



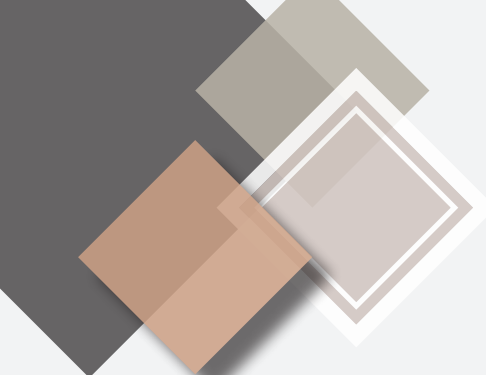
RETAIL & OFFICE

±1,917 - ±92,000 RSF

200 Easley Bridge Road
Greenville, SC 29611



CBRE



The Plush Mills commercial development will be the first of its kind in Greenville, SC, utilizing mass timber construction.



Benefits Include:

100% renewable and can reduce carbon footprint

Naturally fire resistant and seismically resilient

Exposed wood structure serves as high-end finish

Fewer finishes leads to reduction of cost

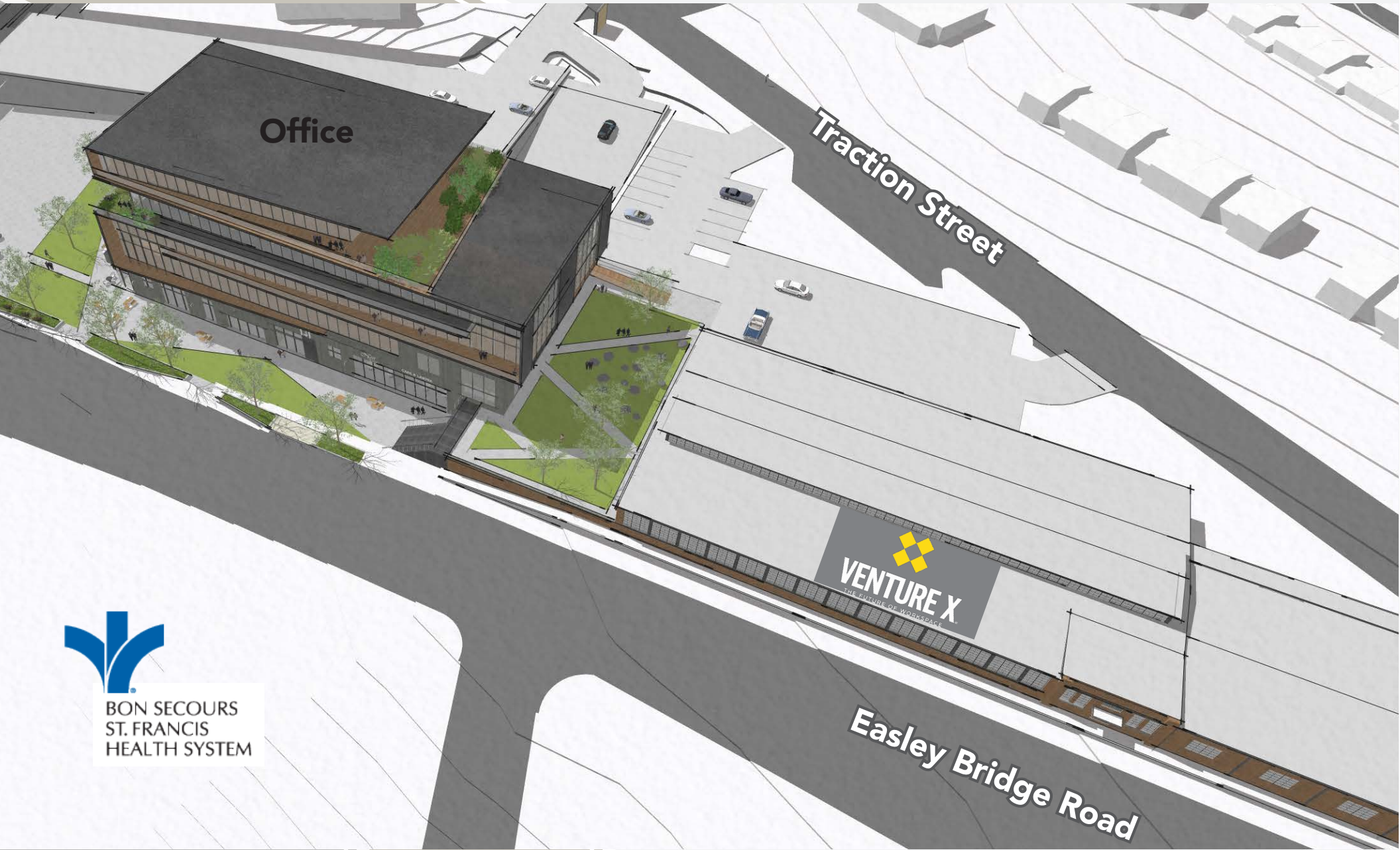
Easy to work with and provides flexibility of design

