

15 S. MAIN ST

RETAIL BANK BRANCH AND MULTIPLE FLOORS AVAILABLE

GREENVILLE | SOUTH CAROLINA

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Colliers

The Opportunity

15 S. Main Street is a mixed-use commercial building consisting of 156,000 square feet of office space, 20,000 square feet of retail space and 22 luxury apartment homes. Located in the heart of Greenville's Central Business District, tenants enjoy a world-class work environment and convenient access to restaurants, hotels, shopping, arts and popular attractions.



VISIBILITY

Located in the heart of downtown Greenville, providing great visibility and accessibility for patrons.



FLEXIBILITY

Tenants have the opportunity to create a custom and flexible up-fit that is the right fit for their business.



ENTERTAINMENT

Property is located within walking distance to restaurants, hotels, shopping, arts and popular attractions.



TENANT MIX

The building is home to a variety of businesses, retailers and even apartment dwellers. From work to play to life, 15 S. Main has it all.



OUTDOOR SPACE

Whether you're eating lunch or enjoying a snack break from one of our onsite retailers, the Courtyard is a quiet oasis in the middle of the city.



WELLNESS

24/7 fitness center provides tenants a convenient wellness amenity that is fully equipped with workout equipment, free weights, televisions and men's and women's locker rooms.



SECURITY

24/7 on-site security includes manned security officers, card key access control, and CCTV cameras/ throughout first floor lobby and grounds.



PARKING

Available in an adjacent City-owned and operated parking garage, connected to the property for maximum convenience.

EXISTING BANK BRANCH AVAILABLE MARCH 1, 2025

BUILDING NAMING RIGHTS AND TOP SIGNAGE AVAILABLE



Property Highlights

- 15 S. Main Street currently has ±47,067 square feet of office space available for lease.
- Floor to ceiling windows provide tenants with scenic views of Greenville, South Carolina.
- Parking is available in an adjacent City-owned and operated parking garage, which is connected to the building. Short-term parking is available in the garage on street-level for visitors to the building.
- Recently completed \$2M renovation to the building, including the main lobby, common areas, signage and more.
- On-site retail amenities include Holi Moli, Ivy Salon, Tropical Grille, Swamp Rabbit Cafe & Grocery and Byrd's Cookies.
- 24/7 Fitness center provides tenants a wellness amenity in the building. Facility is fully-equipped with cardio equipment, free weights, televisions and men's and women's locker rooms.
- 24/7 Security includes manned central security kiosk, card key access control, and CCTV cameras throughout first floor lobby and grounds.



Signage Opportunities

Exclusive Building Naming Rights with Prominent Downtown Signage

- Main Street Monument Signage
- Monument 'Eyebrow' Signage
- Marquee Plaque Signage



PROMINENCE



VISIBILITY



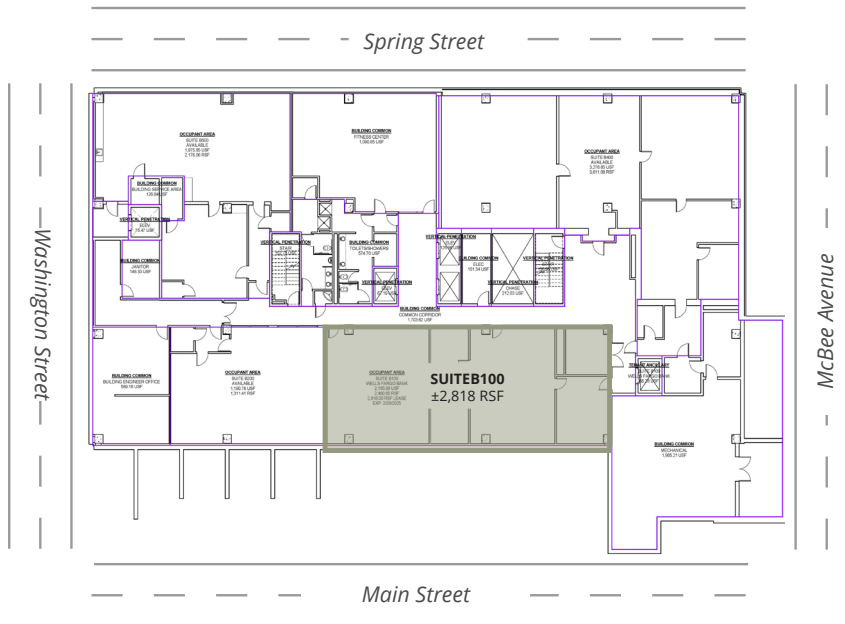
HIGH-TRAFFIC AREA

Lower Level

(Available 3/1/2025)

