

PREMIER CBD OFFICE BUILDING

THE OGLETREE BUILDING

DOWNTOWN CLASS A OFFICE BUILDING
PRIVATE ATTACHED PARKING GARAGE

±6,992 SF
AVAILABLE FOR LEASE



300 N MAIN STREET | GREENVILLE, SC 29601

CBRE

NEW AVAILABILITIES AT THE

HIGHLY SOUGHT-AFTER OGLETREE BUILDING

Suite 203 - 3,103 RSF Available

Suite 300 - 3,889 RSF Available



PROPERTY DETAILS



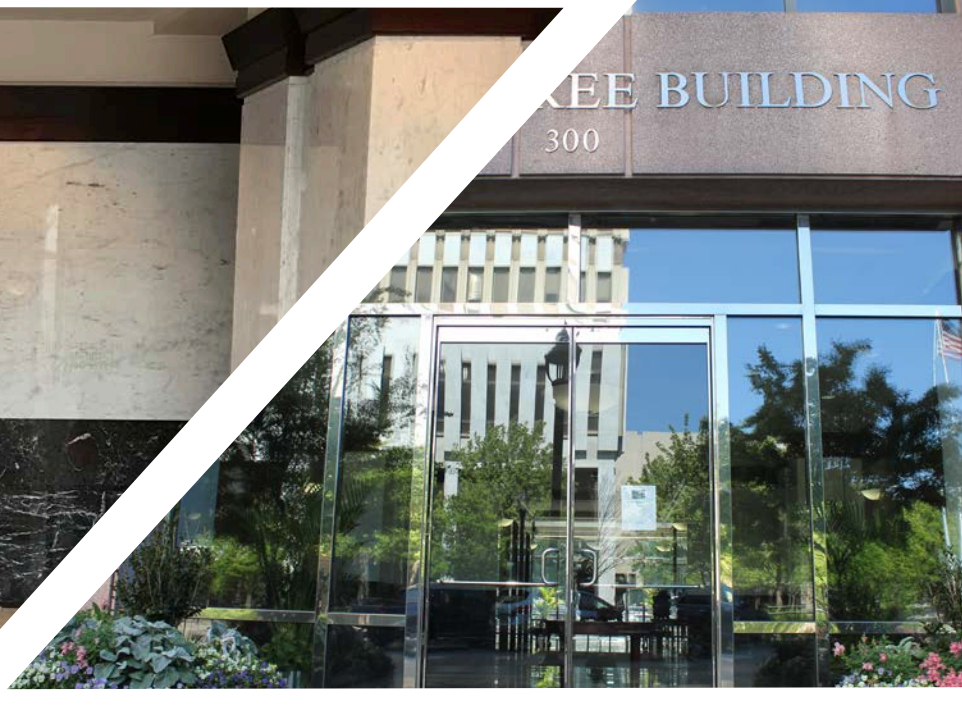
Second & Third floor
suites **available**



Attached private parking
garage, including visitor spots



Class A building
renovated in 2016



Walking distance to over 100 restaurants, 70 shopping options and over 10 outdoor parks and fitness centers



