

**AVISON  
YOUNG**

THE HISTORIC  
**JUDSON MILL**  
1912 GREENVILLE 2018  
SOUTH CAROLINA

**Creative office and retail  
for lease in historic mill**  
Greenville, SC

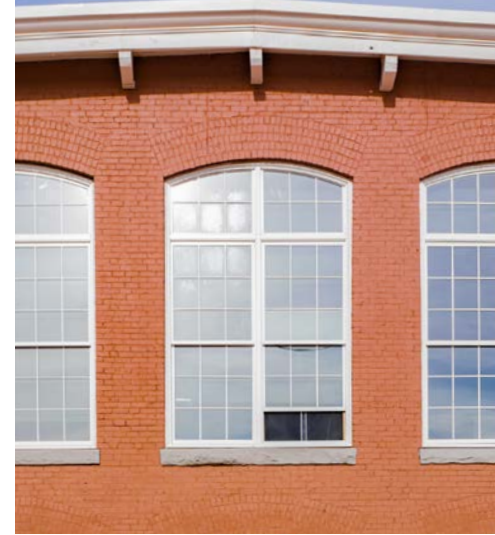


# Overview

An adaptive reuse mill development, Judson Mill includes a dynamic mix of office, retail/entertainment and residential spaces, all centered around creating a sustainable, vibrant community for residents, surrounding friends and neighbors.

- Flexible space options for office and retail uses
- Fully leased onsite apartments with ±350 residents
- Additional 181 residential units expected to deliver in 2025.
- Close proximity to downtown

Mill City Kitchen  
Bloc Haven Climbing  
Magnetic South Brewery  
HRP Engineering  
Play Café  
Feed & Seed  
The Foundry  
High Spirits Hospitality  
SeamonWhiteside




# The Annex

## Availabilities

Suite 4010	±5,552 sf	2nd generation office space
Suite 4020	±5,804 sf	
Suite 4050	±5,159 sf	
Suite 4060	±4,690sf	

