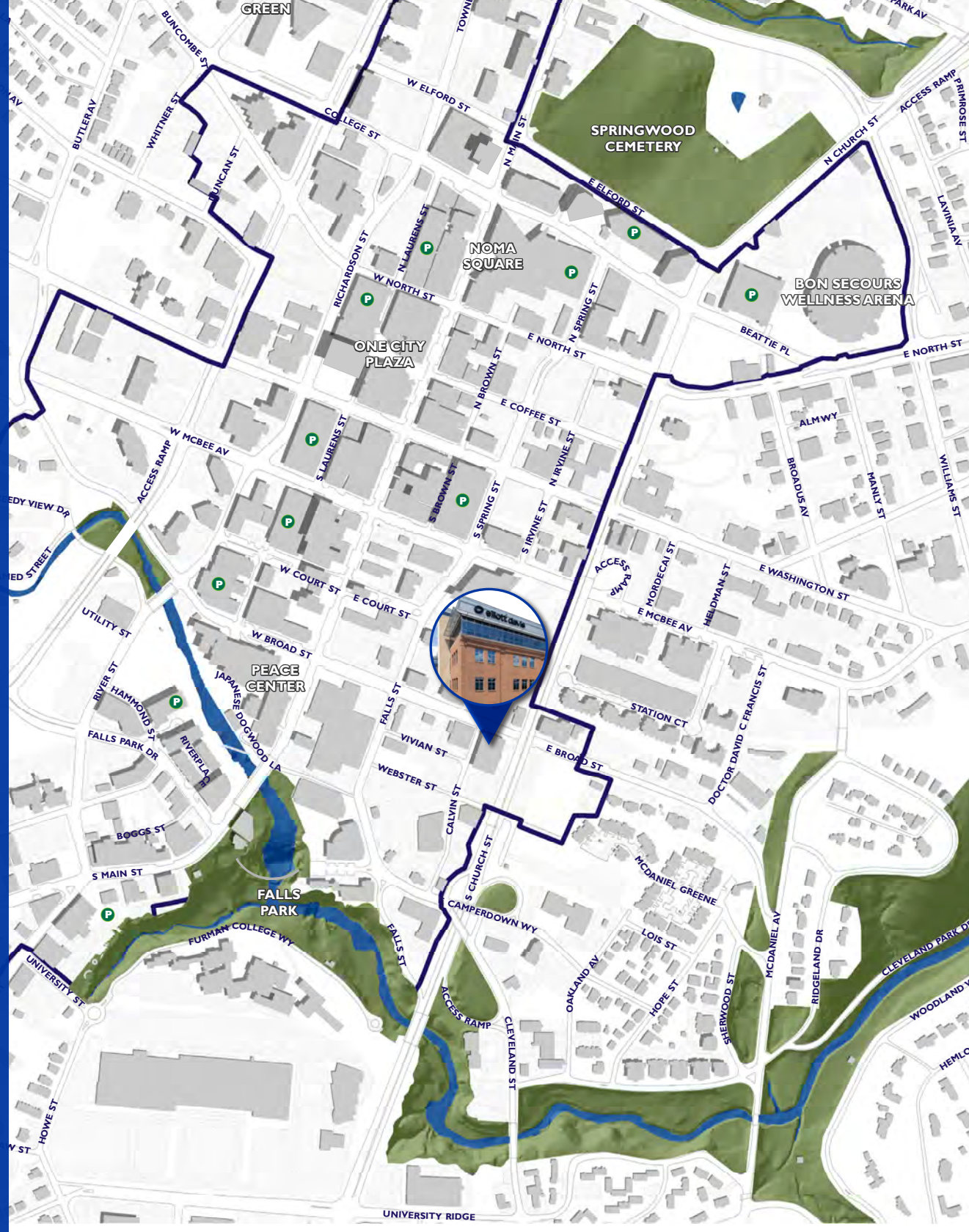
More than 40 *Fortune 500* companies have operations in the region, which has key industry sectors in automotive production, aviation/aerospace, advanced materials, biosciences, data centers, and distribution and logistics.

The region attracted more than \$336 million in capital investment in 2017 alone.

The Greenville area is home to major national and international companies that include AMECO construction equipment, AVX Corp, BMW Manufacturing, Charter Communications, GE Power, Hubbell Lighting, Lockheed Martin, Michelin North America, Nutra Manufacturing, and Verizon Wireless.

Its wealth of attributes as a place to live and its ample resources to promote growth have made it an inviting area for new business investment.

“The Right Address” *Live Here. Love Here.*
Greenville Chamber of Commerce



Camperdown



Poinsett
Hotel



Greenville News



Site

218 Space
Garage

Church Street

Named the “#3 Small City” by readers of Condé Nast Traveler, Greenville, SC is anchored by what Forbes magazine calls one of “America’s Best Downtowns”.

“Featuring a one-of-a-kind floating suspension bridge and set against the Blue Ridge Mountains, Greenville boasts a thriving arts scene, hundreds of restaurants, shops and boutiques, popular annual festivals, numerous historic sites and museums housing significant art collections.”

