

CLASS A OFFICE BUILDING, ADJACENT LOT AND PARKING GARAGE

in Downtown Greenville





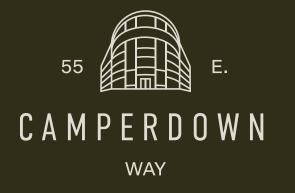
The Offering

A RARE MULTI-PHASE MIXED-USE DEVELOPMENT OPPORTUNITY

CBRE, on behalf of the ownership, is pleased to present the opportunity to acquire Greenville's most desirable development site located at 55 E. Camperdown Way (the Property"), located in the center of downtown Greenville, South Carolina. 55 E. Camperdown Way is a 2.376 acre site located along Falls Park and the Reedy River featuring a 92,960 SF office building, an adjacent parking garage with 346 spaces and .853 acres of excess land along the river and facing Greenville's iconic downtown waterfall and the Liberty Pedestrian Bridge.

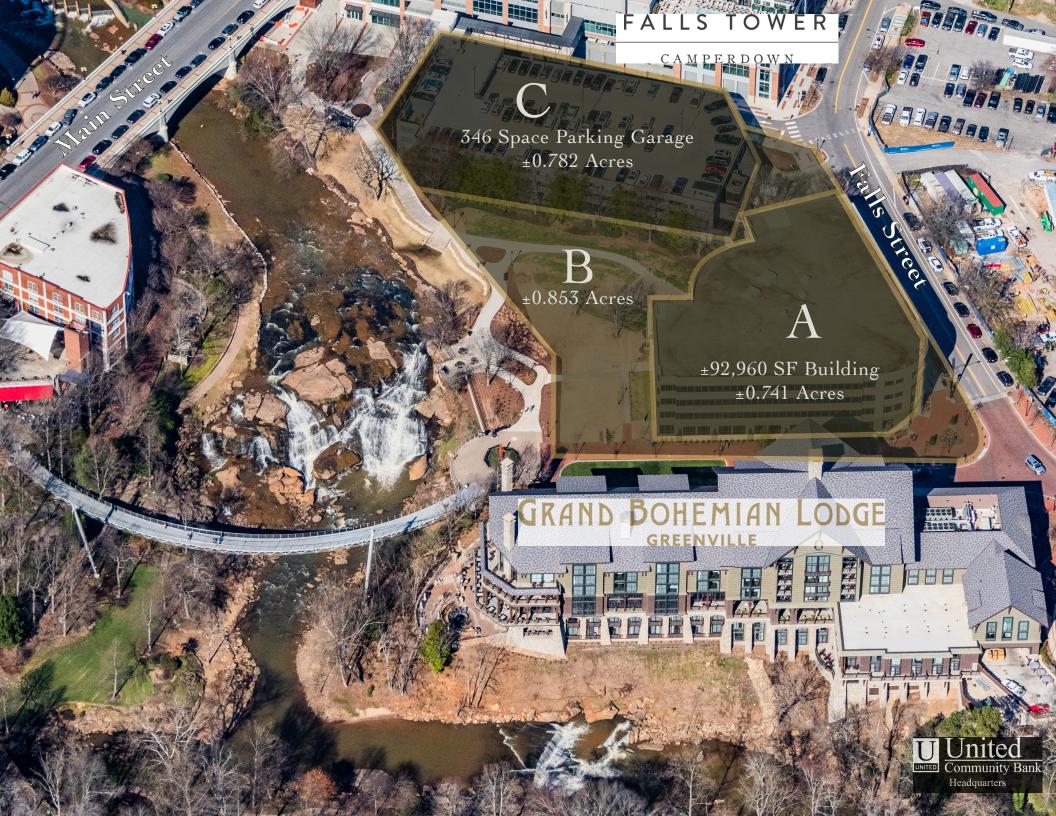
The 92,960 SF Class A office building is purposefully 22.6% occupied making it ideal for redevelopment or a user sale. The 346 parking garage serves both 55 E. Camperdown Way, the adjacent mixed-use development know as Camperdown Way, as well as the Grand Bohemian Lodge. The garage is also partially open to the public providing convenient access to Falls Park, The Swamp Rabbit Trail, and Liberty Bridge.

The .853 acres of vacant land in front of 55 E. Camperdown represents a rare site for additional development in a premium infill location in the heart of Greenville's most desirable entertainment and living area.



THE ASSET

ADDRESS	55 E Camperdown Way, Greenville, SC 29601
YEAR BUILT	1990
% LEASED	22.6%
TOTAL BUILDING SIZE	±92,960 SF
TOTAL ACREAGE	2.376 Acres
PARKING GARAGE	346 Spaces
FLOORS	4 Floors
ZONING	MX-D
PARCEL IDS	A: # 0069000300101 / 0.741 Acres / 92,960 SF Four story office building B: # 0069000300109 / 0.853 Acres / Vacant lot C: # 0069000300110 / 0.782 Acres / 346 space parking garage





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