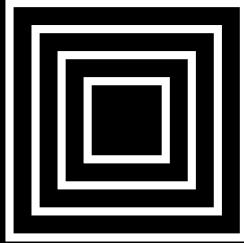
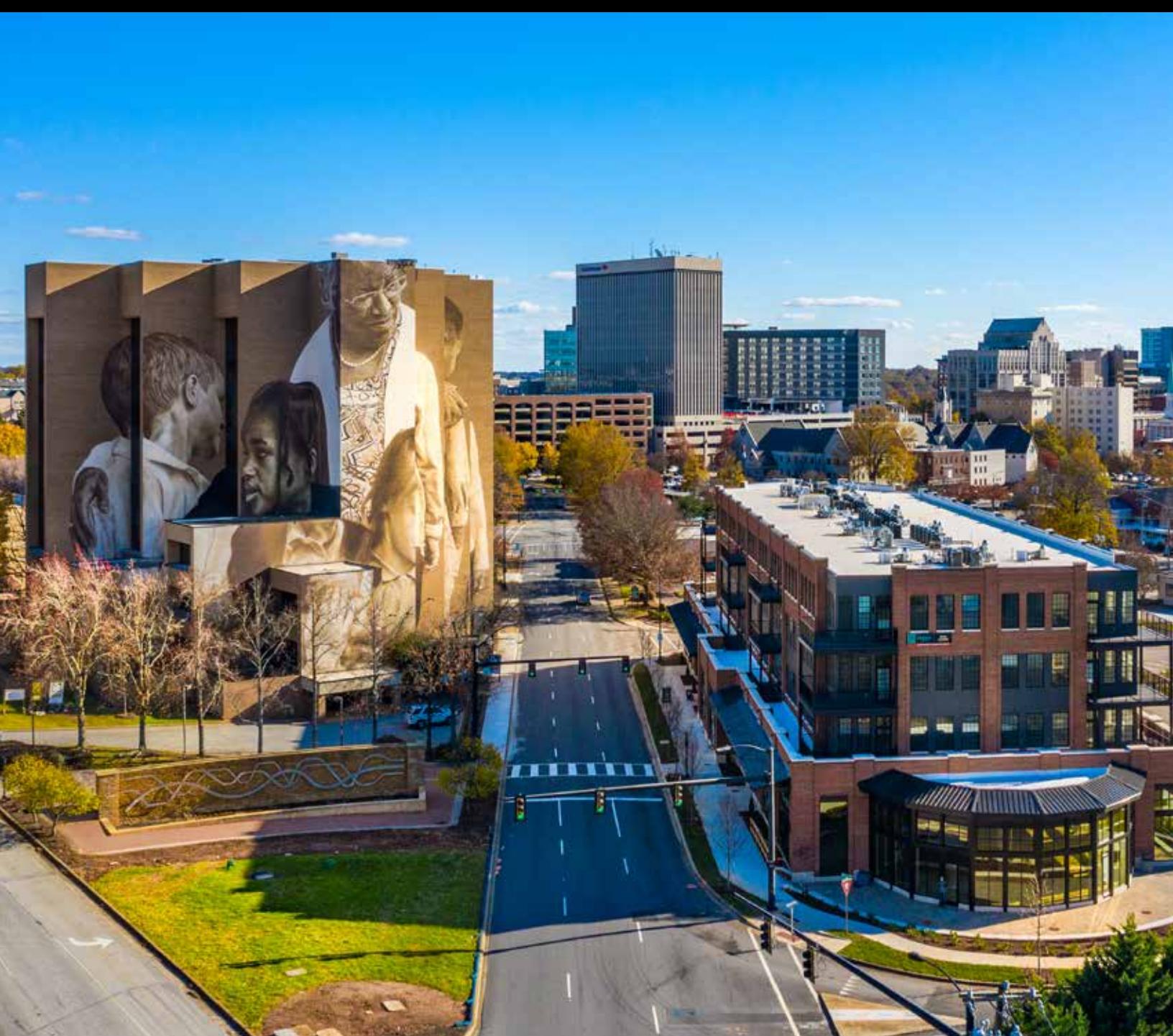