All of this, combined with proximity to major cities, excellent interstate services and a user friendly airport make Greenville a jewel in the South!

AVAILABLE SPACE

- Up to **66,646 RSF** Contiguous
- Maintained as a Corporate Headquarters
- Entire 3rd, 4th, and 5th Floors Available
- Q2 2021 Delivery
- +/-21,000 RSF Floor Plates
- **Prominent** Building Signage Opportunity
- Lease Rate: Contact Broker





PLAZA LEVEL

8,583 RSF AVAILABLE (Subdividable)



SECOND FLOOR
4,004 RSF AVAILABLE

SECOND FLOOR
1,170 RSF AVAILABLE



THIRD FLOOR
 20,824 RSF AVAILABLE



FOURTH FLOOR
 20,824 RSF AVAILABLE



FIFTH FLOOR
 20,994 RSF AVAILABLE



Entire premises completely remodeled in 2014.



High quality tenant improvements include private offices combined with open architecture, collaborative spaces, break rooms, meeting facilities and training rooms.



Private Elevator Lobby



Small Conference Room Example



Main Reception & Waiting Area

Executive Board Room with Seating for 22





Collaboration Room



Conference/War Room Example



Executive Office Example



Collaboration & Event Space



Bullpen



Training room with seating for 60.
Equipped with full audio visual.



Newly Renovated Building Lobby



Newly Constructed Patio

APARTMENTS

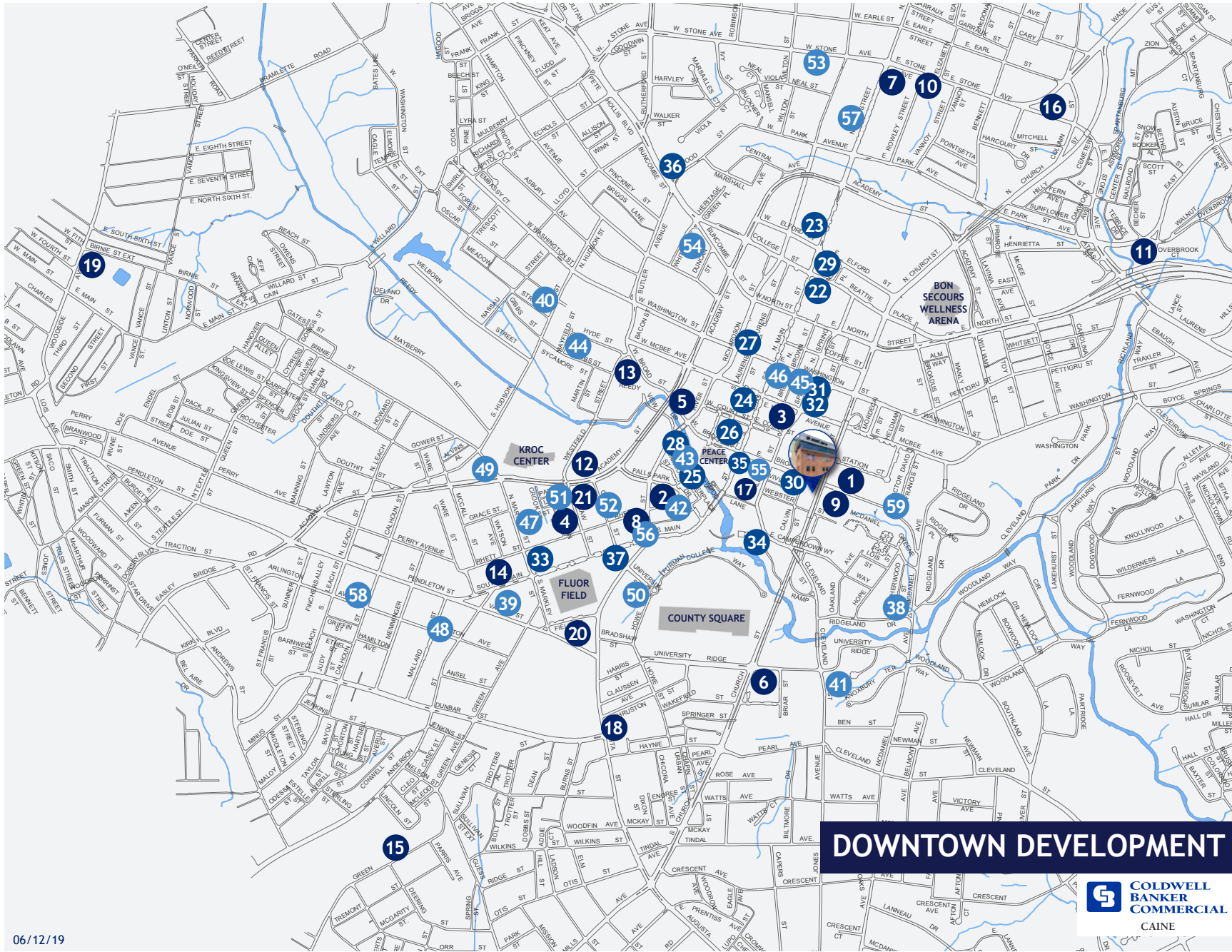
1. McBee Station
2. Riverwalk
3. 98 McBee
4. 400 Rhett
5. Rivers Edge
6. Southridge
7. Main + Stone
8. Link Westend
9. Ellison on Broad
10. Stone and Rowley
11. Overbrook Lofts
12. Trailside
13. District West
14. The Greene
15. Elements West
16. Northpointe
17. Residences at Camperdown
18. Preserve at Logan Park
19. Woodside Mill
20. 408 Jackson
21. The McClaren

