



CONCEPT RENDERING

BRAND-NEW, CLASS A, MIXED-USE DEVELOPMENT

For Lease: ±141,586 SF
Greenville, SC

CBRE



CONCEPT RENDERING

AVAILABLE FOR LEASE

Downtown Greenville

CBRE

ADDRESS: 410 E WASHINGTON STREET

PREMISES: 141,586 SF OFFICE

DELIVERY: Q4 2025 (ESTIMATED)

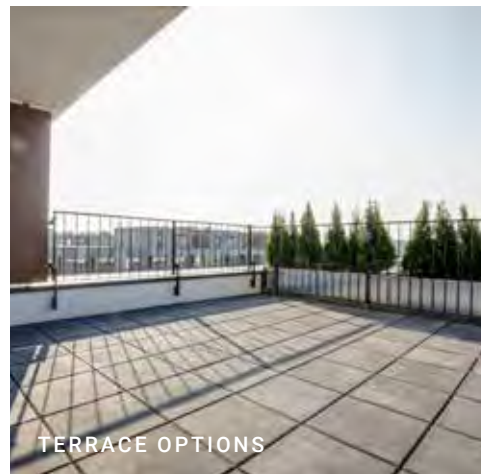
LEASE RATE: UPON REQUEST

410 E WASHINGTON STREET

Property Highlights

- Located at the corners of E Washington Street, McBee Avenue and Mordecai Street
- Just a few blocks from vibrant **Main Street** (5-min walk), the thread by which downtown activities are connected. Stretching from the historic West End to NOMA Square, the corridor supports more than **120 independent restaurants and shoppes** in a 10-block span
- Greenville SC provides residents and businesses with big-city amenities without the congestion of living in a larger urban area. The **redeveloping downtown district, emerging culinary scene, and job market growth** are transforming Greenville into a vibrant community with an unmatched lifestyle
- Terrace options available
- On-site parking in garage (1.67/1,000 Parking Ratio)

CBRE





THE NEIGHBORHOOD

In Good Company

CBRE

1. CAMPERDOWN

328,704-SF MIXED-USE PROJECT
118,184 SF OF GROUND LEVEL RETAIL

2. GREENVILLE COUNTY SQUARE REDEVELOPMENT

3.5M-SF MIXED-USE DEVELOPMENT
250K SF OF RESTAURANT, ENTERTAINMENT,
AND RETAIL INCLUDING WHOLE FOODS MARKET

3. EAST SIDE OF MAIN TRANSFORMATION

PLANNED "INNOVATION DISTRICT"

