

FOR LEASE

INNOVATE

148 RIVER STREET
SUITE 210
GREENVILLE, SC 29601

Unique Class A office space
in the heart of
award-winning downtown
Greenville.



T. Cox
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All information deemed reliable, but not guaranteed.



DETAILS



OFFERING SUMMARY

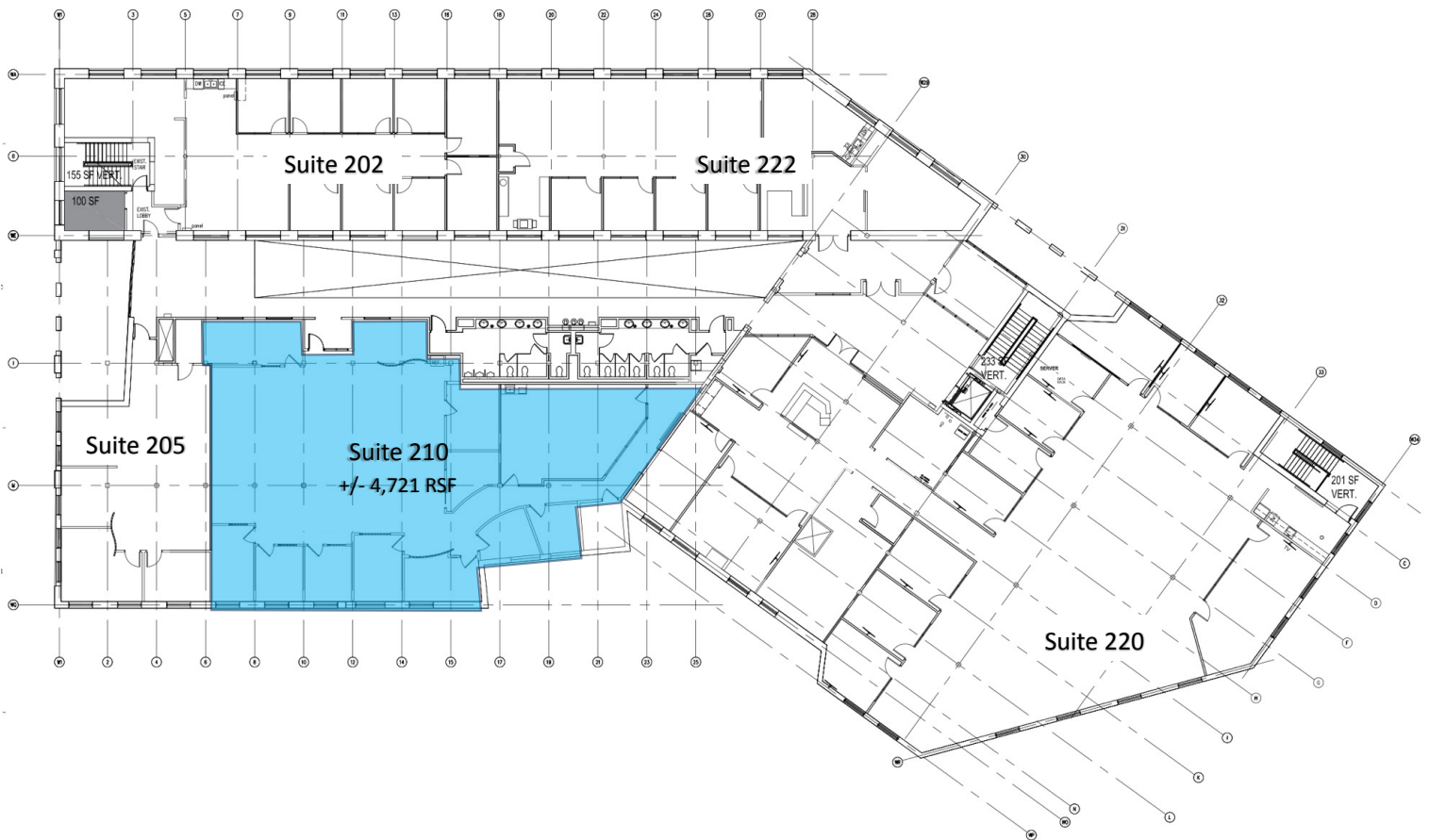
- Lease Rate: \$28/RSF
- Available SF:
+ /- 4721
- Zoning: MX-D, City of Greenville