HOTELS

22. Hyatt Regency
23. Holiday Inn Express
24. Westin Poinsett
25. Hampton Inn & Suites
26. Courtyard Marriott
27. Aloft Hotel
28. Embassy Suites
29. Homes 2 Suites
30. Haytt Place
31. Residence Inn
32. Springhill Suites
33. Homewood Suites
34. Grand Bohemian
35. AC Hotel / Marriott
36. Comfort Inn & Suites
37. "Boutique" Hotel

CONDOS & TOWNHOMES

38. Ridgeland
39. M West
40. Park Place on Hudson
41. Alta Vista Place
42. 121 Rhett
43. 220 Flats at Riverplace
44. Courtview Townhomes
45. 100 East
46. Washington on Main
47. Mallard @ Arlington
48. Markley Place
49. City Homes @ Markley
50. Augusta Row
51. Westgate on Wardlaw
52. Falls Walk
53. Westone Station
54. Canvas Townhomes
55. Camperdown
56. River and Main
57. 611 N Main
58. City Homes @ Calhoun
59. 301 E Broad St



06/12/19



APARTMENTS

1. McBee Station	Completed - 2006 191 Units
2. Riverwalk	Completed - 2012 44 Units
3. 98 McBee	Completed - 2014 55 Units
4. 400 Rhett	Completed - 2014 150 Units
5. Rivers Edge	Completed - 2015 141 Units
6. Southridge	Completed - 2015 375 Units
7. Main + Stone	Completed - 2016 226 Units
8. Link Westend	Completed - 2017 215 Units
9. Ellison on Broad	Completed - 2017 201 Units
10. Stone and Rowley	Completed - 2017 51 Units
11. Overbrook Lofts	Completed - 2017 31 Units
12. Trailside	Completed - 2017 215 Units
13. District West	Completed - 2017 365 Units
14. The Greene	Completed - 2018 270 Units
15. Elements West	Under Construction 60 Units
16. Northpointe	Under Construction 279 Units
17. Residences at Camperdown	Under Construction 217 Units
18. Preserve at Logan Park	Under Construction 113 Units
19. Woodside Mill	Planned 303 Units
20. .408 Jackson	Planned 237 Units
21. The McClaren	Planned 244 Units

HOTELS

22. Hyatt Regency	Completed - 1982 330 Rooms
23. Holiday Inn Express	Completed - 1997 80 Rooms
24. Westin Poinsett	Completed - 2000 200 Rooms
25. Hampton Inn & Suites	Completed - 2006 115 Rooms
26. Courtyard Marriott	Completed - 2010 125 Rooms
27. Aloft Hotel	Completed - 2015 144 Rooms
28. Embassy Suites	Completed - 2016 156 Rooms
29. Homes 2 Suites	Completed - 2016 117 Rooms
30. Hyatt Place	Completed - 2018 130 Rooms
31. Residence Inn	Completed - 2019 120 Rooms

32. Springhill Suites	Completed - 2019 166 Rooms
33. Homewood Suites	Completed - 2019 151 Rooms
34. Grand Bohemian	Under Construction 187 Rooms
35. AC Hotels / Marriott	Under Construction 196 Rooms
36. Comfort Inn & Suites	Planned 100 Rooms
37. "Boutique" Hotel	Planned 54 Rooms

CONDOS & TOWNHOMES

38. Ridgeland	Completed - 2012 39 Units
39. M West	Completed - 2017 18 Units
40. Park Place on Hudson	Completed - 2017 23 Units
41. Alta Vista Place	Completed - 2018 15 Units
42. 121 Rhett	Completed - 2018 38 Units
43. 220 Flats at Riverplace	Completed - 2018 8 Units
44. Courtview Townhomes	Completed - 2018 15 Units
45. 100 East	Completed - 2018 48 Unit Apartment Conversion Built in 2012
46. Washington on Main	Completed - 2018 13 Unit Apartment Conversion Built in 1973
47. Mallard @ Arlington	Completed in 2015/18 8 Units
48. Markley Place	Under Construction 38 Units
49. City Homes @ Markley	Completed - 2018 14 Units
50. Augusta Row	Under Construction 27 Units
51. Westgate on Wardlaw	Planned 6 Units
52. Falls Walk	Planned 11 Units
53. Weststone Station	Planned 17 Units
54. Canvas Townhomes	Under Construction 31 Units
55. Camperdown	Planned 18 Units
56. River and Main	Planned 12 Units
57. 611 N Main	Planned 25 Units
58. City Homes @ Calhoun	Under Construction 8 Units
59. 301 E Broad Street	Planned 38 Units



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**COLDWELL
BANKER
COMMERCIAL**

CAINE