OFFICE SPACE
AVAILABLE FOR LEASE



CANVAS

GREENVILLE, SOUTH CAROLINA



±60,000 - ±130,000 SF AVAILABLE



VIEW ONLINE

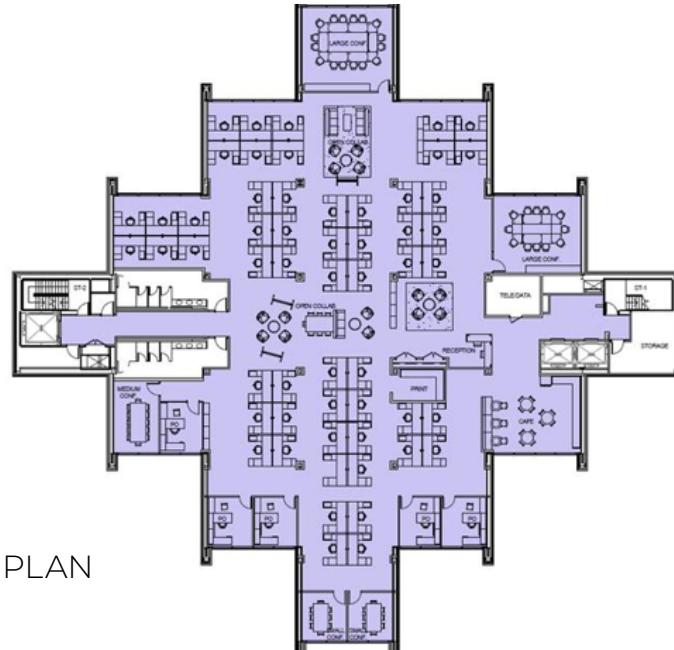
CBRE

REIMAGINE YOUR OFFICE DOWNTOWN

With all new building systems, restrooms, and lobbies, the renovated office space will be attractive to users who wish to be downtown, have ample parking, and occupy at a price well below Class A & B competing properties.

In addition to the building's visibility and proximity to downtown, Canvas Tower provides office space with endless flexibility, the perks of a large mixed-use development, and the commodity of onsite parking.

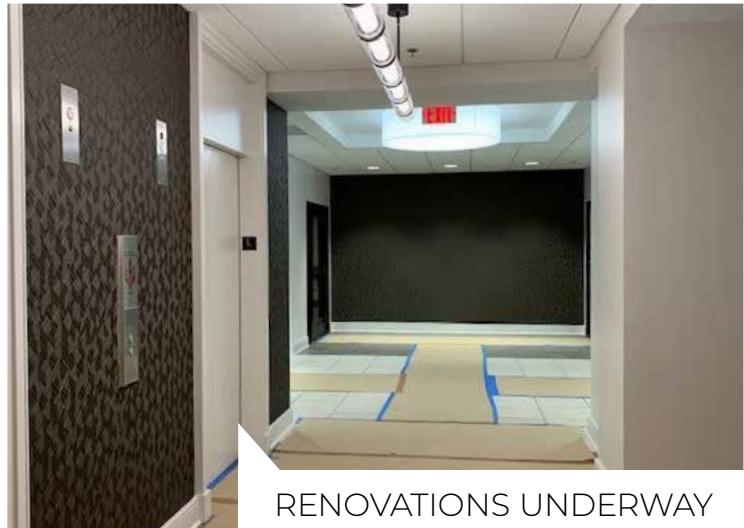
- + up to ±130,000 SF Available
- + Immediately adjacent to: Greenville County Museum of Art, Upcountry History Museum, Greenville County Library, Greenville Theatre and The Children's Museum of the Upstate
- + Two blocks from Main Street
- + Less than a mile to the future Unity Park
- + Fantastic signage opportunity
- + On-site parking: 4/1,000
- + Outdoor lounge area
- + Lease Rate: \$26.50/SF Full Service



CONCEPTUAL FLOOR PLAN

301 College Street

CANVAS TOWER | OFFICE



VIEW
OFFICE VIDEO

CANVAS BOASTS A TRULY UNBEATABLE LOCATION

Landmarks:

- Cash Park
- McPherson Park
- Bon Secours Wellness Arena
- Reedy River Park
- Fluor Field
- UpCountry History Museum
- Museum & Gallery at Heritage Green
- Greenville Little Theater
- Greenville County Museum of Art
- The Children's Museum of the Upstate
- Hardee's (Under Construction)
- Publix
- Home2 Suites
- Hyatt Regency-Greenville
- Aloft
- Spring Street Hotels
- Westin
- Courtyard-Marriott
- Hampton Inn
- Embassy Suites
- Hampton Inn
- AC Hotel by Marriott
- Grand Bohemian Hotel
- Homewood Suites
- Two Chefs Café
- Jiroz
- The Bohemian
- Tommy's Country Ham House
- Hardees
- QT
- McDonald's
- Buttercream Bakehouse
- Roost
- Tsunami
- Sassafraz
- Cantina 76
- Caviar & Bananas
- Restaurante Bergamo
- IMK & Ivy
- Trios - A Brick Oven
- Basil
- Tupelo Honey
- Trappe Door
- Barley's Taproom
- Wild Wing
- Murasaki
- Takosushi
- Noise Dive
- Carolina Ale House
- Trattoria Giorgio
- SOBY's
- Nantucket Seafood Grill
- Grill Marks
- 30's Deli & Market
- Larkin's on the River
- The Lazy Goat
- Up on the Roof
- Ruth's Chris
- Hall's Chophouse
- Joanna
- Rick Erwin's
- Terrace
- Husk
- Smoke on the Water
- American Grocery Restaurant
- Breakwater
- Mac's Speed Shop
- Liberty Taproom