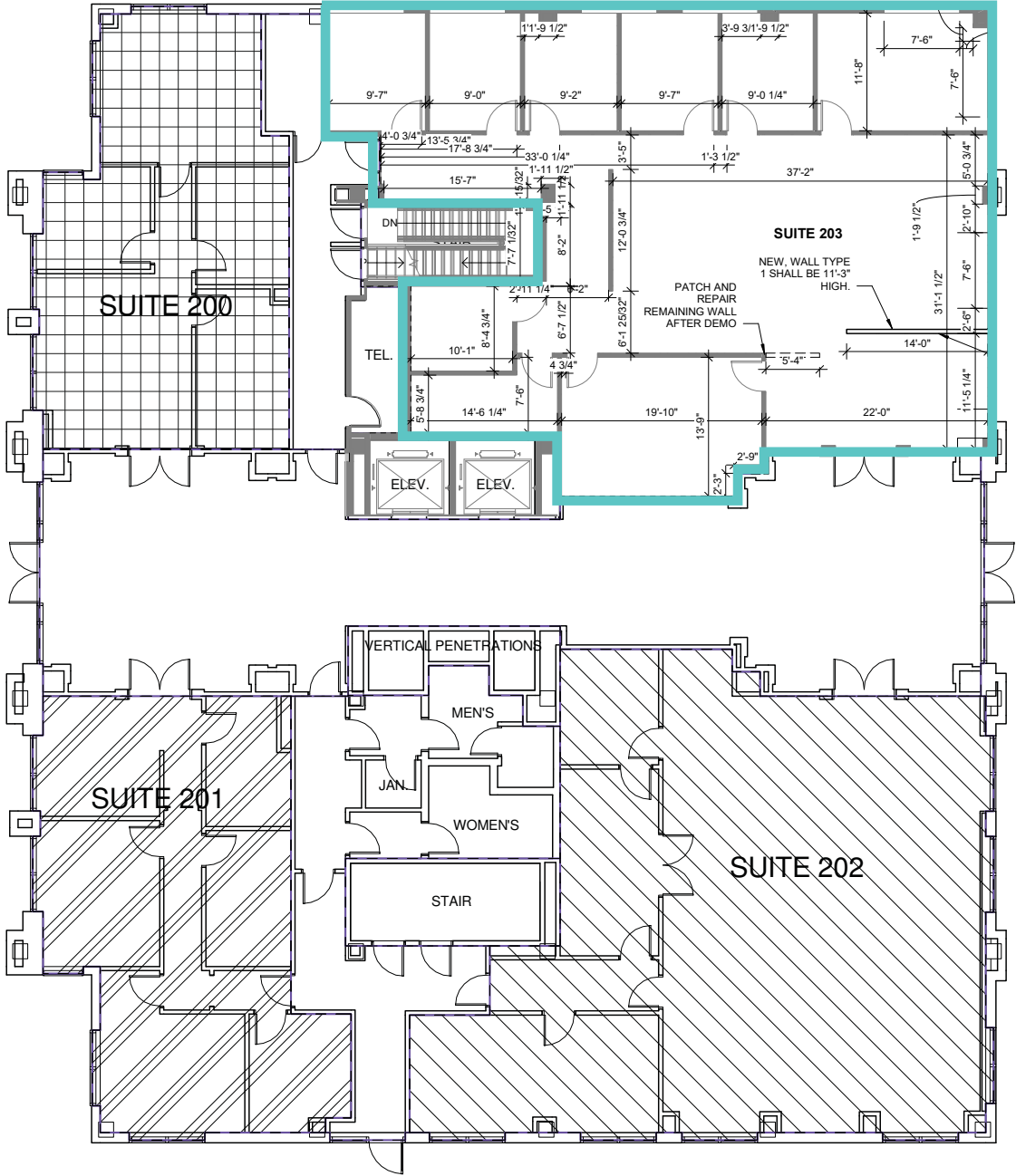
Located at the corner of N Main Street and Beattie Place (**±18,955 VPD**) across from **NOMA** Square