Suite B100: ±2,818 RSF

Asking rate: \$15.00/SF



First Floor

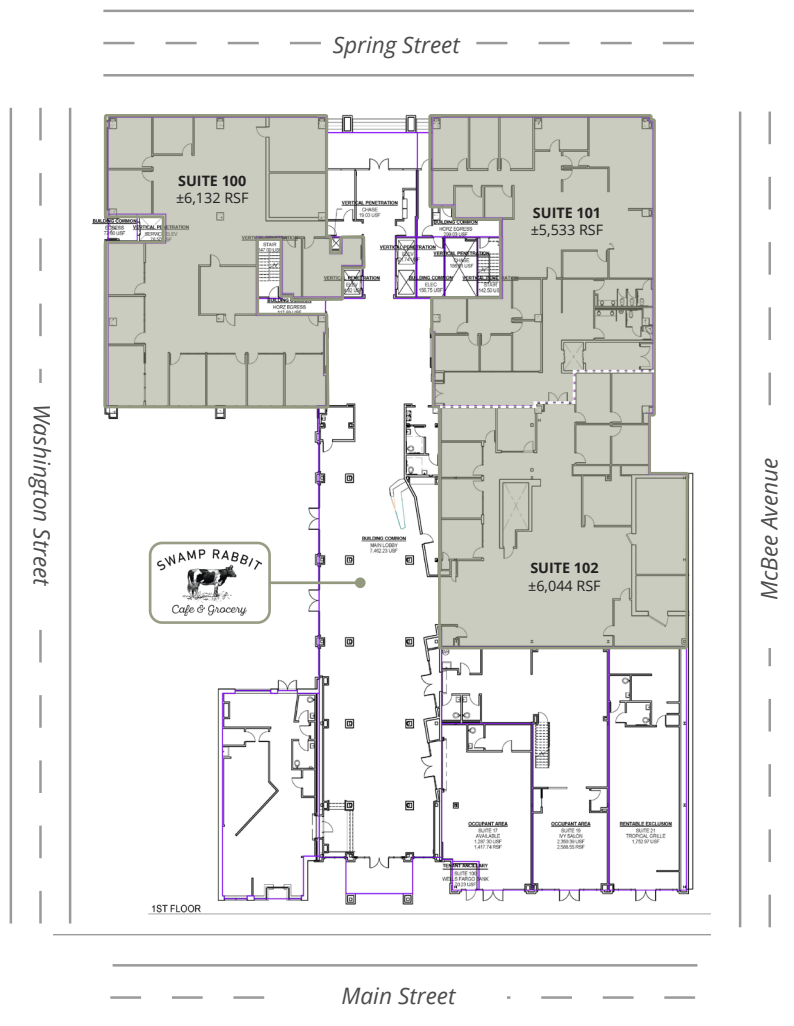
(Available 3/1/2025)