Suite 4145	±8,013 sf
Suite 4250	±5,727 sf
Suite 4260	±5,807 sf

Contact broker for pricing

 AVAILABLE  
RETAIL/OFFICE

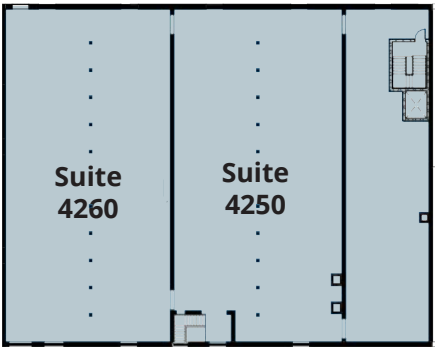
 COMMON



LOWER LEVEL



MAIN LEVEL



UPPER LEVEL

# The Annex

Suite 4010 | ±5,552 sf



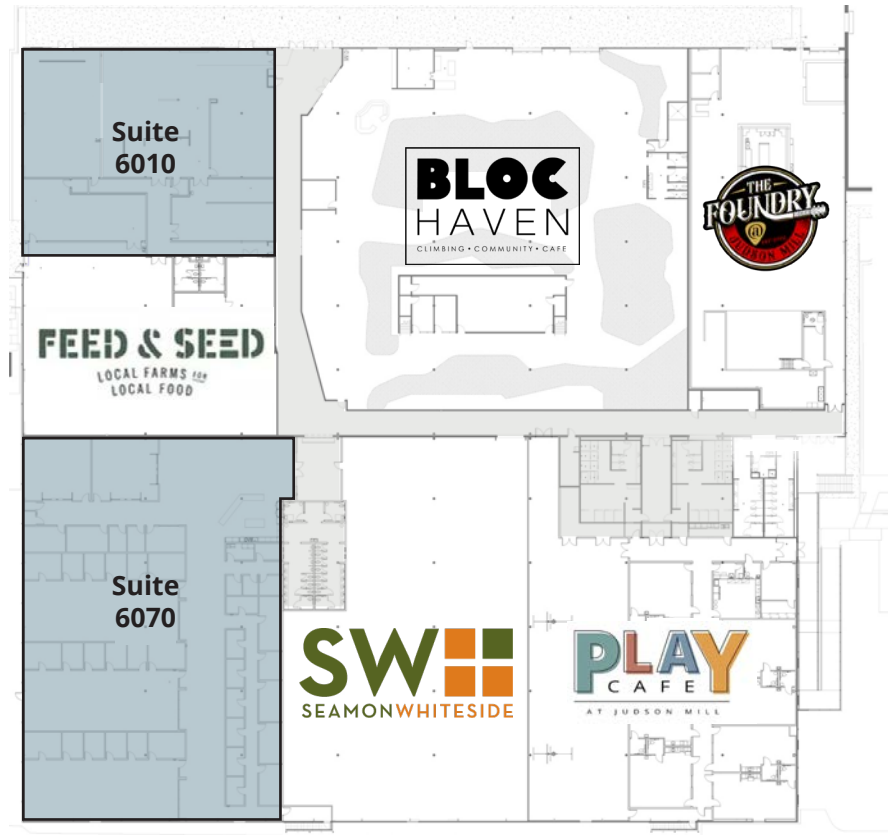
# The Warehouse

## Availabilities

Suite 6010	±6,698 sf	4,490 sf kitchen + 2,208 sf meeting space
Suite 6070	±18,668 sf	2nd generation creative office space

