

FOR SALE OR LEASE

**CONTEMPORARY
OFFICE SPACE ONE
BLOCK WEST OF
MAIN STREET**

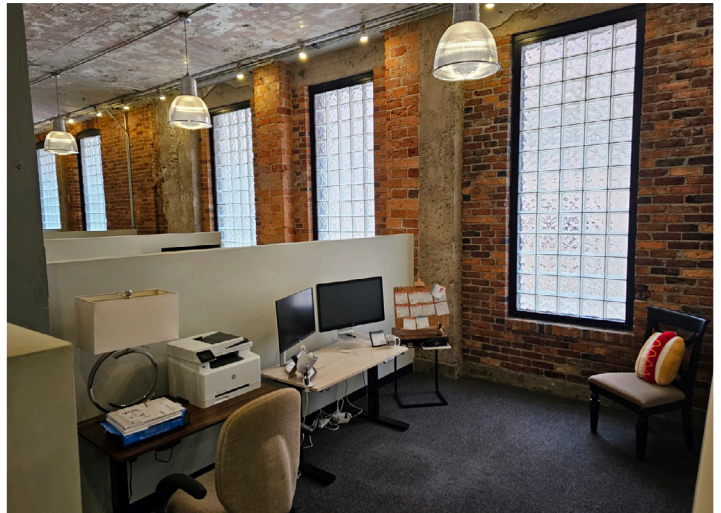
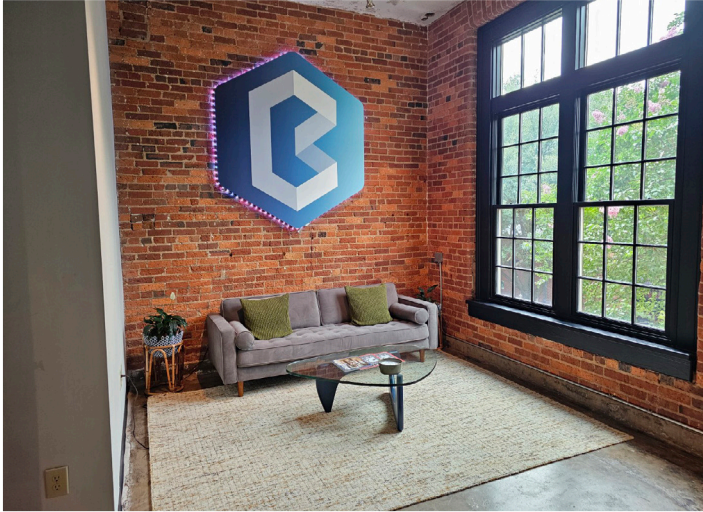
**7 S. LAURENS STREET
SUITE 200
GREENVILLE, SC 29601**



Rickey Heaton Amberleia Glover
864.350.0323 864.360.2808

All information deemed reliable, but not guaranteed.

KDS 
CAINE
COMMERCIAL REAL ESTATE



PROPERTY OVERVIEW

Available SF:	+/- 4,200SF
Lease Rate:	\$20/SF w/ OPEX Estimated at \$4.72/SF
Lease Type:	NNN
Lease Term:	Negotiable
Purchase Price:	\$1,400,000
Parking:	Public
Building Size:	12,600SF

PROPERTY HIGHLIGHTS

- Located between Washington & McBee - one block from Main Street
- Reception area, small conference room, large conference room, kitchenette, and 10 offices
- Office space great for creatives, tech companies, design firms, etc.
- Direct elevator access to second floor - Suite 200



