

## 31 S. Main Street Greenville, SC 29601

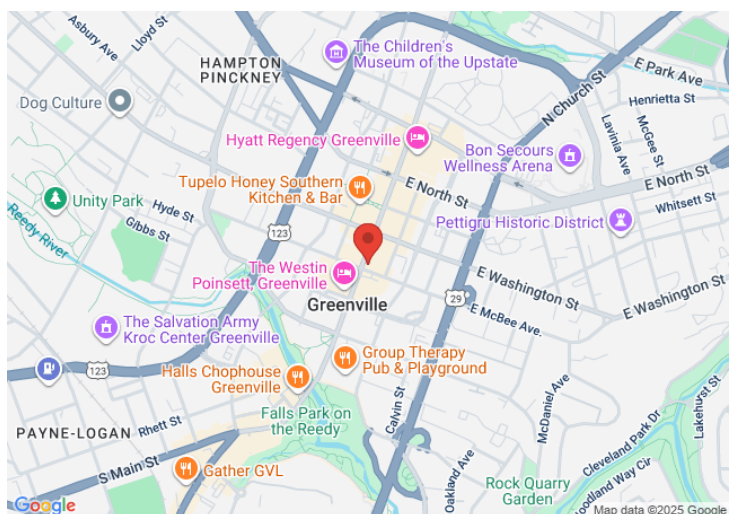
Class A Office / Retail Space on Main Street

<b>Property Type</b>	Office, Retail
<b>Status</b>	Leased
<b>Lease Rate</b>	\$31.50 NNN
<b>Square Feet</b>	+/- 4,304 Square Feet
<b>Zoning</b>	C-4
<b>County</b>	Greenville

### AGENT CONTACT

### PROPERTY FEATURES

- Previous Fifth Third Bank space located above CVS on Main Street
- Lease rate is blended and includes 504 SF Main Street retail suite with separate entrance (cannot be subdivided)
- Move-in ready condition with all IT infrastructure in place
- Exterior signage on both Main and McBee Street facades
- Floor plan includes 7 private offices, 1 large executive office, large conference room with private balcony, open area, break room and private restrooms
- Ample monthly parking options include City's Spring St garage and surface spaces across McBee



*All information contained herein has been obtained from sources deemed reliable, but we cannot guarantee it. It is also subject to change without notice.*

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## PHOTOS

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