Suite 100: $\pm 6,132$ RSF

Suite 101: $\pm 5,533$ RSF

Suite 102: ±6,044 RSF

Asking rate: \$31.00/SF



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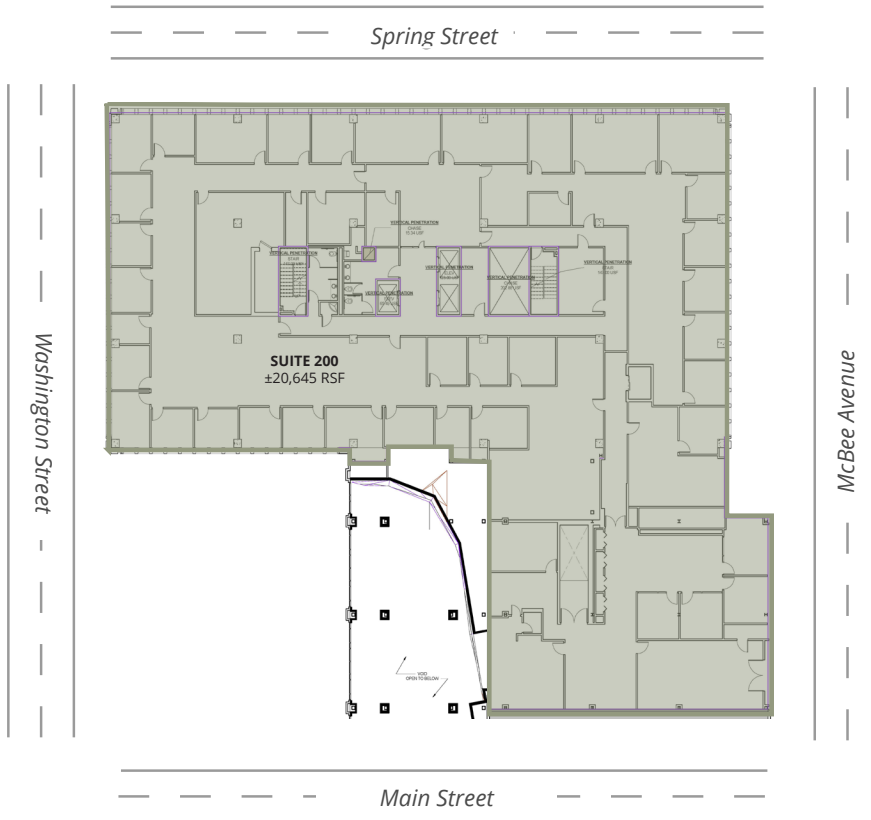
15 S. MAIN ST

Second Floor

(Available 3/1/2025)