 **AVAILABLE**  
RETAIL/OFFICE

 COMMON



# The campus

## The Annex Retail/office

±100,500 sf

## The Warehouse Retail

±107,000 sf

## The Lofts Residential

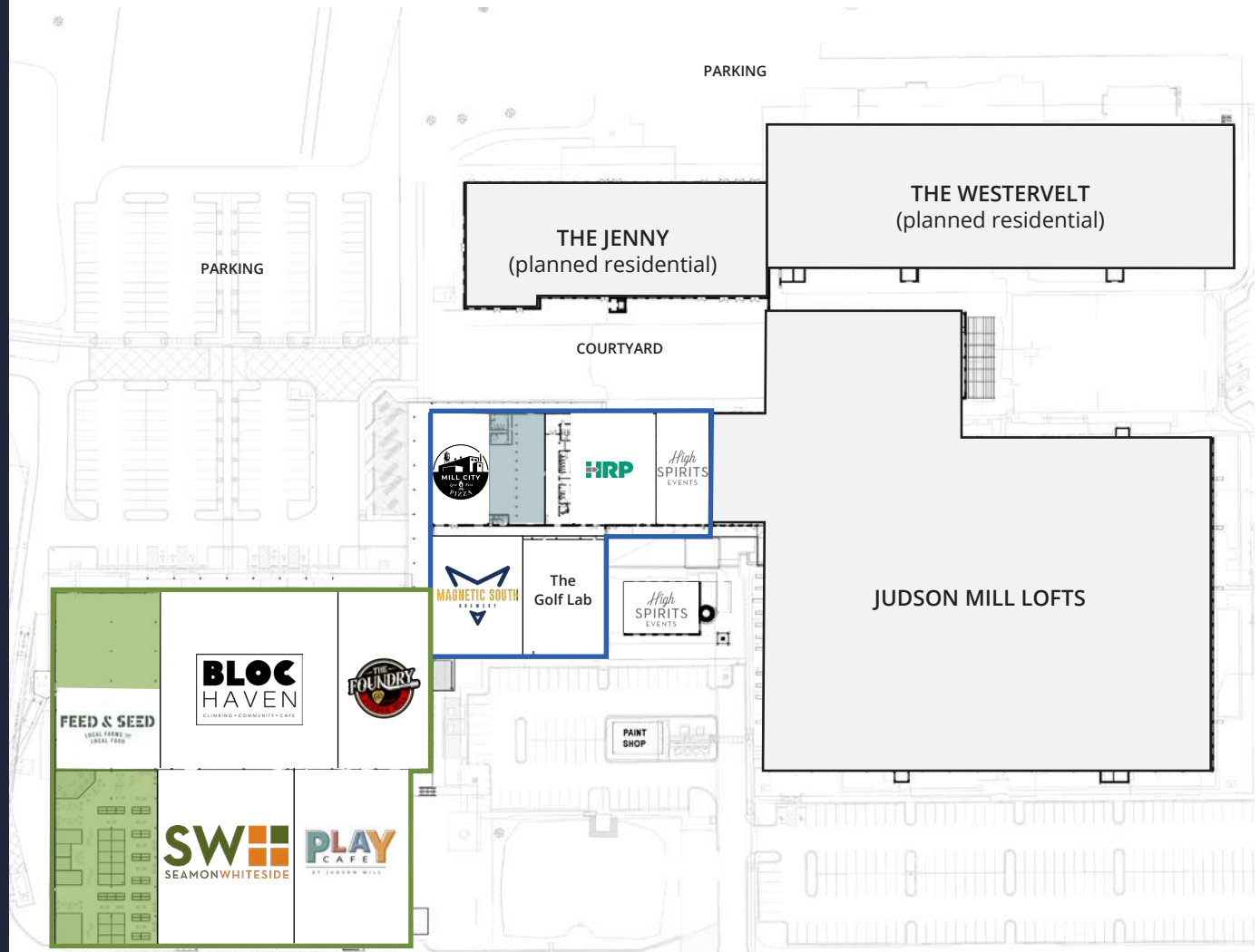
204 Units  
100%  
Occupancy

## The Jenny Residential

±55,000 sf

## The Westervelt Residential

±157,000 sf



# 181

Planned  
residential Units

# 195k

sf retail, restaurant,  
and work space

# 204

Existing residential  
units + amenities

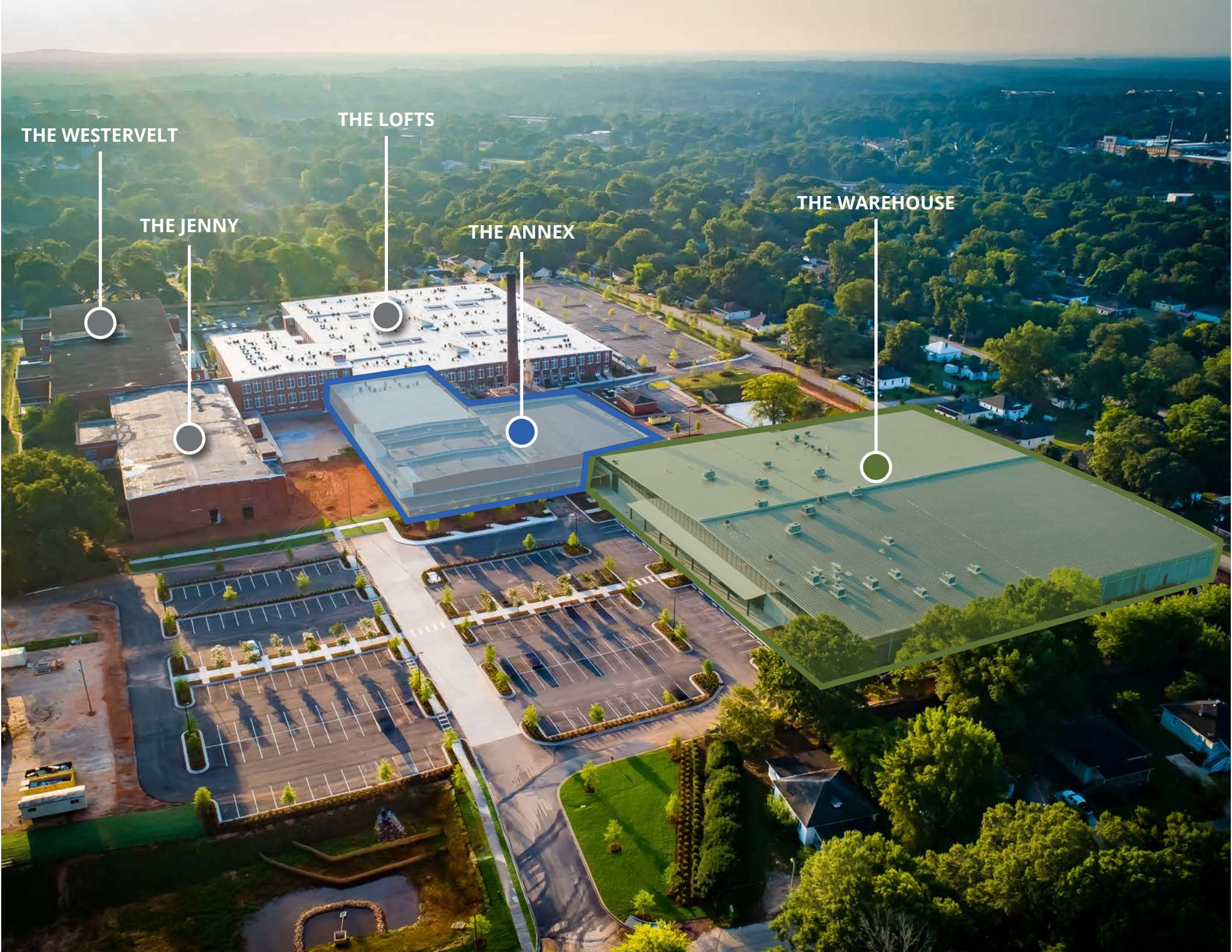
THE WESTERVELT

