

CANVAS

OFFICE SPACE
AVAILABLE FOR LEASE

GREENVILLE, SOUTH CAROLINA



±60,000 - ±130,000 SF AVAILABLE



[VIEW ONLINE](#)

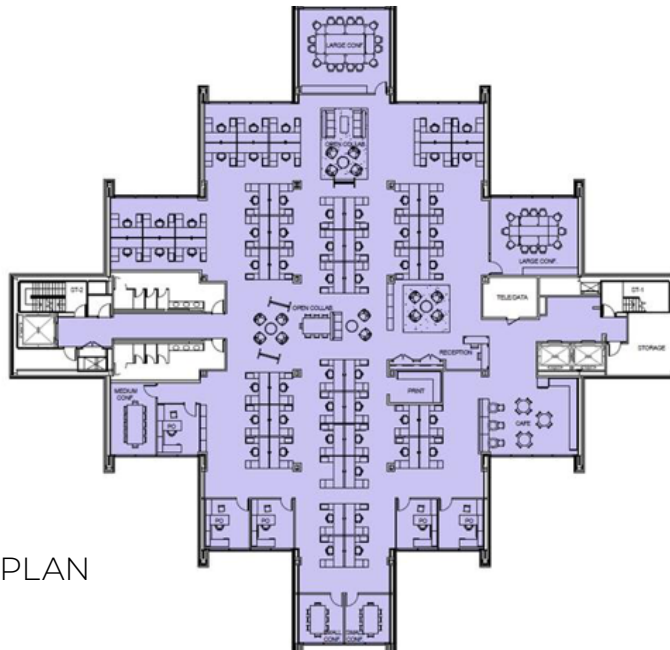
CBRE

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



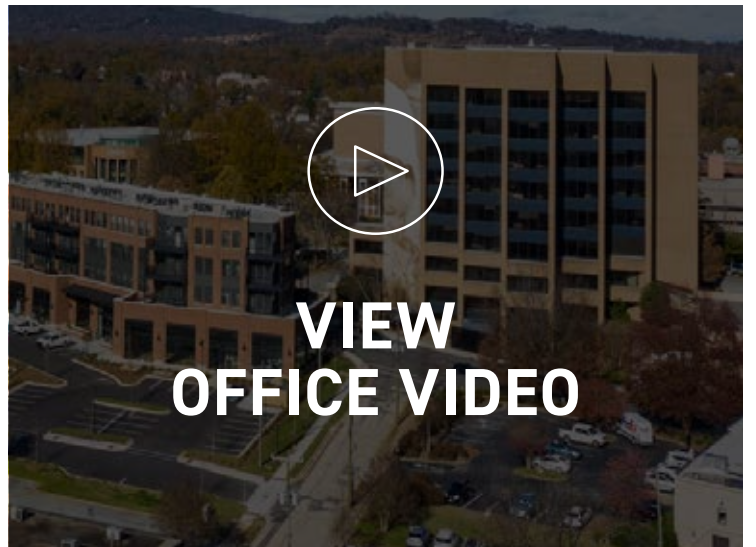
CONCEPTUAL FLOOR PLAN

301 College Street

CANVAS TOWER | OFFICE



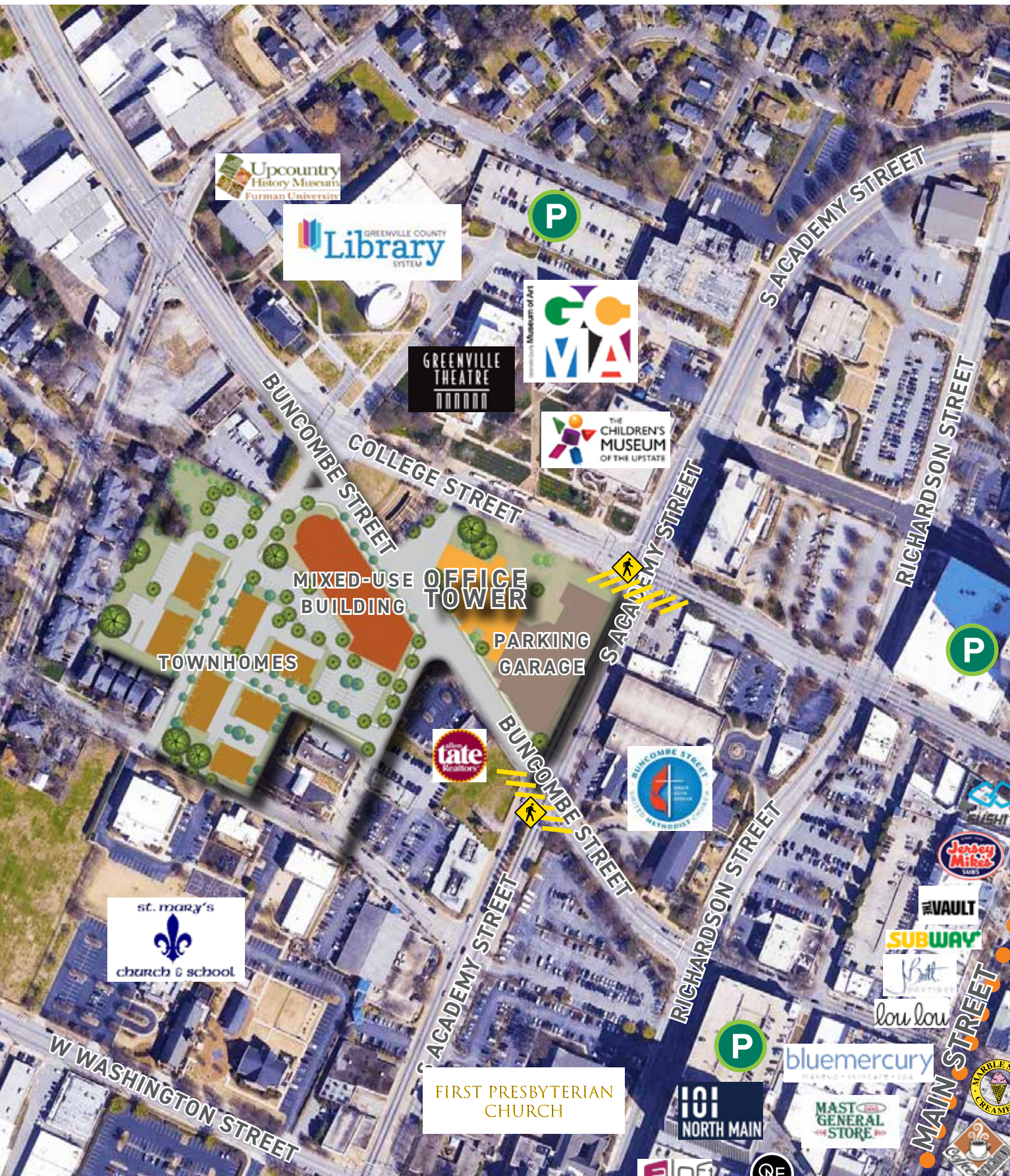
RENOVATIONS UNDERWAY



**VIEW
OFFICE VIDEO**

CANVAS BOASTS A TRULY UNBEATABLE LOCATION





Upcountry
History Museum
Furman University

GREENVILLE COUNTY
Library
SYSTEM

GREENVILLE
THEATRE

GO
Museum of Art

THE CHILDREN'S
MUSEUM
OF THE UPSTATE

BUNCOMBE STREET
COLLEGE STREET

MIXED-USE
BUILDING
OFFICE
TOWER

TOWNHOMES

PARKING
GARAGE

late
7th
Realtors

BUNCOMBE STREET
METHODIST CHURCH

st. mary's
church & school

FIRST PRESBYTERIAN
CHURCH

101
NORTH MAIN

bluemercury
makeup • skincare • spa

MAST
GENERAL
STORE

Jenny
Mike's
SUBS

THE VAULT
SUBWAY

Britt
POD & TONER

lou lou

SUSHI GO

Jenny
Mike's
SUBS

THE VAULT
SUBWAY

Britt
POD & TONER

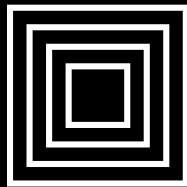
lou lou

TRIPLE STAR
CREAMERY

COFFEE

EIOFI
HOTELS

RE



CANVAS

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CBRE

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