Suite 200: ±20,645 RSF

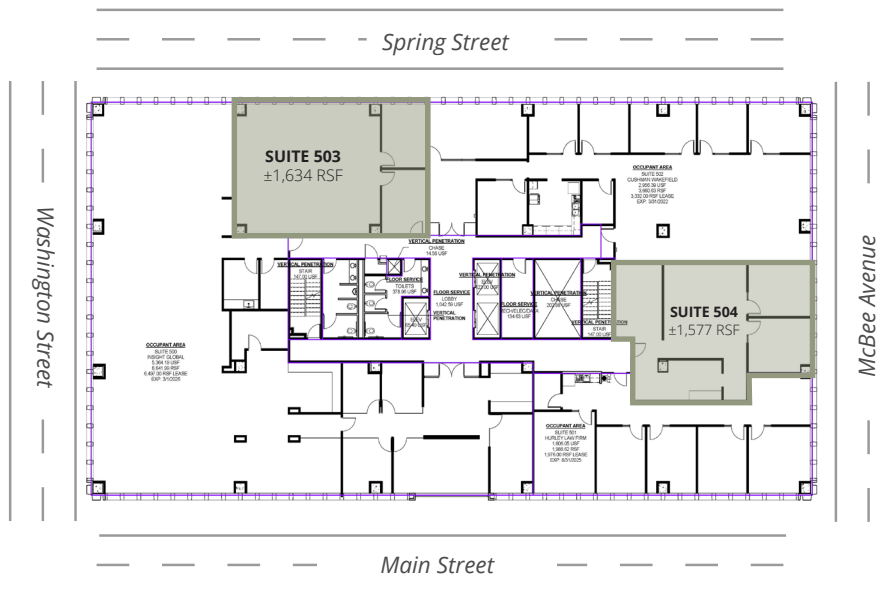
Asking rate: \$32.00/SF



Fifth Floor

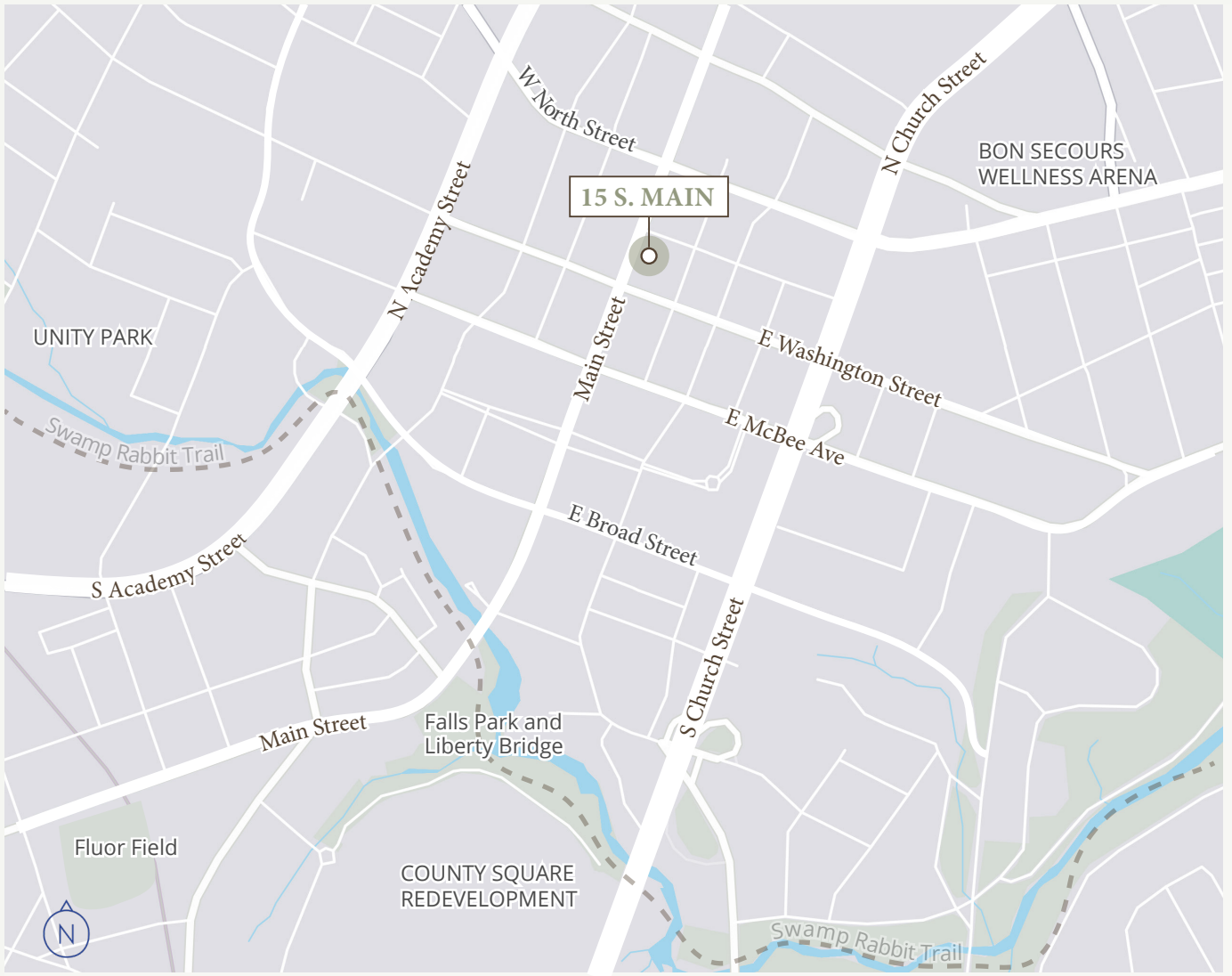
Suite 503: ±1,634 RSF
Asking rate: \$34.00/SF

Suite 504: ±1,577 RSF
Asking rate: \$34.00/SF



Suite 702: ±705 RSF
Asking rate: \$35.00/SF

Asking rate: \$35.00/SF



Downtown Greenville

110+

Restaurants

19+

Hotels

115+

Retail shops



15 S. MAIN STREET | GREENVILLE, SOUTH CAROLINA





A modern office lobby with a high ceiling, wood-paneled walls, and large windows. The floor is made of light-colored tiles. In the foreground, there are white tufted benches. In the background, people are walking through the lobby.

JOIN THESE TENANTS AT

15 S. MAIN ST

AGRACEL

BIEBER LAW FIRM

CUSHMAN & WAKEFIELD

DP3 ARCHITECTS

GALLAGHER

GREER WALKER

HDR ENGINEERING

INSIGHT GLOBAL

JACKSON LEWIS, PC

WELLS FARGO BANK



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