

FOR LEASE

# PROMINENT OFFICE SPACE

607 PENDLETON STREET  
101-A GREENVILLE, SC  
29601

IN THE HEART OF  
GREENVILLE'S WEST END



HARRY CROXTON  
404.985.8856

T. COX  
864.747.0602

All information deemed reliable, but not guaranteed.

KDS   
**CAINE**  
COMMERCIAL REAL ESTATE



### PROPERTY OVERVIEW

Positioned in the heart of Greenville's thriving West End, 607 Pendleton Street offers boutique office space surrounded by new development, walkable amenities, and on-site parking—an increasingly rare combination in this highly sought-after district. The property provides flexibility for professional users seeking a distinguished address near downtown while enjoying modern convenience and exceptional visibility.

### PROPERTY FEATURES

- **Flexible Leasing Options:** Suite 101-A (±2,582 SF) available up to ±5,000 SF (entire first floor). Second floor space available as well. Contact brokers for details.
- **Professional Office Layouts:** Suites include a mix of private offices, conference rooms, reception areas, and open workspace configurations ideal for professional service firms.
- **On-Site Parking:** 25 dedicated spaces directly adjacent to the building—uncommon for downtown locations.
- **Distinctive Architecture:** Attractive brick façade and timeless design offering prominent visibility along Pendleton Street.
- **Prime West End Location:** Steps from Fluor Field, Unity Park, and Greenville's best dining and entertainment options.
- **Surrounded by Growth:** Adjacent to new mixed-use development and within short walking distance to the upcoming Hotel Ellora, a Marriott Tribute Series Hotel, featuring 125 guest rooms and a rooftop restaurant and bar.



