

LEASE

DOWNTOWN GREENVILLE

200 E BROAD STREET
GREENVILLE, SC 29601

4,510 RSF CLASS A
OFFICE SPACE



T. COX
864.747.0602

SAMMY DUBOSE
864.430.3008

All information deemed reliable, but not guaranteed.

KDS 
CAINE
COMMERCIAL REAL ESTATE



AVAILABLE SPACE

Address: Suite 260
200 E. Broad St.
Greenville, SC 29601

Lease Rate: \$32/RSF Full Service

Available SF: 4,510 RSF

PROPERTY HIGHLIGHTS

- **Ample Parking Options:** 429 spaces, including free on-site parking and paid garage parking in a privately owned facility.
- **High-Speed Connectivity:** Fiber optic internet connection available.
- **Modern First Impressions:** Recently remodeled lobby and entry, designed for a professional and welcoming atmosphere.
- **Outdoor Work & Relaxation:** Patio space for breaks, outdoor meetings, or informal gatherings.
- **Convenience for Active Professionals:** On-site, fully equipped exercise facility with showers, perfect for tenants who bike to work or want to fit in a quick, revitalizing midday workout.
- **Convenient Dining Options:** Exclusive food truck parking on-site, just two blocks from all the vibrant Main Street amenities.
- **Enhanced Safety:** 24/7 key card access for ultimate convenience and security, ensuring easy entry at any time.



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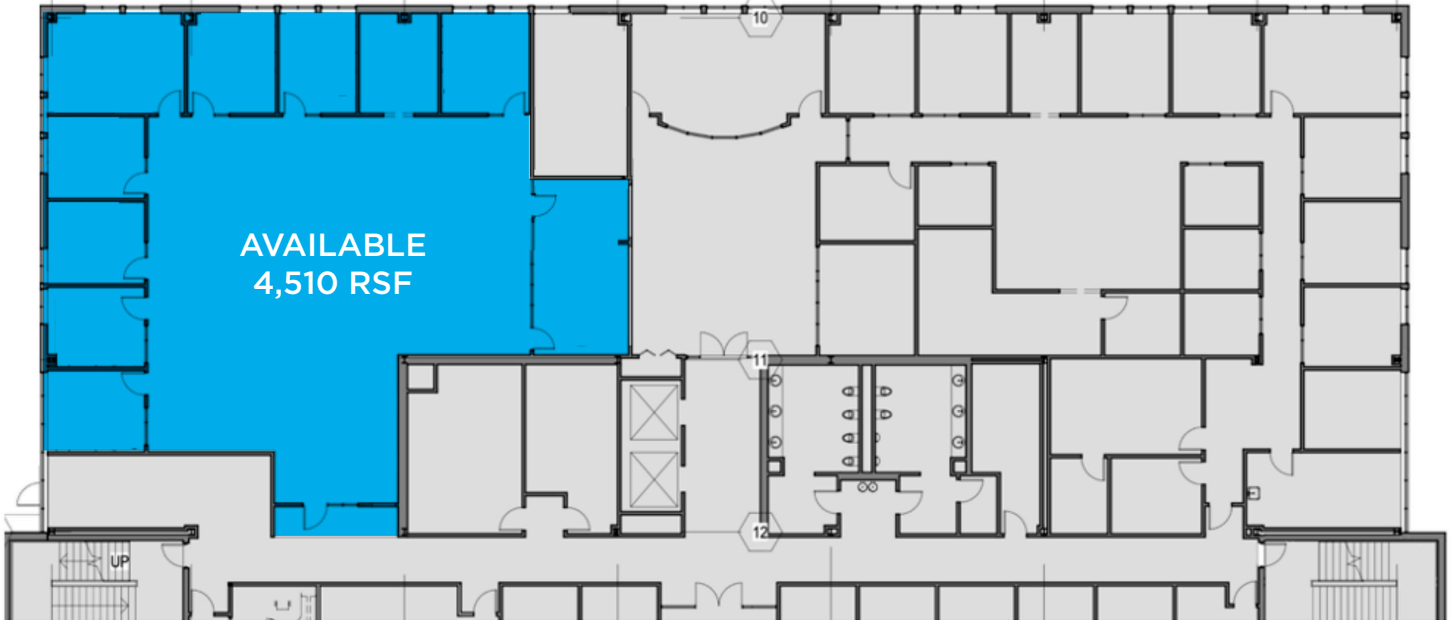


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SUITE 260



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DOWNTOWN GREENVILLE

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!

