

**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	$\pm 5,552$ sf	2nd generation office space
Suite 4020	$\pm 5,804$ sf	
Suite 4050	$\pm 5,159$ sf	
Suite 4060	$\pm 4,690$ sf	

Suite 4145	$\pm 8,013$ sf
Suite 4250	$\pm 5,727$ sf
Suite 4260	$\pm 5,807$ sf

Contact broker for pricing

 **AVAILABLE**
RETAIL/OFFICE  **COMMON**



LOWER LEVEL

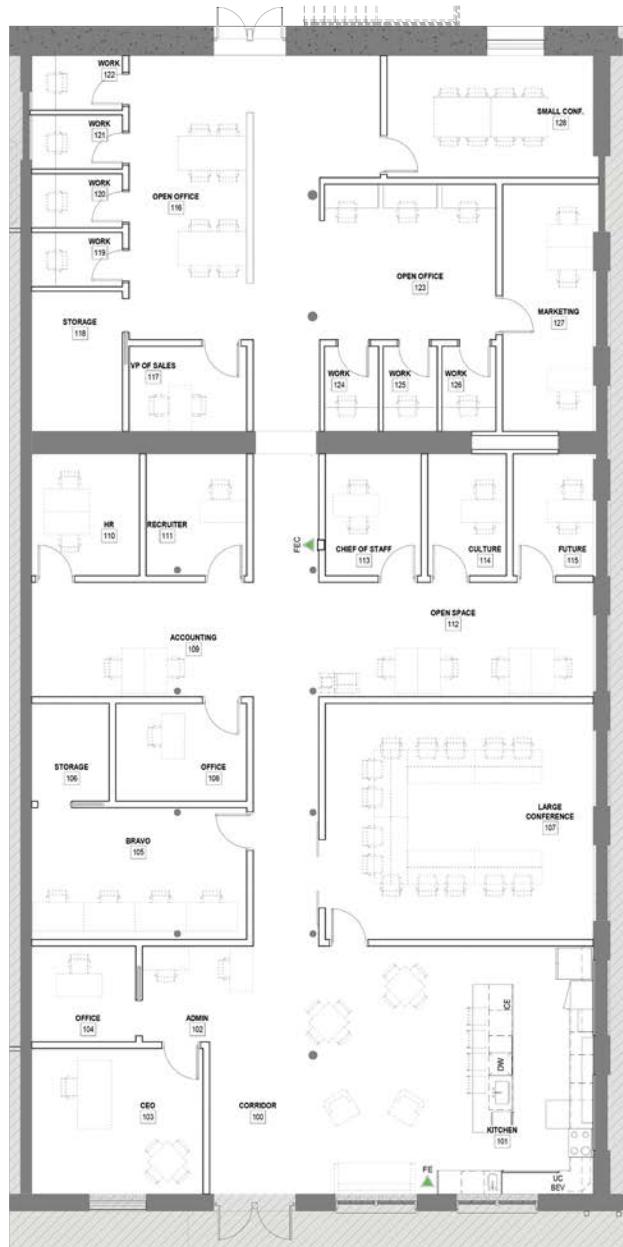


MAIN LEVEL

UPPER LEVEL

The Annex