Natural insulating properties offers strong thermal performance

Exposure to natural elements, such as wood, has a positive impact on human well-being



Site Plan



BON SECOURS
ST. FRANCIS
HEALTH SYSTEM

Project Details:

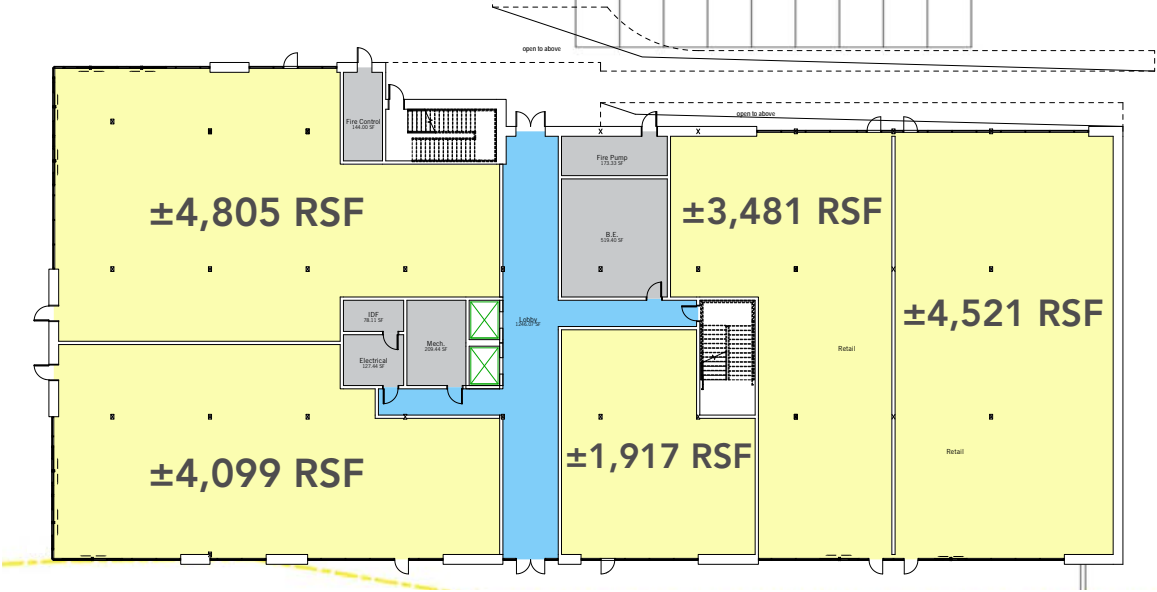
- + 1,917 - 92,000 SF Retail & Office Available
- + Ample on-site parking
- + Signage and branding opportunities
- + Amenities to include a rooftop tenant lounge
- + Located at a stoplight on Highway 123
- + Shared access easement for ingress-egress off Traction Street
- + Within the City limits of Greenville
- + Lease Rate: \$29.50/SF Full Service (includes 4/1,000 parking)

Ideal Location:

Plush Mills is ideal for retail or office users looking for high visibility in a pristine location. The development is located in the rapidly growing West End and only minutes away from the heart of Greenville's award-winning downtown. The location offers excellent access to many nearby retailers and restaurants.