PROPERTY HIGHLIGHTS

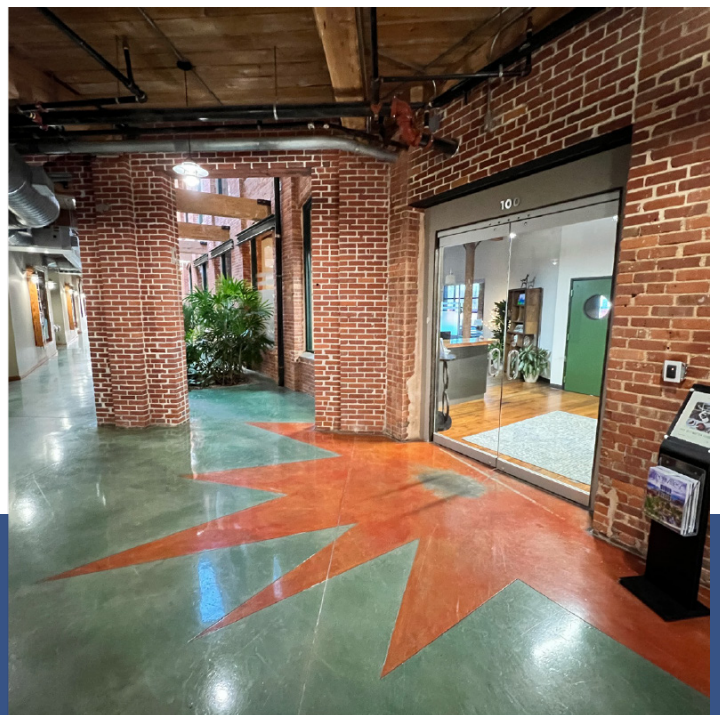
- Available April 2024
- Exposed 15' ceilings
- Original hardwood floors
- Flexible, open floor plan
- A 1,200 SF technology enhanced conference center is available to all tenants on a scheduled basis
- Outdoor rooftop lounge with excellent views of downtown Greenville
- Convenient parking lot across the street at the corner of Falls Park Drive and River Street as well as multiple city-owned parking decks within walking distance



