

WORLD CLASS MIXED USE DEVELOPMENT
DOWNTOWN | GREENVILLE, SC

FALLS TOWER

CAMPERDOWN



ONLY **ONE FULL FLOOR** REMAINING
±5,000 SF - 23,500 SF **AVAILABLE**

CBRE



C A M P E R D O W N

LOVE WHERE YOU WORK

GREENVILLE'S AWARD WINNING DOWNTOWN RAISES THE BAR

CBRE is pleased to offer for lease office space at Camperdown, the next great development in the vibrant and rapidly growing downtown of Greenville, South Carolina.

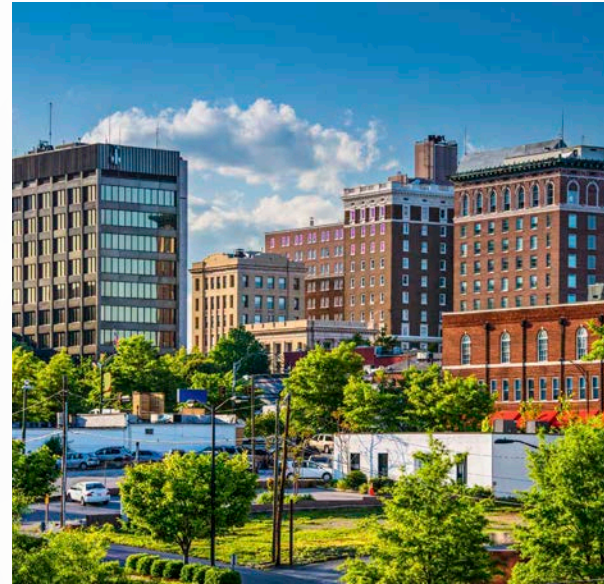
Located on approximately four acres at the intersection of Broad Street and South Main Street, the epicenter of Greenville's award winning downtown, the development's current site plan outlines approximately 184,000 square feet of office space.

The Upstate consists of 1.39 million people in 540,000 households. It includes the ten-county region in the northwest corner of South Carolina. As the largest city in the region, Greenville is the economic hub of the region.

Greenville is a thriving and vibrant city rapidly emerging as one of the fastest growing economies in the Southeast. The City has been able to successfully leverage its long history of active public-private partnerships, intentional development and a pro-business attitude to develop its downtown in a manner that attracts users and talent to the region.

5TH MOST FUN & AFFORDABLE CITY IN THE US

- *Bloomberg Businessweek*



MOVING FORWARD TO **WORLD CLASS** GREENVILLE RAISES THE BAR



TOP TEN
BEST DOWNTOWNS
IN AMERICA

- *Forbes*



LEASING **OPPORTUNITIES**

FLOOR	SF AVAILABLE	LEASE RATE
3	±5,000 SF - ±23,500 SF	\$33.50/SF Full Service

PROPERTY AMENITIES



State-of-the-art fitness center including men's and women's locker rooms which will feature showers and changing areas



Office views overlooking Falls Park, the Liberty Bridge and Main Street



Conference center exclusively for Tenant use



Outdoor patio space on the 9th floor exclusively for Tenant use.



Security on-site 24/7. Keycard secured access to all floors.



Subterranean parking controlled by the Landlord (not city owned parking)