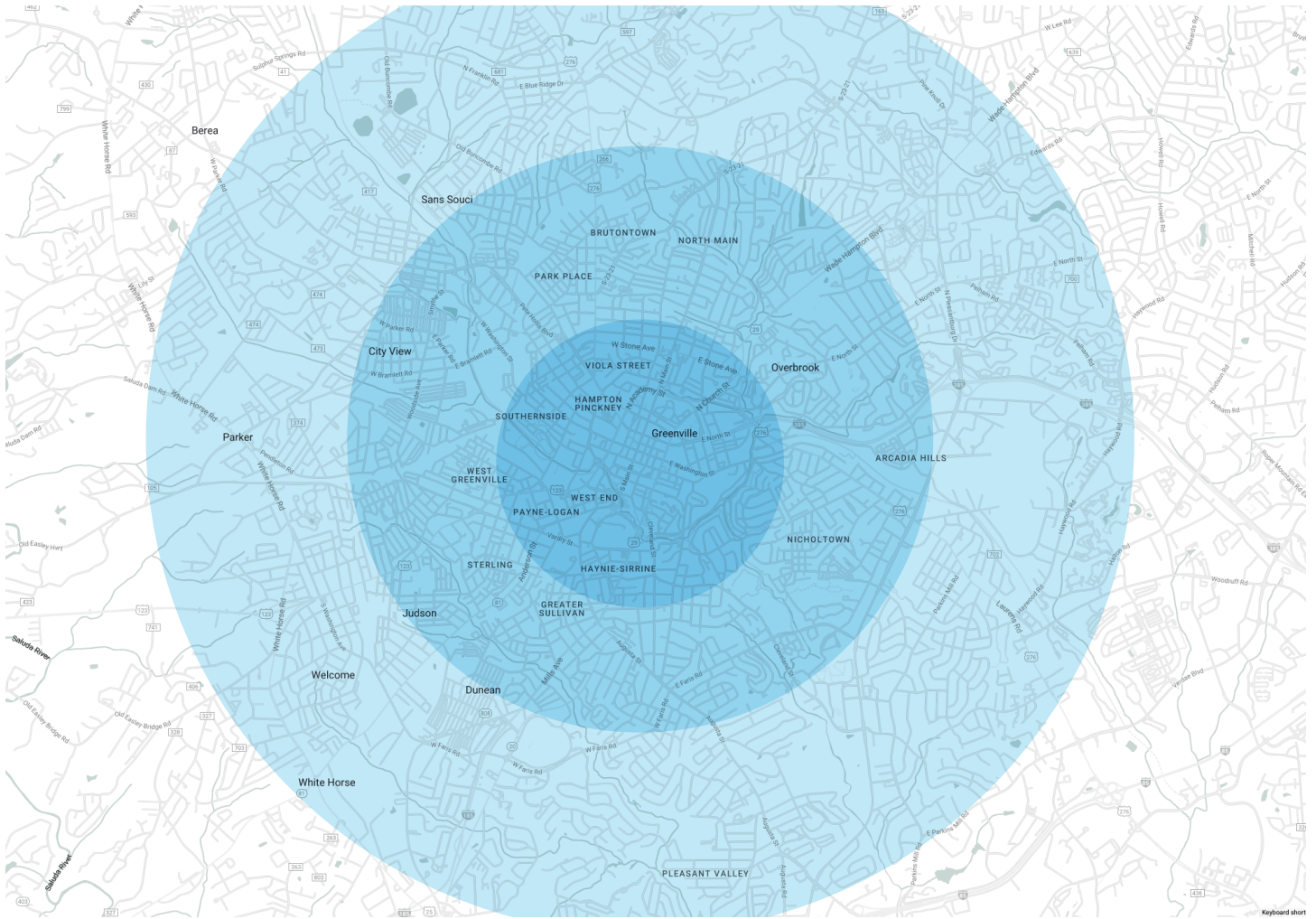


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POPULATION & ECONOMIC DATA



	2 Miles	5 Miles	10 Miles
2029 Population Projection	53,708	197,663	464,303
2024 Population Estimate	47,664	178,112	421,912
2020 Census	39,033	162,132	396,512
Population Growth 2024-2029	12.68%	10.98%	10.05%
Population Growth 2020-2024	22.11%	9.86%	6.41%
Median Age	37.70	36.6	38.4
Average Age	39.1	38.3	39.4
High School Graduate	19.3%	21.56%	20.91%
Bachelors Degree	24.91%	21.66%	22.32%
Advanced Degree	17.87%	12.99%	13.41%
Average Household Income	\$106,504	\$115,777	\$117,405
Media Household Income	\$74,957	\$81,904	\$83,132



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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



THE UPSTATE

LOCATION, LOCATION, LOCATION

1.6 Million People

10 Upstate SC Counties

More Than 575

International Companies

#3 GDP Worldwide

At \$6.0T, the Southeast United State GDP Ranks #3 in the World.¹

160 New Locations

More than 160 companies have announced new locations in the Upstate over the last 5 years.



A CRITICAL MANUFACTURING HUB



SOUTH CAROLINA IS OPEN FOR BUSINESS

#1

State for Manufacturing in 2022
Site Selection Group

#2

State for Doing Business
Area Development

#1

Fastest Growing State
in the U.S.

Data & Information Provided by Upstate Alliance

¹ Southeast defined as 12 states including: Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee, & West Virginia



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