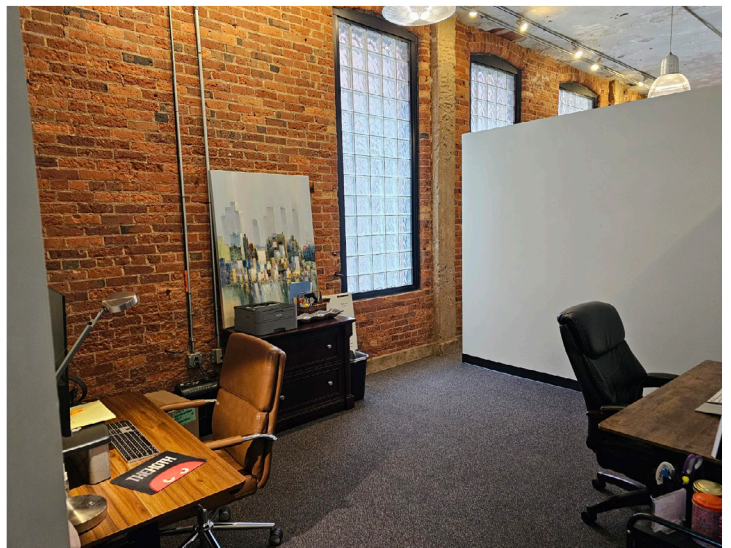
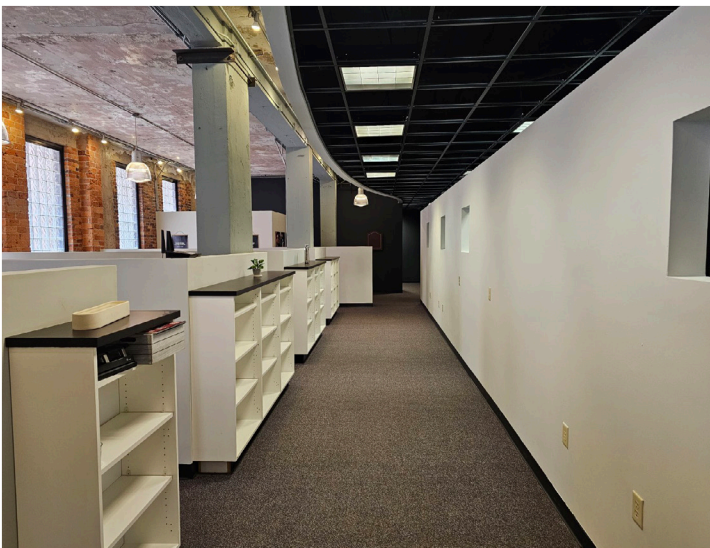
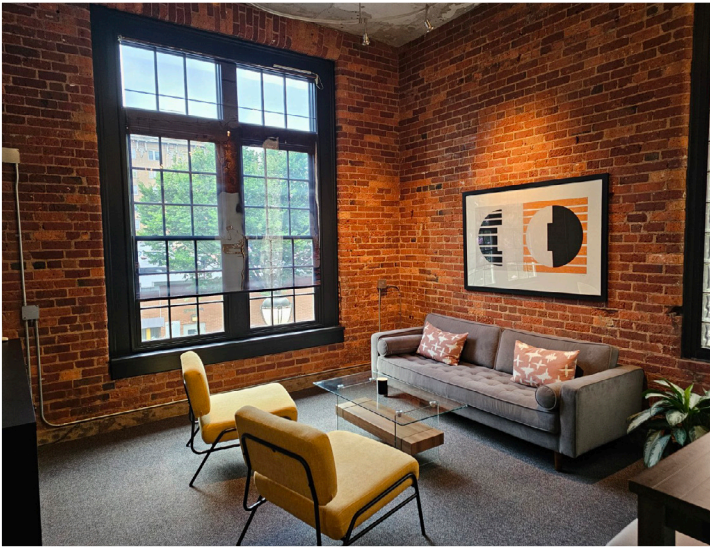
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PROPERTY PHOTOS