THE LOFTS

THE JENNY

THE ANNEX

THE WAREHOUSE



# Points of interest

**24,600**

Vehicles per day on Easley Bridge Road

**77,244**

People live within a five-mile radius

**\$95,174**

Average household income in a five-mile radius by 2028

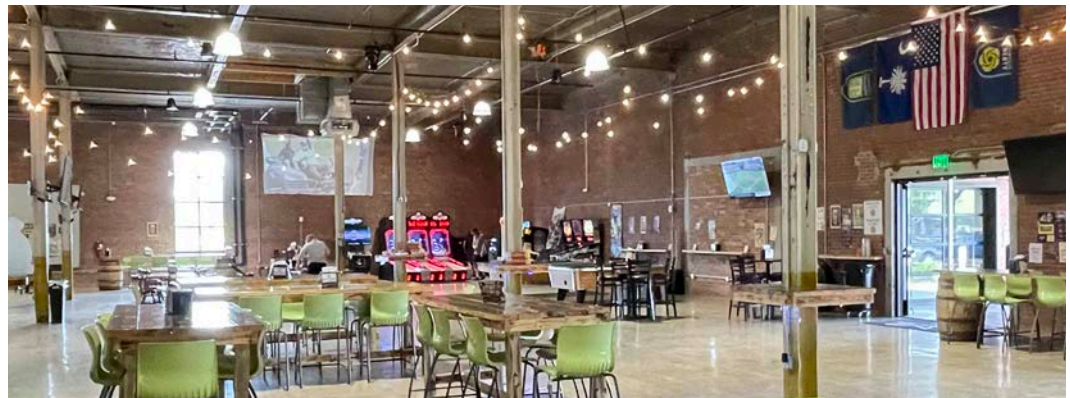
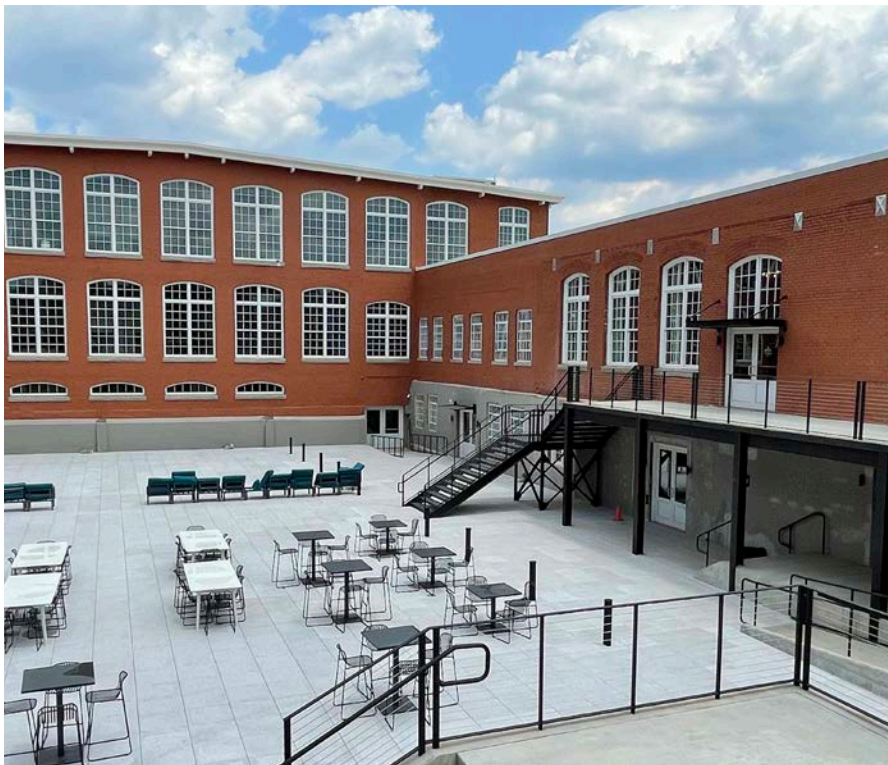


# Live, work, dine, and play

Once the largest textile mill in Greenville County, Judson Mill was more than a workplace. It was a thriving community of friends and neighbors.