Lease Rate: \$32.50 PSF
Full Service

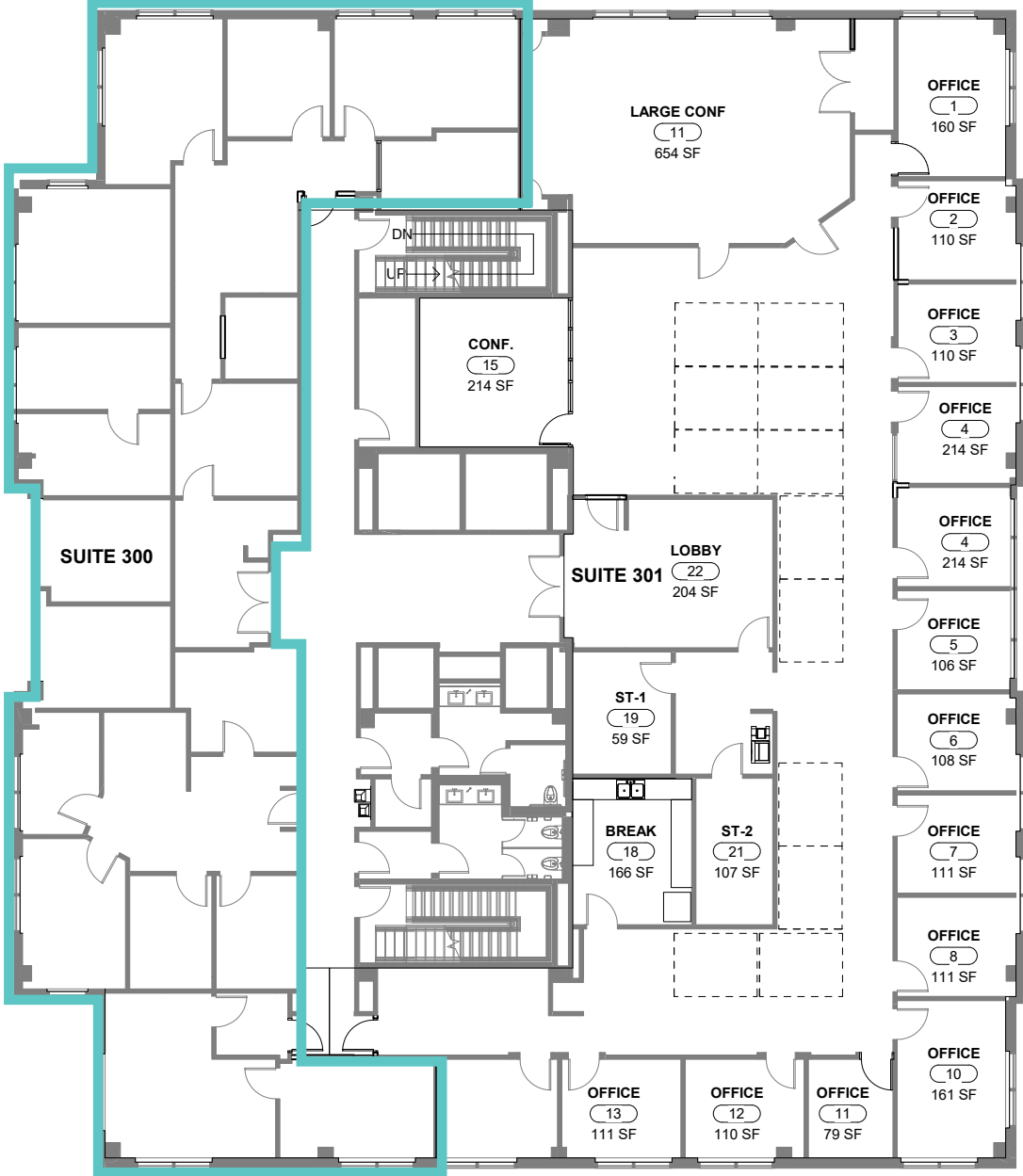
AVAILABLE | 2ND FLOOR
FLOOR PLAN

SUITE 203 | 3,103 RSF



AVAILABLE | 3RD FLOOR
FLOOR PLAN

SUITE 300 | 3,889 RSF



DOWNTOWN GREENVILLE

Downtown Greenville is known for its vibrant Main Street, 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 stretch.

Downtown Greenville's transformation over the past four decades is the result of a series of momentous achievements, each signifying a milestone on a journey that transformed the declining city center into one of America's best downtowns. Today, downtown Greenville serves as a case study in effective urban planning, hosting delegations of leaders from cities all over the country who hope to recreate Greenville's success in their own communities.

Downtown's crown jewel is Falls Park on the Reedy. Considered by TripAdvisor to be one of the "Top 10 Parks in America," the park is a 32-acre oasis that ties a modern downtown to the historic West End. Pedestrian Paths and Greenways connect at this central location offering residents access to the Prisma Health Swamp Rabbit Trail System and its 22 miles of biking and walking trails throughout Greenville.

The City Center welcomes 2.5 million unique visitors every year. Livability recently ranked it one of the Top 10 Best Downtowns in the country, and The New York Times called Greenville "a national model for a pedestrian-friendly city center."

KEY METRO RANKINGS & STATISTICS

#10

Best Cities to Buy a Home in 2023

(CNBC.com)

#43

Best Places to Live 2022-2023

(U.S. News and World Report)

40

Fortune 500 Companies in Greenville-Spartanburg

(GVL Today)

#3

State to Do Business

(GADC)

3.3%

Unemployment compared to U.S. 3.6%

(BLS, June 2023)

16%

10-year Annual Job Growth

(BLS, June 2023)

30

Most Charming Small-Town Downtowns in America

(HGTV.com)

Best Places for Young Professionals in South Carolina

(Niche.com)

The 10 Friendliest Cities in the U.S

(Conde Nast Traveler)

The South's Best Cities on the Rise 2022

(Southern Living)

Top Places to Go in the Southeast in 2022

(Fodors.com)

AMENITY MAP

100+ RESTAURANTS
 25+ BARS AND NIGHT SPOTS
 22 COFFEE SHOPS
 39 ARTS, CIVIC AND/OR
 HISTORIC ATTRACTIONS

35 LOCAL SHOPPING VENDORS
 11 PARKS AND RECREATION
 7 FITNESS FACILITIES



15 MINS TO GREENVILLE-SPARTANBURG
 INTERNATIONAL AIRPORT



ORVIS
Brooks Brothers
TUPELO HONEY
ANTHROPOLOGIE

PREMIER CBD OFFICE BUILDING
THE OGLETREE BUILDING



NOMA FLATS



WESTIN
 HOTELS & RESORTS



TSUNAMI
 BUBBLE TEA CLASSIC

WELLS FARGO



100 EAST APARTMENTS



THE CRESCENT GREENVILLE CONDOS



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THE OGLETREE BUILDING

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