Suite 4010 | ±5,552 sf

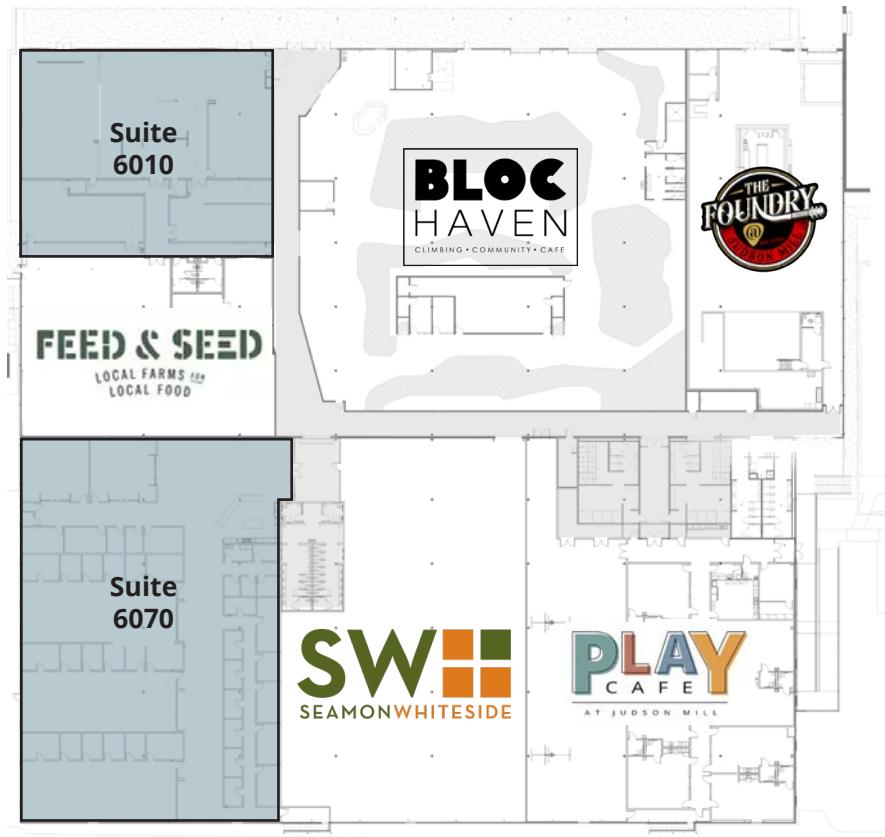


The Warehouse

Availabilities

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

 **AVAILABLE**
RETAIL/OFFICE  COMMON



The campus

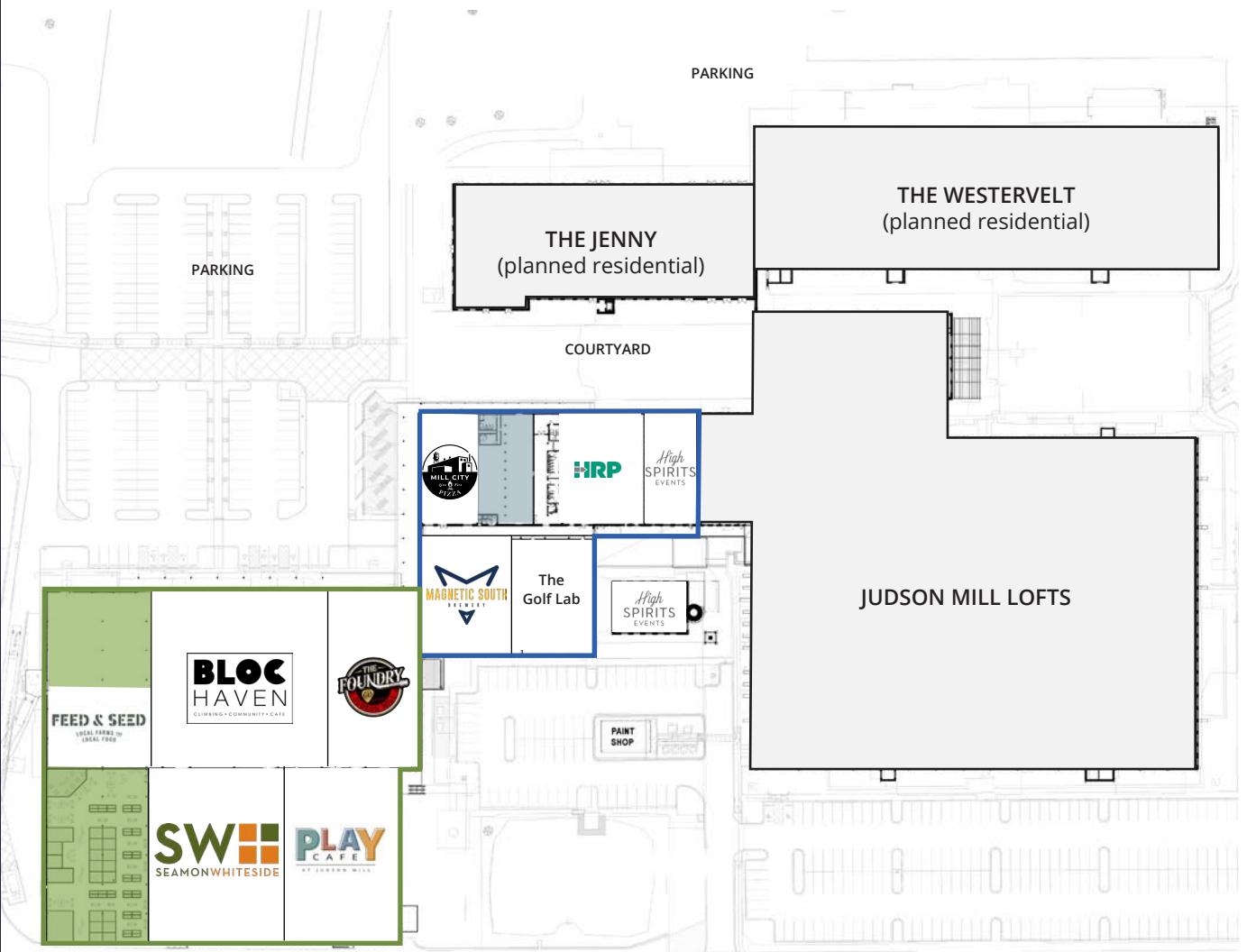
The Annex
Retail/office ±100,500 sf

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

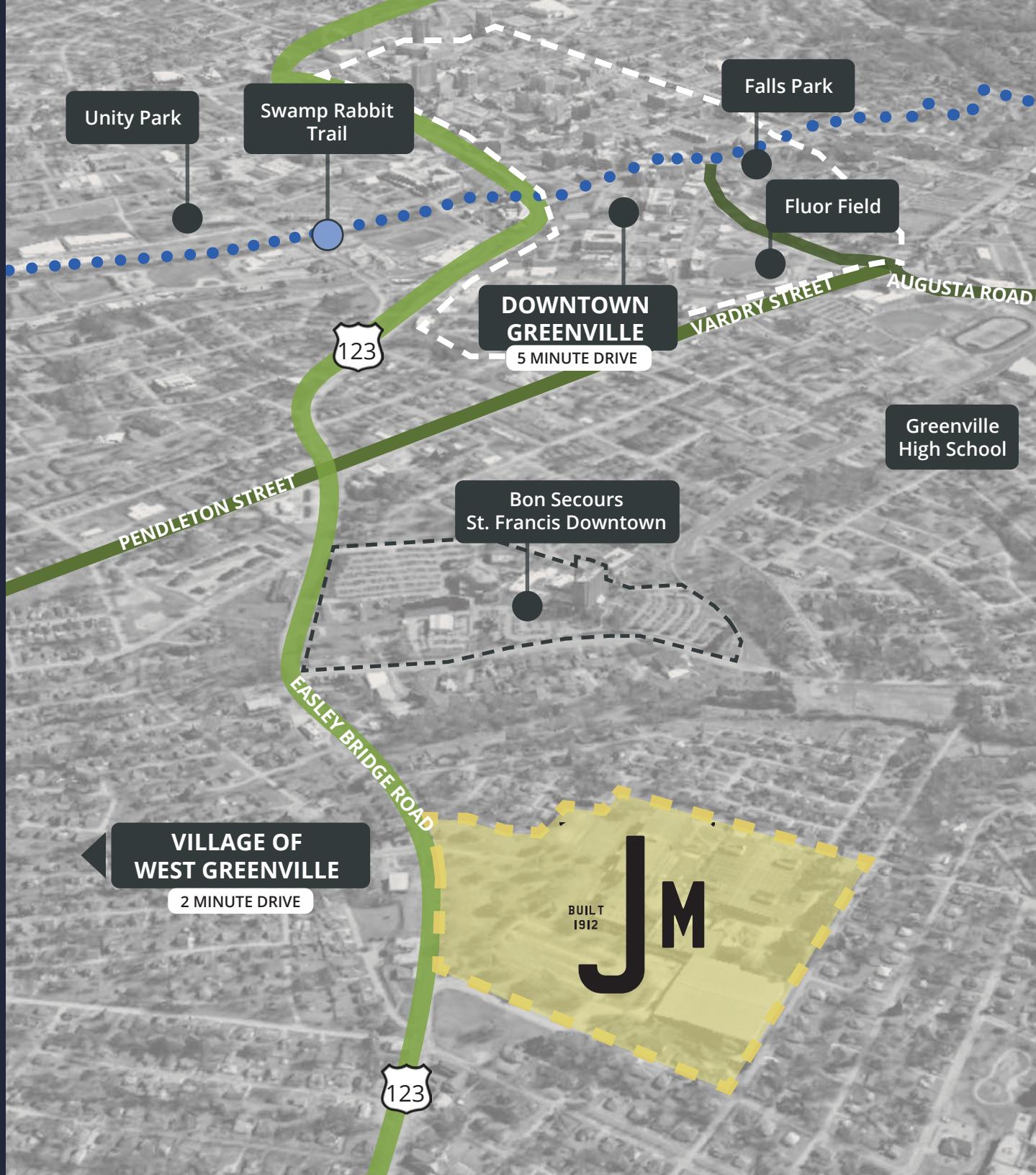
Vehicles per day on Easley Bridge Road