4. THE GRAND BOHEMIAN LODGE

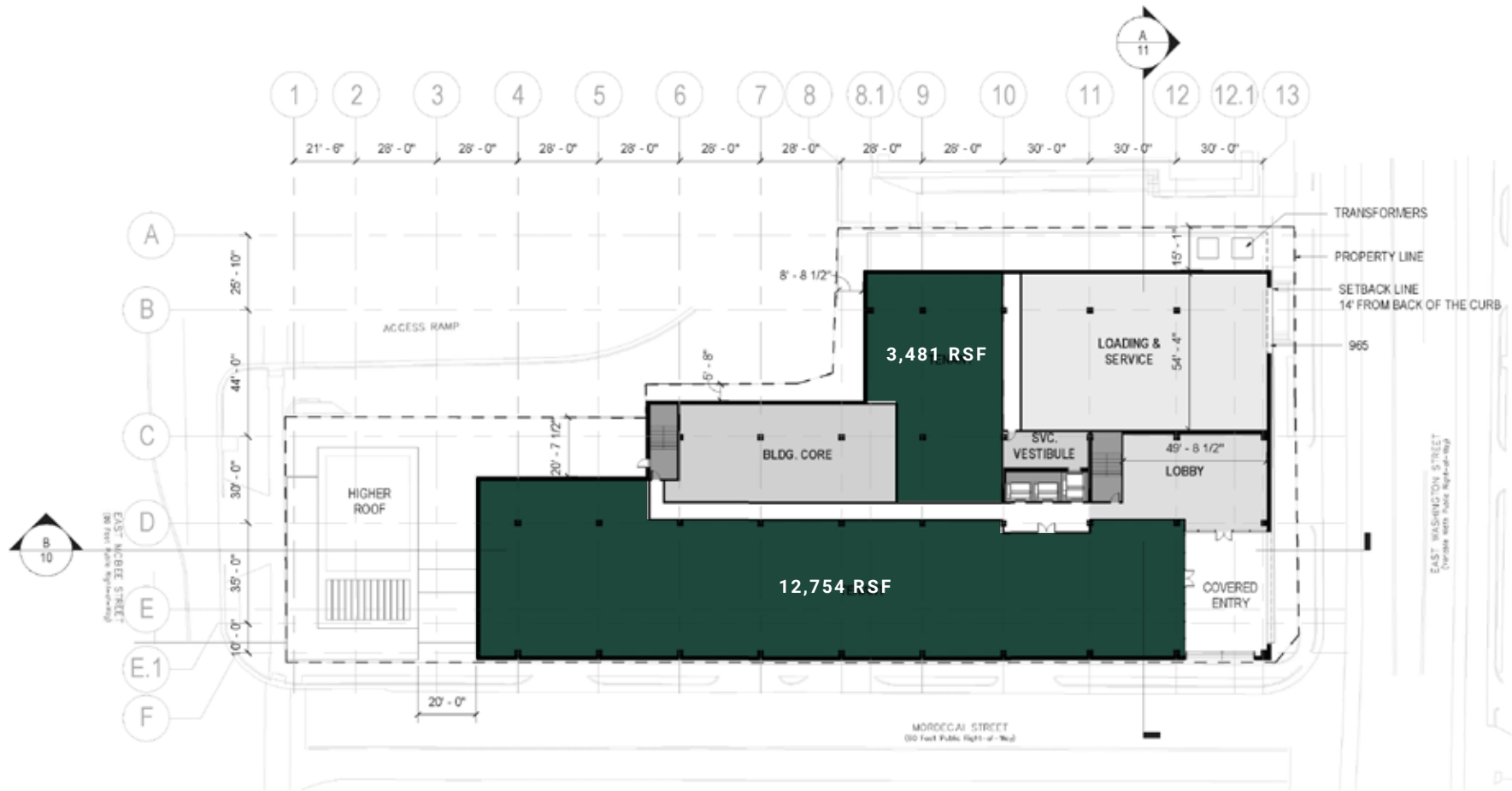
5. FALLS PARK ON THE REEDY

6. FLUOR FIELD

7. UNITY PARK

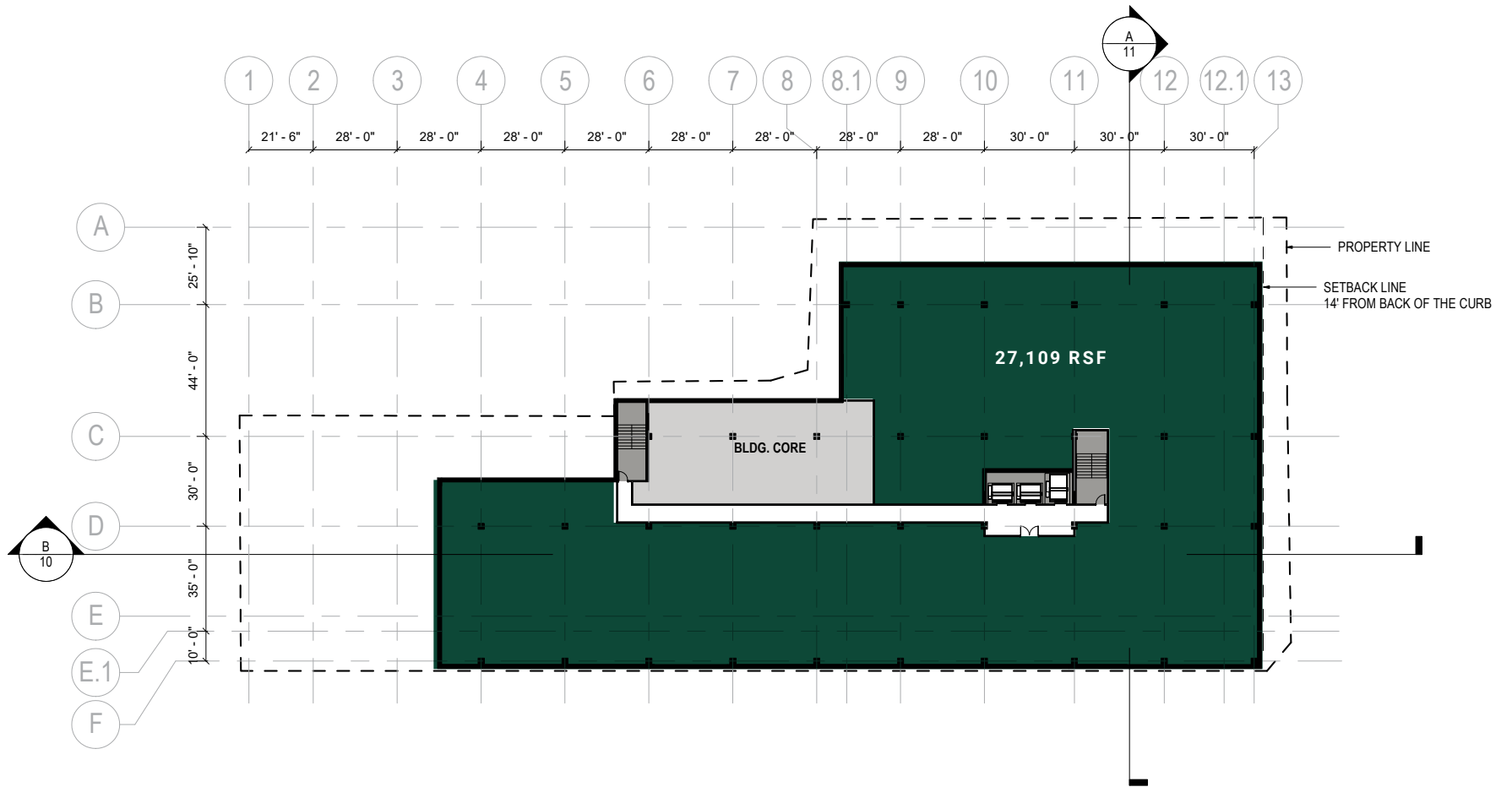
FLOOR PLAN

Level 1

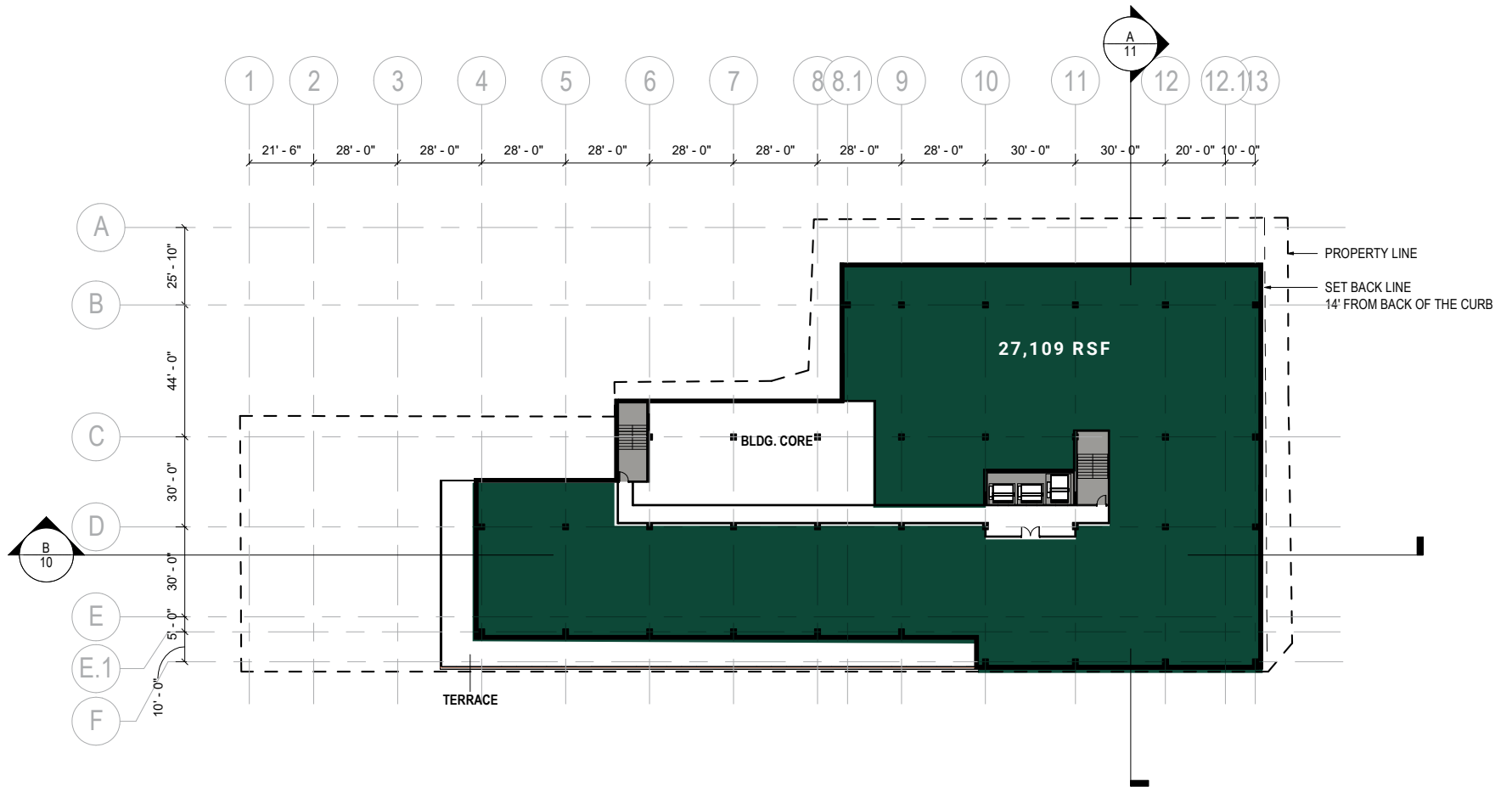


FLOOR PLAN

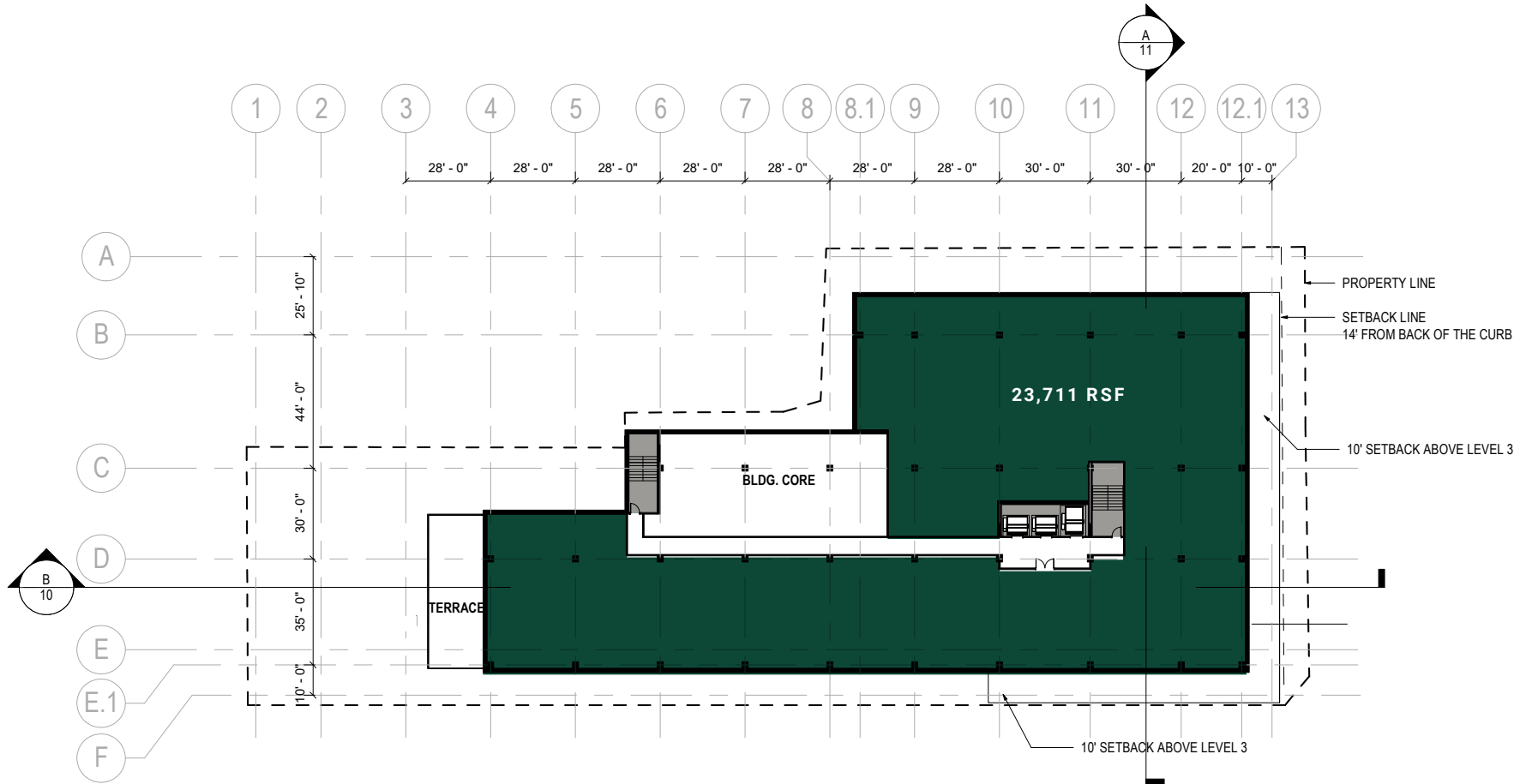