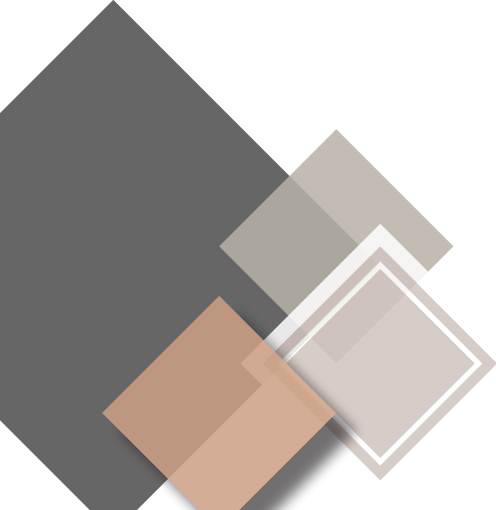
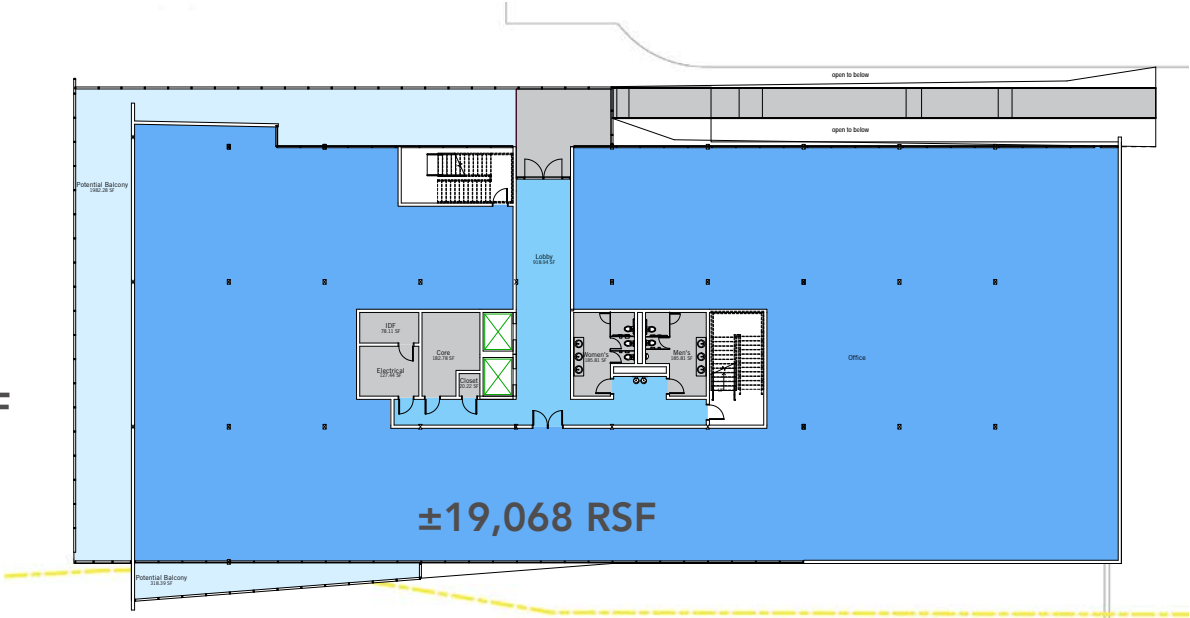