Today, Judson Mill's greenspaces and amenities provide the opportunity for the community to gather for a variety of outdoor programming and activities.

---



# Historic details

More than just cause for excitement, the revitalization of Judson Mill is a point of local pride. It offers a model for sustainable community development by repurposing existing buildings and infrastructure, and fosters a strong community while benefiting the entire region.

---

**BUILT IN 1912.  
REIMAGINED IN 2018**

---

Architectural details like 100-year old masonry, oversized windows and original timber beams pay homage to the community's rich history, and provide a one-of-a-kind backdrop for a variety of retail and office users.



# Upstate South Carolina

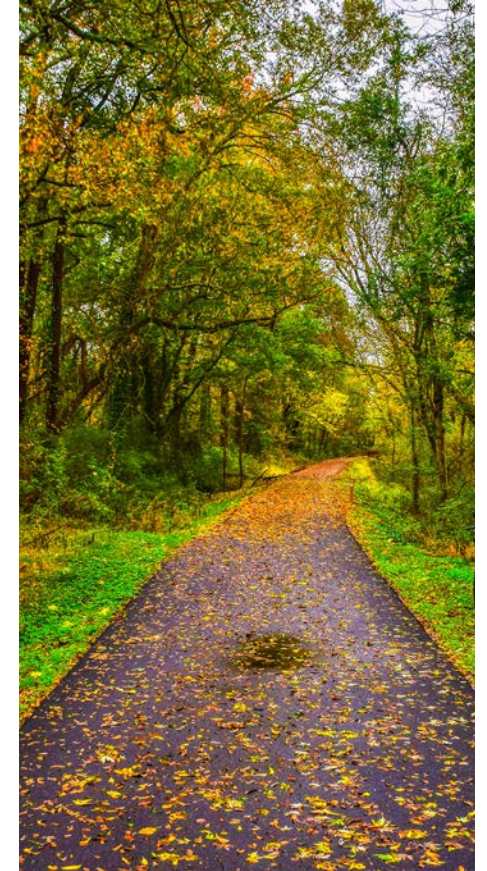
Nestled in the foothills of the Blue Ridge Mountains, the Greenville-Spartanburg area has combined traditional southern charm, stunning natural beauty and an unexpected “contemporary cool” to create one of America’s hottest emerging destinations and fastest



## No. 4

Best Small City in the United States

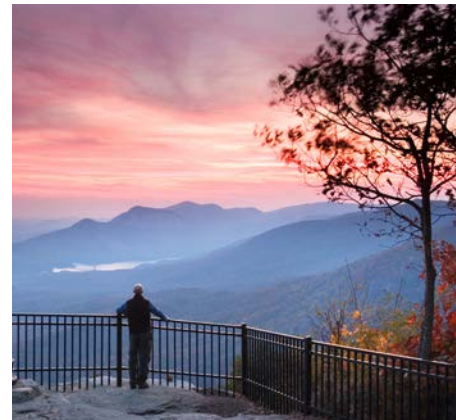
CONDÉ NAST TRAVELER, OCTOBER



## No. 6

The South's Best Cities 2024

SOUTHERN LIVING, APRIL



Home to over

## 201

Fortune 500 companies

THE HISTORIC  
**JUDSON MILL**  
1912 **GREENVILLE** 2018  
SOUTH CAROLINA

Schedule a tour today.

701 Easley Bridge Road  
Greenville, SC 29611

Retail Leasing

**James McKay**  
Vice President  
+1 864 747 5627  
[james.mckay@avisonyoung.com](mailto:james.mckay@avisonyoung.com)

Office Leasing

**Ned Reynolds**  
Vice President  
+1 336 260 3148  
[ned.reynolds@avisonyoung.com](mailto:ned.reynolds@avisonyoung.com)

**Chris Prince**  
Vice President  
+1 864 430 4957  
[chris.prince@avisonyoung.com](mailto:chris.prince@avisonyoung.com)

**AVISON  
YOUNG**