Level 2



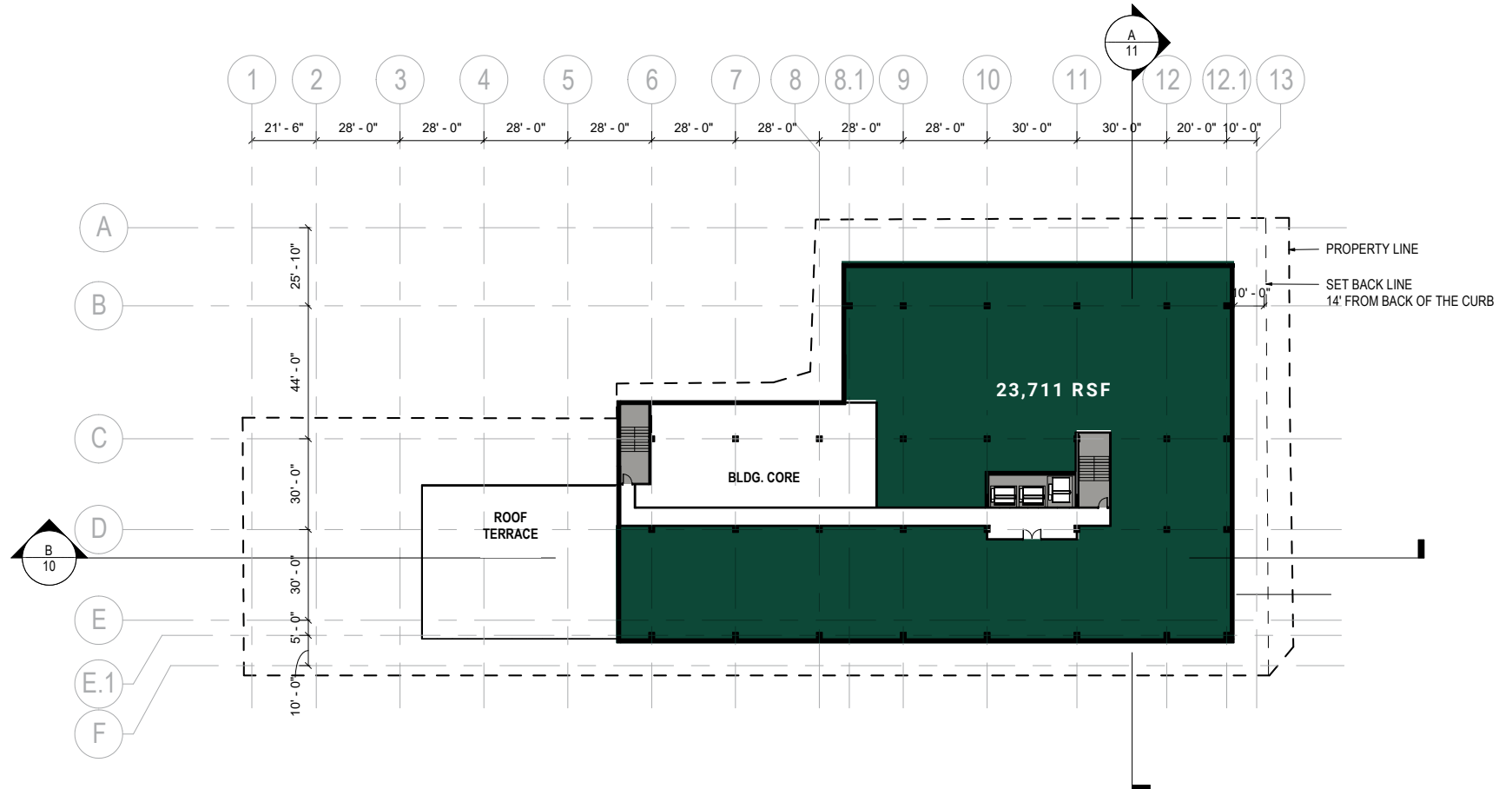
Level 3



Level 4-5



Level 6



MARKET OVERVIEW

Live-work-play Community



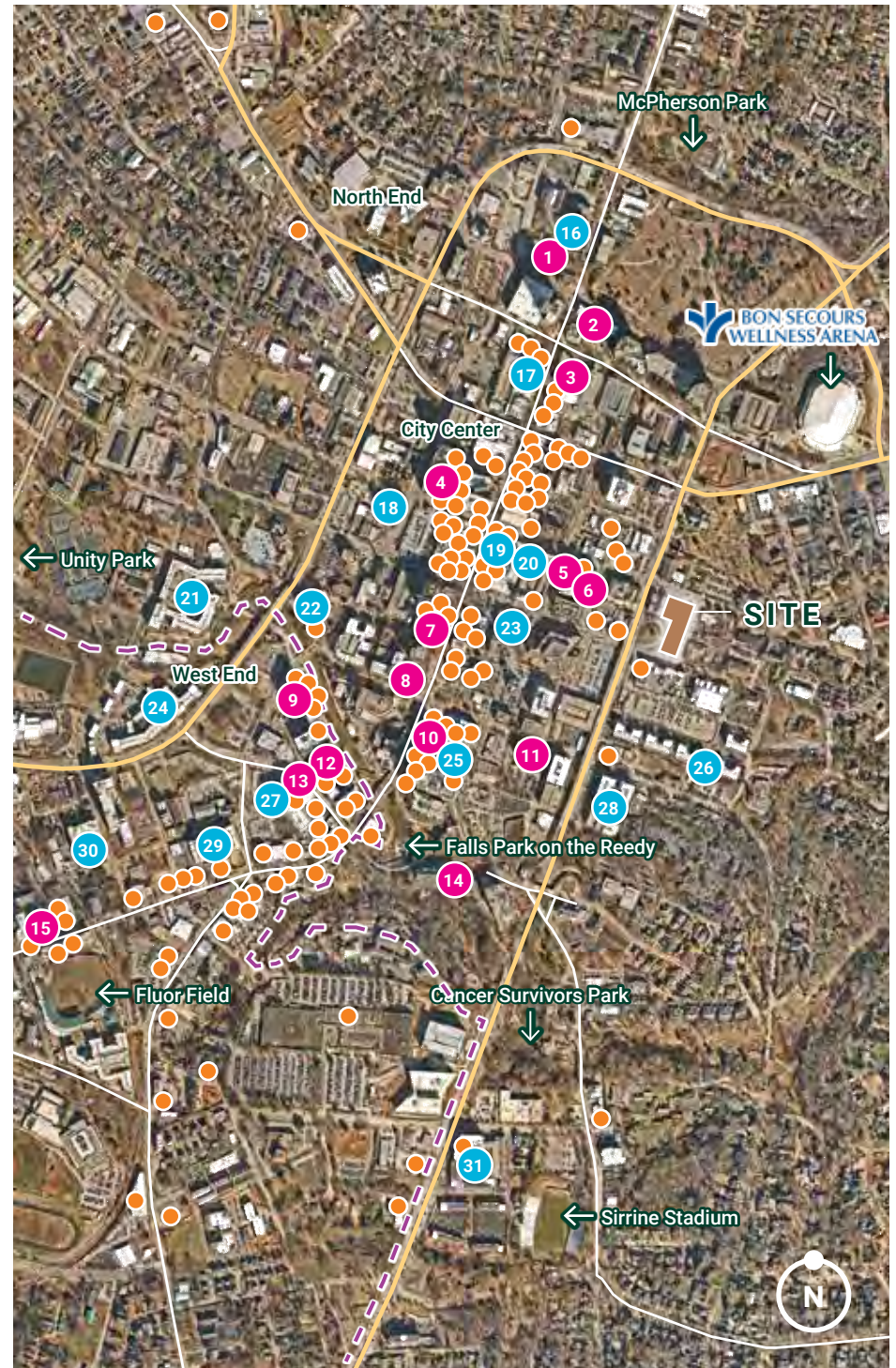
● Hospitality

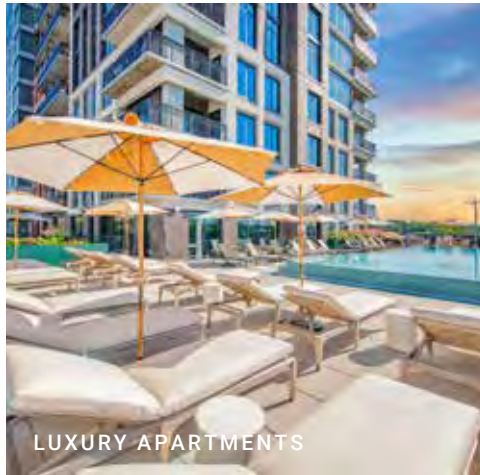
- 1. Holiday Inn Express & Suites