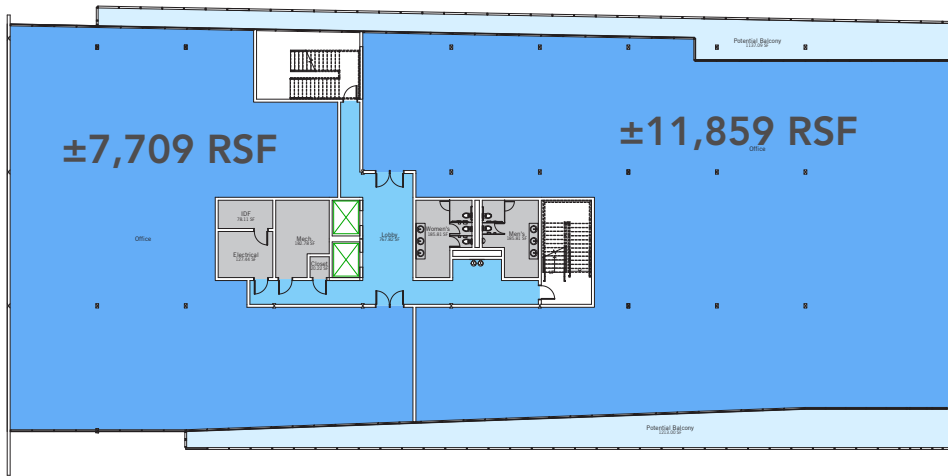
Floor Plans



Level 1
 $\pm 1,917 - \pm 18,823$ RSF

Level 2
 $\pm 19,068$ RSF





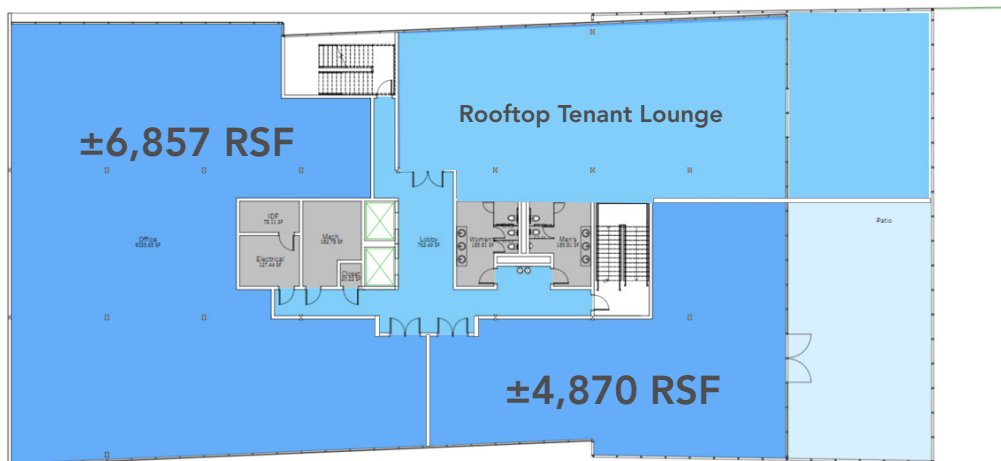
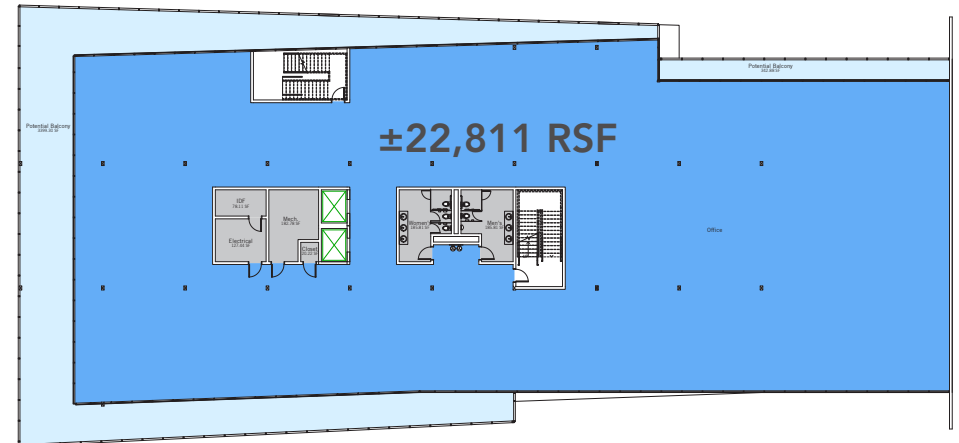
Level 3