77,244

People live within a five-mile radius

\$95,174

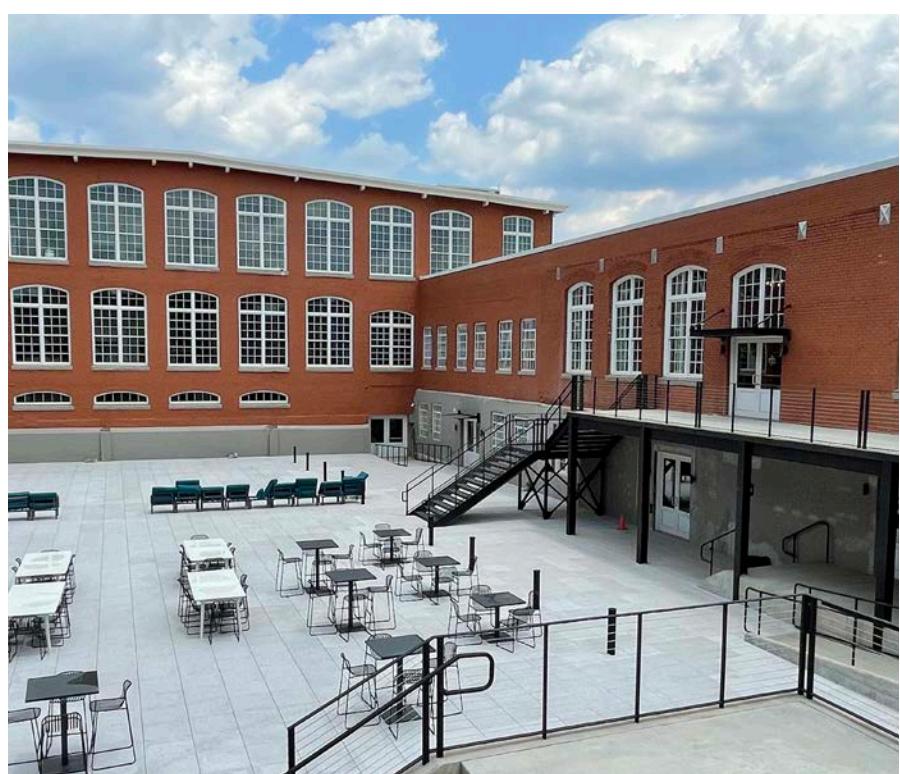
Average household income in a five-mile radius by 2028



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.



THE HISTORIC

JUDSON MILL

1912 GREENVILLE 2018

SOUTH CAROLINA

Upstate South Carolina

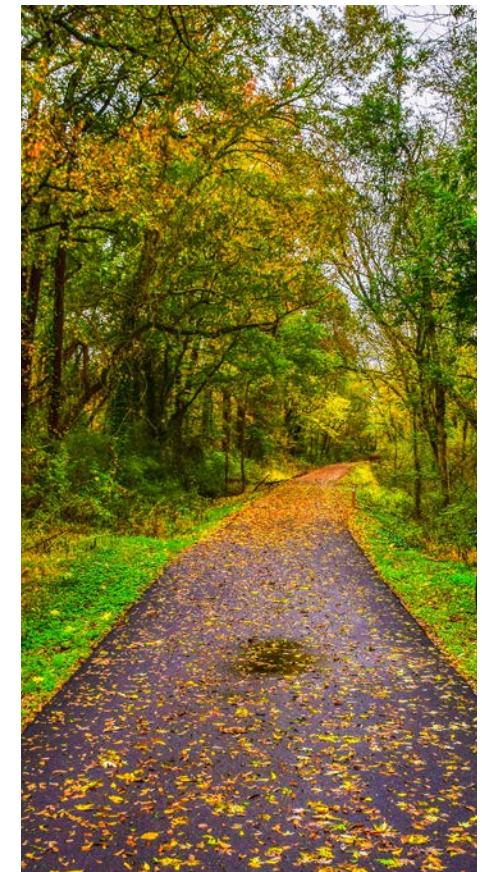
Nestled in the foothills of the Blue Ridge Mountains, the Greenville-Spartanburg area has combined traditional southern charm, stunning natural beauty and an unexpected "contemporary cool" to create one of America's hottest emerging destinations and fastest



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

Office Leasing

Ned Reynolds
Vice President
+1 336 260 3148
ned.reynolds@avisonyoung.com

Chris Prince
Vice President
+1 864 430 4957
chris.prince@avisonyoung.com

**AVISON
YOUNG**