FLOOR PLAN



INTERIOR PHOTOS



INTERIOR PHOTOS



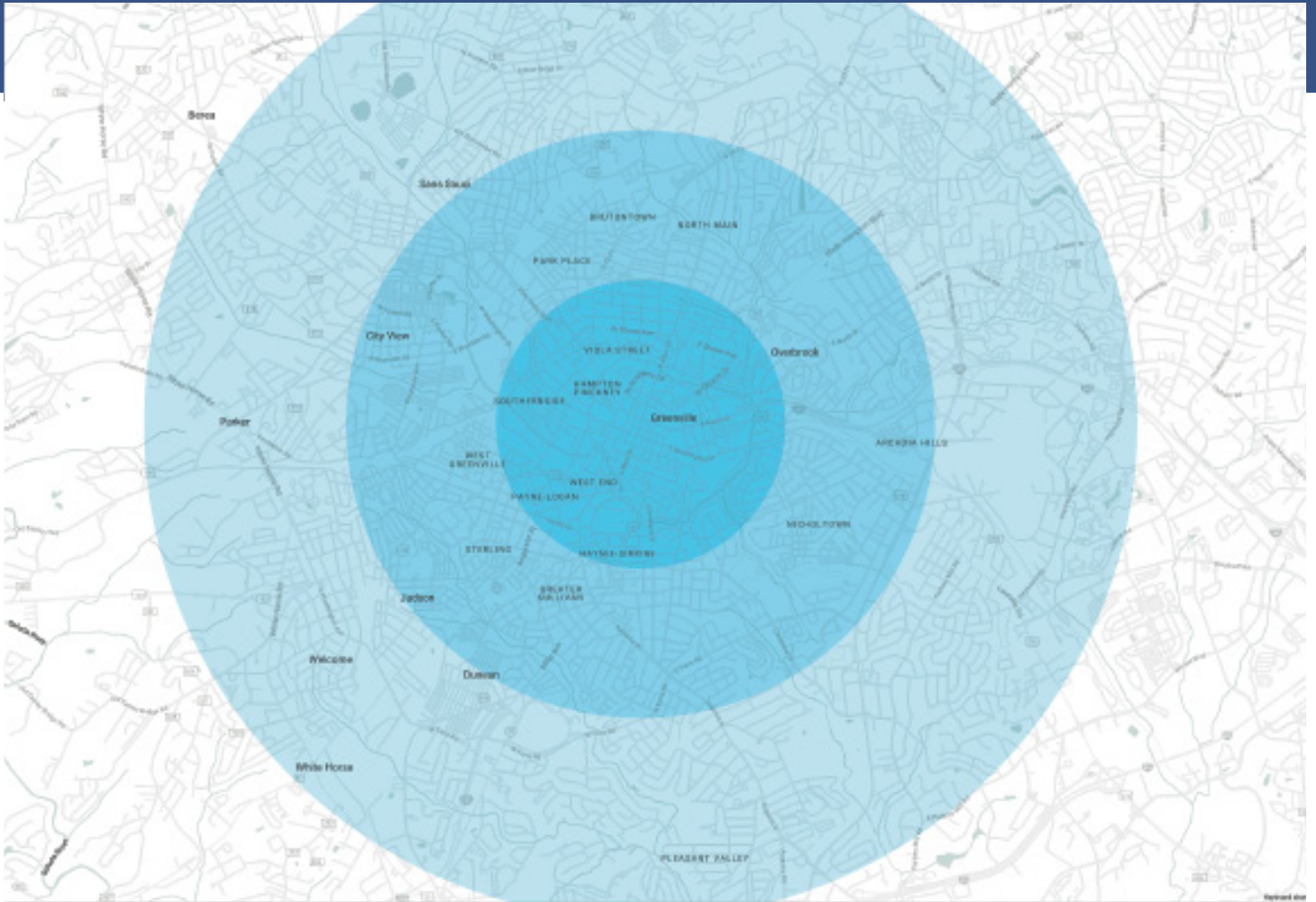
INTERIOR PHOTOS



DOWNTOWN GREENVILLE

1. Starbucks
2. Hall's Chophouse
3. Trio Cafe
4. The Trappe Door
5. Sticky Fingers
6. Sassafras
7. Ink N Ivy
8. Jianna
9. The Lazy Goat
10. Groucho's Deli
11. Tupelo Honey
12. Roost
13. Mellow Mushroom
14. Up on the Roof
15. Larkin's
16. Jimmy John's
17. Grill Marks
18. Soby's
19. Rick Erwin's West End
20. Nose Dive
21. Marble Slab
22. Cafe & Then Some
23. Southern Pressed Juicery
24. The Cazbah
25. Basil Thai
26. Bricktops
27. Aloft
28. Courtyard by Marriott
29. Embassy Suites
30. AC Hotel
31. Hyatt Place
32. Publix
33. Staples





Population within 1 mile of 106 N Main Street

- 11,832 2023 population
- 13,190 2028 Projected population
- 4% Annual population growth over next (5) years

Home Value

- \$648,469 Median Home Value

Income

- \$122,000 Average Household Income

Education

- 52% Bachelors Degree or Higher

Population Data within 2, 5, and 10 miles:

	2 Miles	5 Miles	10 Miles
2023 Daytime Employees	40,658	112,409	210,693
2023 Population	46,516	166,543	393,713
2023 Households	19,945	69,036	158,825
2023 Avg. HHI	\$92,842	\$81,043	\$89,325



WHY GREENVILLE?

IT ALL STARTS DOWNTOWN

The revitalization of downtown Greenville has turned the business district into one of the most livable, vibrant communities in the city - and it's only getting better. Intensely planned urban-style development has created a widespread variety of restaurants, nightspots, parks, plazas, and urban residences that leave those who live here with an endless list of activities and entertainment. Residents and visitors enjoy 122 acres of parks, walking and biking trails.

A true gem within the downtown area is Falls Park on the Reedy River, which has been recognized by TripAdvisor as one of the "Top 10 Parks in America." Encompassing 32 acres, this park is an oasis, seamlessly bridging the gap between modern downtown and the historic West End. Residents benefit from its well-connected pedestrian paths and greenways, offering easy access to the Prisma Health Swamp Rabbit Trail System and Unity Park.

TRUST THE EXPERTS

#1 The 10 Friendliest Cities in the US
Conde Nast Traveler

#1 The South's Best Cities on the Rise
Southern Living

#1 The Breakout Cities on the Forefront
of America's Economic Recovery
The Wall Street Journal

The 10 America's Best Small Cities
BestCities.org

Top 10 America's Strongest Job Markets
Bloomberg

Top 10 America's Next Great Food Cities
Food & Wine



THE UPSTATE

LOCATION, LOCATION, LOCATION

1,518,710 People

10 Upstate SC Counties

7,248,408 People

100 Mile Range: Asheville, Atlanta, Charlotte, Columbia, Knoxville

32,431,942 People

250 Mile Range: Birmingham, Charleston, Chattanooga, Greensboro, Lexington, Raleigh

100,873,075 People

500 Mile Range: Baltimore, Cincinnati, Indianapolis, Louisville, Memphis, Pittsburgh, St. Louis



A CRITICAL MANUFACTURING HUB



SOUTH CAROLINA IS OPEN FOR BUSINESS

#1

State for Manufacturing in 2022
Site Selection Group

#2

Fastest Growing State in
the Eastern US

#3

State for Doing Business
Area Development



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