±7,709 - ±19,568 RSF



Level 4

±22,811 RSF

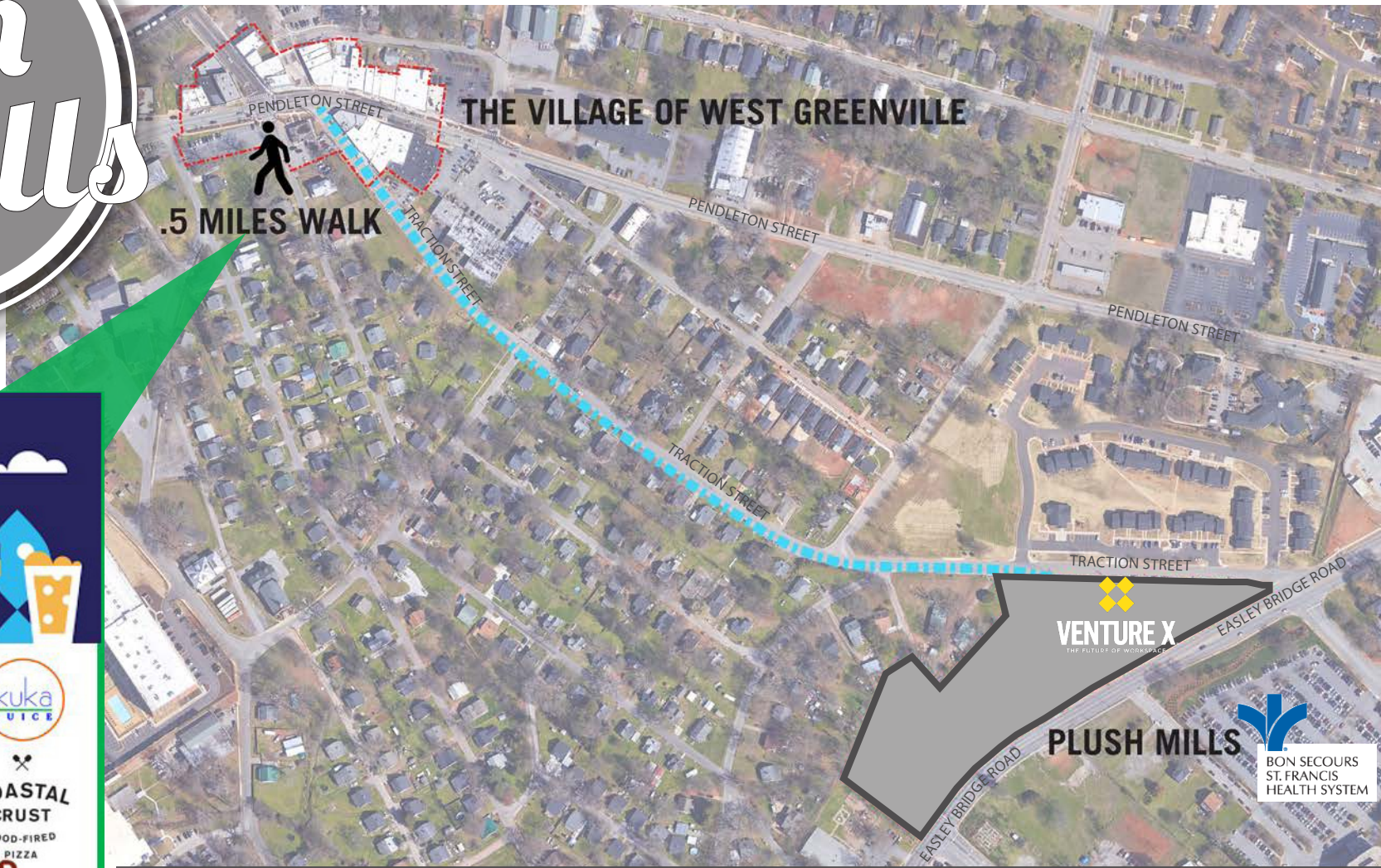


Level 5

4,870 - ±11,727 RSF

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

Plush Mills



Contact us

<p>CHARLES GOUCH, CCIM, SIOR Senior Vice President +1 864 527 6035 charles.gouch@cbre.com</p>	<p>BLAINE HART, SIOR Senior Vice President +1 864 527 6054 blaine.hart@cbre.com</p>	<p>SHELBY DODSON, LEAP AP First Vice President +1 864 527 6022 shelby.dodson@cbre.com</p>
---	---	---