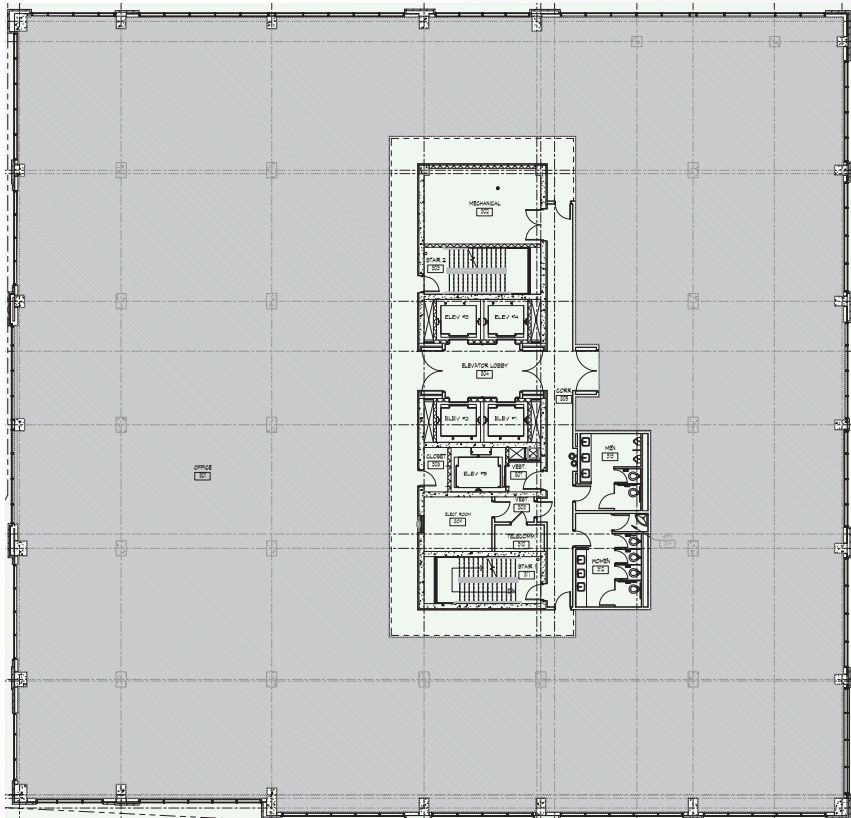


Valet parking service available



Retail and Restaurant options on-site

FLOOR PLAN



3RD FLOOR
±5,000 SF - ±23,500 SF



9TH FLOOR TERRACE

PROPERTY DETAILS

OFFICE

±184,000 SF

RETAIL

±40,300 SF

FITNESS

±30,000 SF

HOTEL

±140 Rooms

RESIDENTIAL

±241 Units

PARKING

±750 Spaces

AMENITIES + ATTRACTIONS



LOVE WHERE YOU WORK



RESTAURANTS

Downtown Greenville has also developed into a preeminent dining and entertainment destination with over 90 restaurants and pubs centered along Main Street. Greenville's Downtown offers the greatest concentration of dining options in the entire Upstate area. It offers many choices from fine dining to casual.



OUTDOOR PARKS & FITNESS

Greenville rests in the foothills of the Blue Ridge Mountains which allows for four seasons of weather and a full spectrum of outdoor adventures and physical activities. Fitness centers and outdoor parks allow visitors and residents alike stay active.

- | | |
|---------------------------------|-------------------------------|
| 1 Core24 | 6 CycleBar Greenville |
| 2 Anytime Fitness | 7 Swamp Rabbit Trail |
| 3 Falls Park on the Reedy River | 8 Barre Evolution & MADabolic |
| 4 Unity Park | 9 Downtown Yoga Greenville |
| 5 Kroc Center | 10 Orangetheory Fitness |



ATTRACTIONS, ENTERTAINMENT & ACCOMMODATIONS

One stroll along Main Street and you'll know you're in a destination city. Whether you're inclined toward cultural museums and fine art galleries, upbeat music and live theatre, or festivals Greenville has it year round. And with over 900 guest rooms in the downtown corridor you are steps away from a luxury escape, a quiet retreat and just a good night's sleep.

- | | |
|--|-----------------------------------|
| 1 Aloft Hotel | 1 Upcountry History Museum |
| 2 Hyatt Regency | 2 Greenville County Museum of Art |
| 3 Westin Poinsett | 3 Greenville Little Theatre |
| 4 Courtyard Marriott | 4 Childrens Museum of the Upstate |
| 5 Hampton Inn at Riverplace | 5 Bon Secours Wellness Arena |
| 6 Embassy Suites | 6 Centre Stage |
| 7 Home2 Suites by Hilton | 7 The Peace Center |
| 8 Hyatt Place (under construction) | 8 The Warehouse Theatre |
| 9 Springhill Suites & Residence Inn by Marriott (under construction) | 9 Fluor Field |
| | 10 Greenville Zoo |

FALLS TOWER

CAMPERDOWN

Please contact the leasing team for information:

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CBRE

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