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# PROPERTY PHOTOS



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# PROPERTY PHOTOS

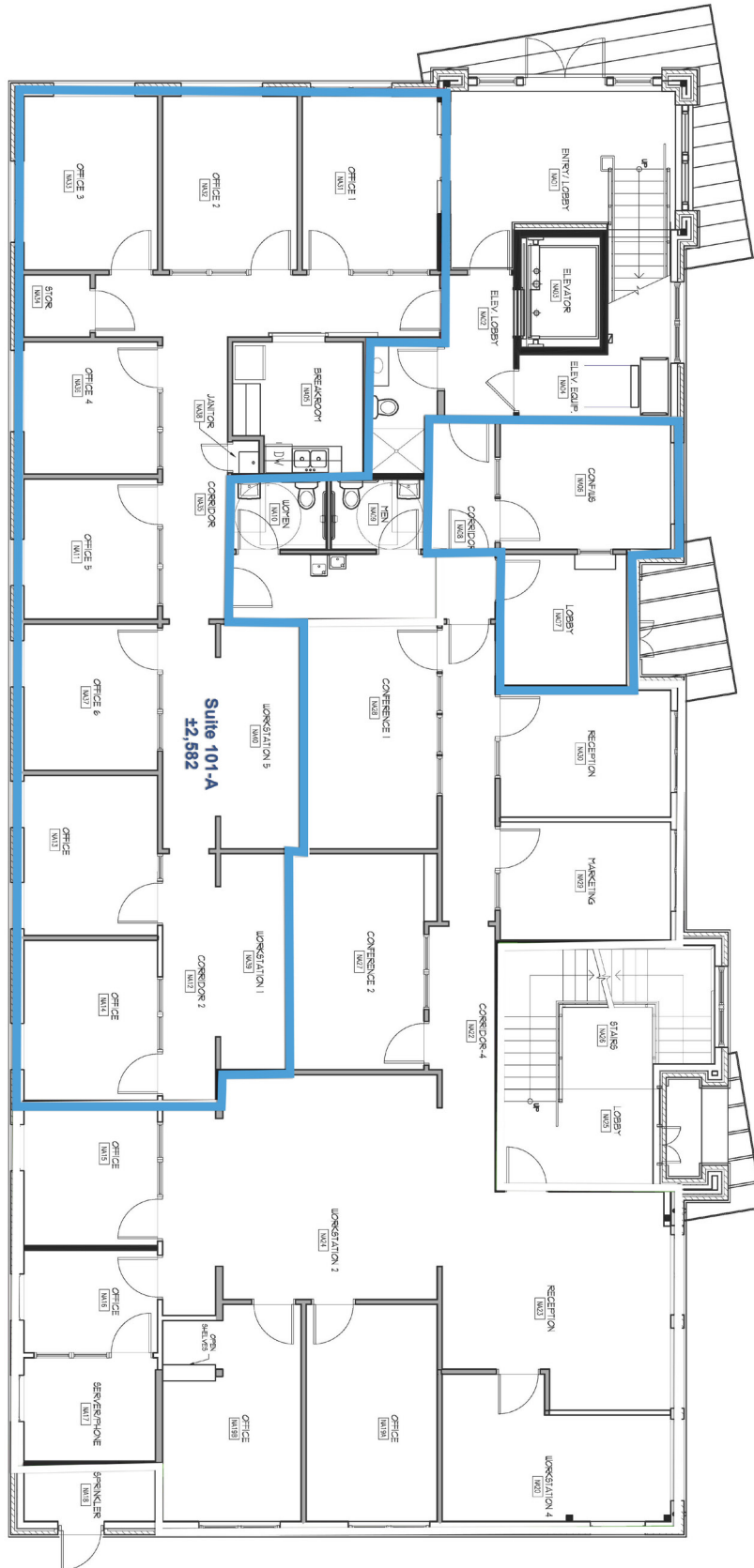


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# FLOOR PLAN

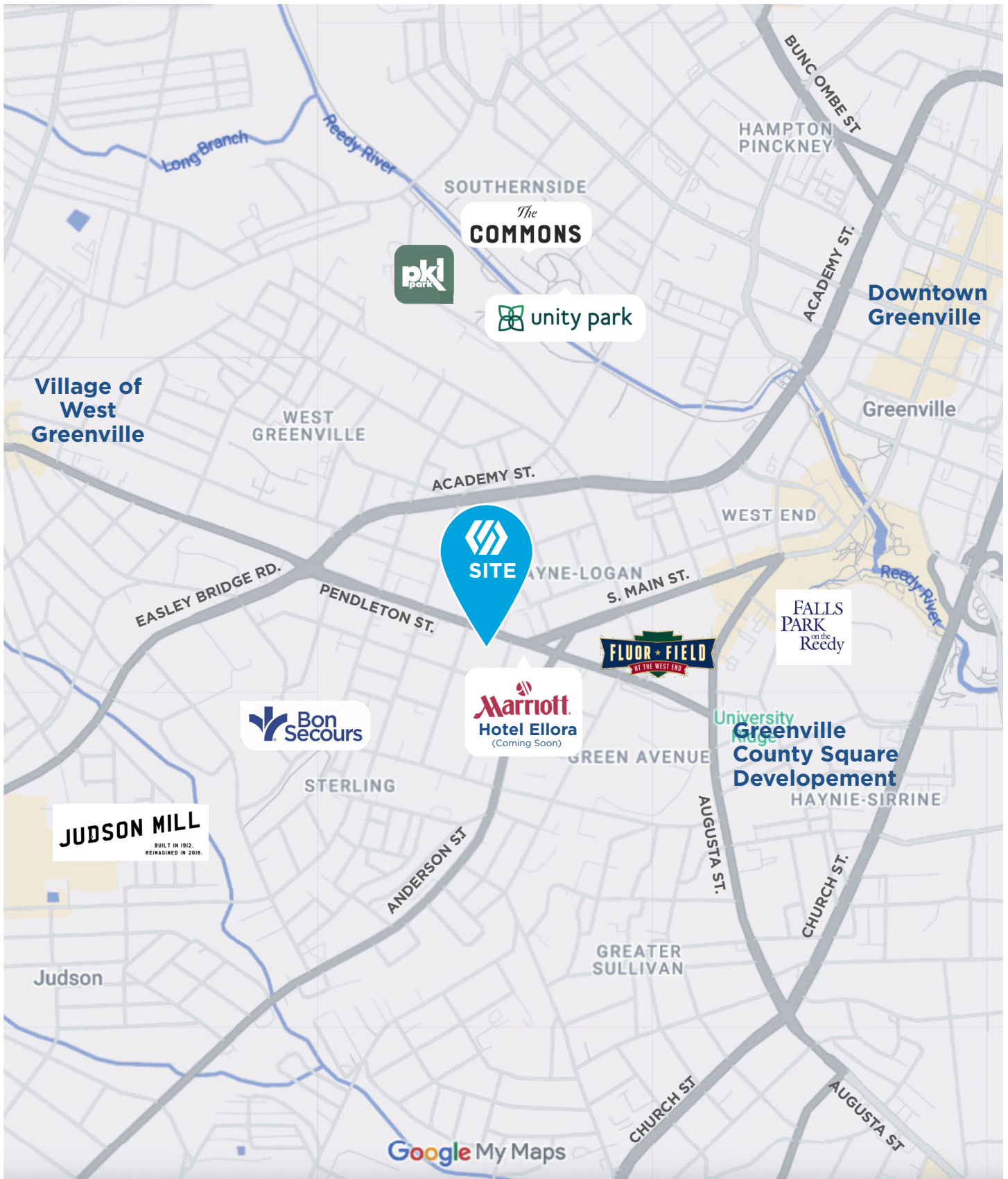


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# LOCATION



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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*



## 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.



**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.