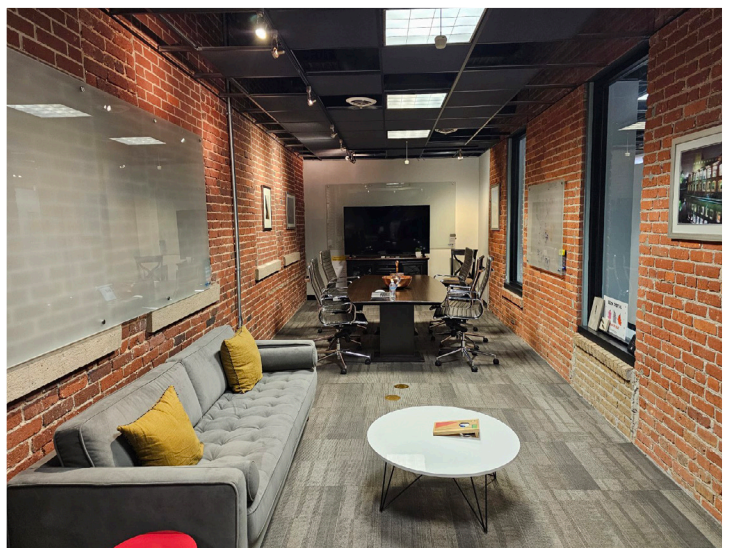
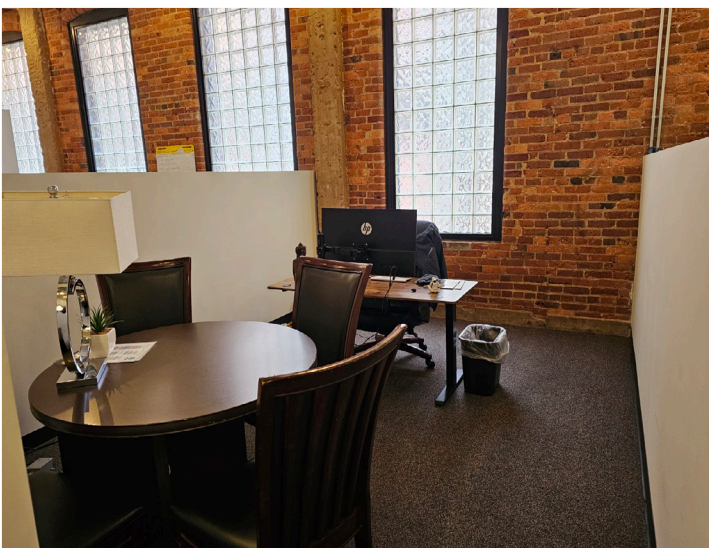
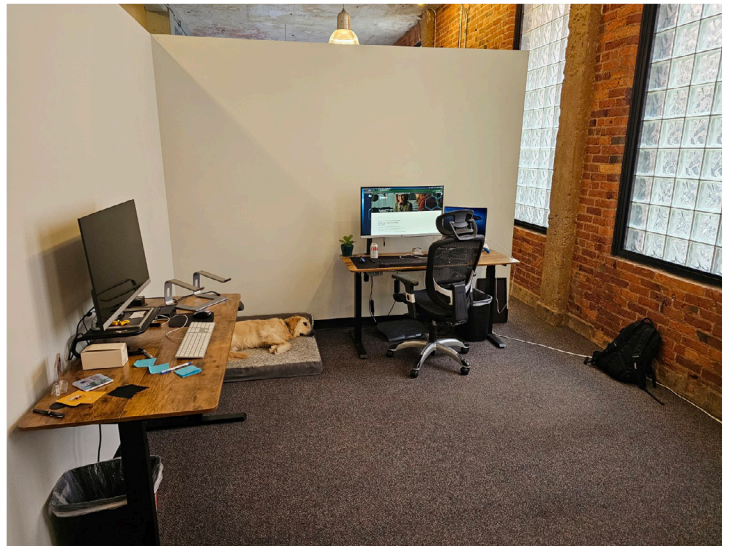
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FLOOR PLAN



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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

#3 Friendliest City

Southern Living

#4 Best Places to Live in the United States

U.S. News and World Report

The Coolest Small Cities in the U.S.

Thrillist Travel

Best Places for Young Professionals in South Carolina

Niche.com

Best Small Towns in America: Best for Good Eats

Men's Journal

Top 10 America's Next Great Food Cities

Food & Wine





REAL RELATIONSHIPS, NOT JUST REAL ESTATE

VERDAE OFFICE

340 Rocky Slope Road
Suite 302
Greenville, SC 29607

DOWNTOWN OFFICE

117 Williams Street
Greenville, SC 29601

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All property information is subject to change or withdrawal without notice.