MUSEUMS

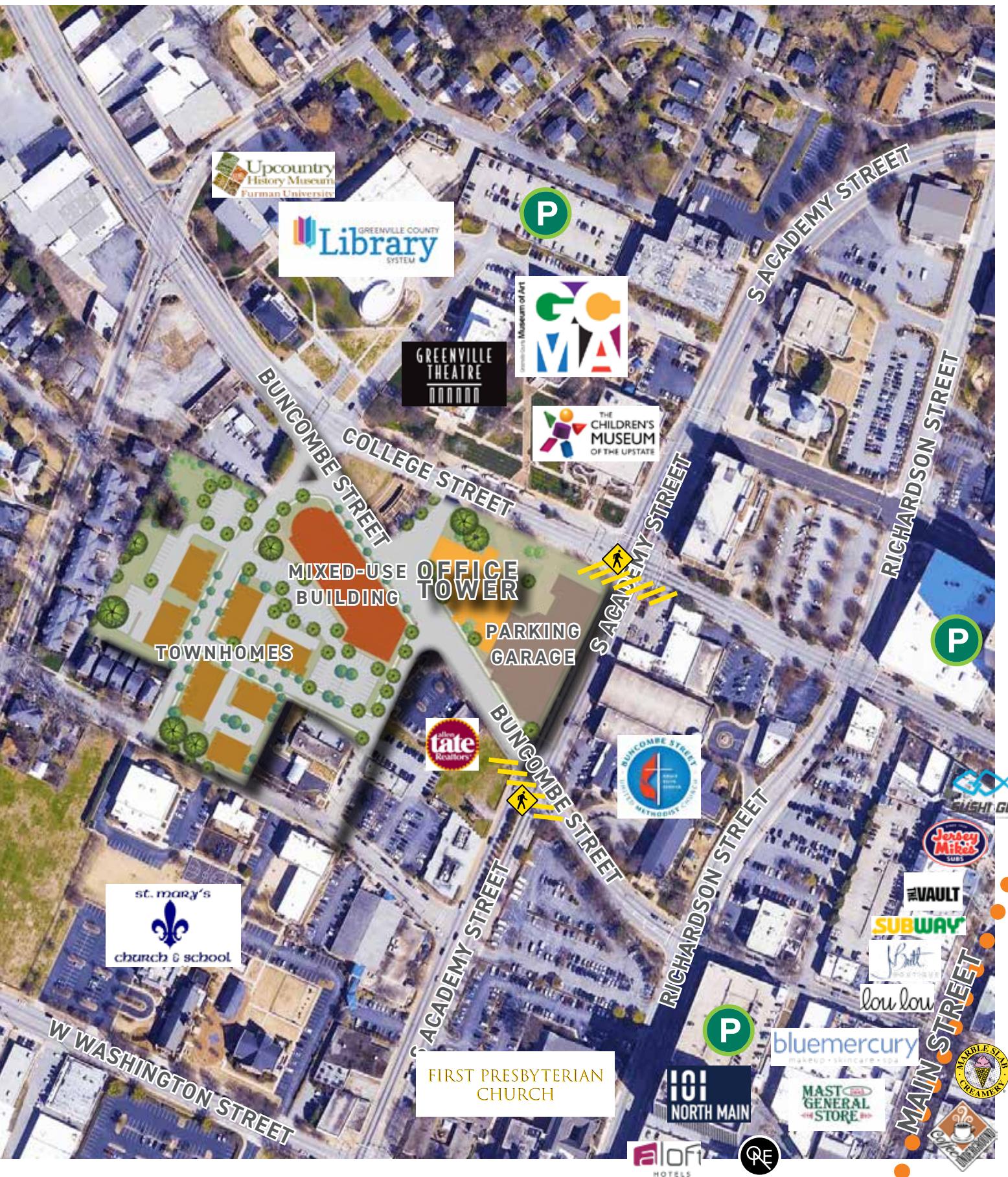
1. UP COUNTRY HISTORY MUSEUM
2. MUSEUM & GALLERY AT HERITAGE GREEN
3. GREENVILLE LITTLE THEATER
4. GREENVILLE COUNTY MUSEUM OF ART
5. THE CHILDREN'S MUSEUM OF THE UPSTATE

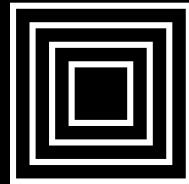
RESIDENTIAL

1. MAIN + STONE
2. NORTHPOINTE
3. PARK PLACE ON HUDSON
4. GREENVILLE GATEWAY
5. 100 EAST
6. 98 EAST MCBEE
7. RIVER'S EDGE
8. DISTRICT WEST
9. GREENVILLE LOFTS
10. CAMPERDOWN
11. FOUNTAINS GREENVILLE
12. RIVERWALK
13. RHETT STREET CONDOS
14. 236 RHETT
15. LINK WEST END
16. SOUTH MAIN AT RIVER
17. 400 RHETT
18. TRAVERSE
19. PERIMETER WEST
20. PENDLETON BAPTIST CHURCH SALE
21. IR WEST

HOTELS

1. HOME2 SUITES
2. HYATT REGENCY-GREENVILLE
3. ALOFT
4. SPRING STREET HOTELS
5. WESTIN
6. COURTYARD-MARRIOTT
7. HAMPTON INN
8. EMBASSY SUITES
9. HAMPTON INN
10. AC HOTEL BY MARRIOTT
11. GRAND BOHEMIAN HOTEL
12. HOMEWOOD SUITES





CANVAS

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CBRE

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