- 2. Home2 Suites by Hilton
- 3. Hyatt Regency
- 4. Aloft
- 5. Residence Inn by Marriott
- 6. SpringHill Suites by Marriott
- 7. The Westin
- 8. Courtyard by Marriott
- 9. Embassy Suites by Hilton
- 10. AC Hotel by Marriott
- 11. Hyatt Place
- 12. Hampton Inn & Suites
- 13. Mint House
- 14. Grand Bohemian Lodge
- 15. Homewood Suites by Hilton

● Living

- 16. Towers East
- 17. NoMa Flats
- 18. Greenville Summit
- 19. Wells Fargo Center
- 20. 100 East
- 21. District West
- 22. Rivers Edge
- 23. 98 E. McBee
- 24. Trailside at Reedy Point
- 25. Deca
- 26. McBee Station
- 27. RiverWalk
- 28. Ellison on Broad
- 29. Link
- 30. 400 Rhett
- 31. South Ridge

● Food/Beverage - - - Swamp Rabbit Trail





5-MILE RADIUS

Demographics (2023)



BUSINESSES:
9,499



EMPLOYEES:
122,447



DAYTIME POPULATION:
233,230



POPULATION:
170,101



AVERAGE HOUSEHOLD INCOME:
\$92,701



MEDIAN AGE:
38.4



POST HIGH SCHOOL EDUCATION:
64.6%



HOUSEHOLDS:
73,381



HOUSING UNITS:
81,581

Brand-New, Class A Mixed-Use Development



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