



MCBEE

THE BUZZ
NORTH OF BROAD.

GREENVILLE'S NEW DESTINATION NEIGHBORHOOD IS HEATING UP.





One block off of Main St. sits Greenville's next vibrant destination in the making, and 300 McBee is at the center of it all. The rejuvenation of 300 McBee Avenue will bring new energy, new life, and new business to this downtown district. It's time to wake up this North of Broad neighborhood. Welcome to 300 McBee.

IT'S NOT A RENOVATION. IT'S A TRANSFORMATION.

300 McBee is being transformed inside and out.

Modern all-glass storefronts puts retail shops on full display while the open, inviting lobby welcomes businesses and customers, alike. And when you consider the manicured greenspaces, intoxicating smells from the local eateries, and its bustling downtown address, it's no wonder 300 McBee is the talk of Greenville.





HIGHLIGHTS

ADDRESS

300 McBee Ave.,
Greenville, SC, 29601

LOCATION

One block off Main Street (east side of Main)

AVAILABLE SPACE

±14,052 SF office

PARKING

Adjacent city garage (first hour free) and surrounding surface spaces

PARKING

Valet to serve project, adjacent city garage (first hour free), surrounding surface spaces

LEASE RATES

\$41.50/RSF Full Service (Level One)





OFFICE AVAILABILITY

Impress clients and inspire employees with a Class-A office experience. And don't worry, even with its highly sought-after downtown location, 300 McBee boasts the best parking access of any major downtown building.

PARKING

Adjacent city garage (first hour free) and surrounding surface spaces

FITNESS CENTER

with showers & locker rooms

7,000 SF

of covered outdoor space

A wide variety of
ON-SITE RESTAURANTS
with many more nearby

AVAILABLE SPACE

±14,052 SF office

Downtown Greenville has always been a shopping mecca for visitors and locals. With its open, contemporary aesthetic and great visibility from main thoroughfares, 300 McBee will have them coming in droves.

PARKING

Adjacent city garage (first hour free) and surrounding surface spaces

GREAT VISIBILITY

from Church Street

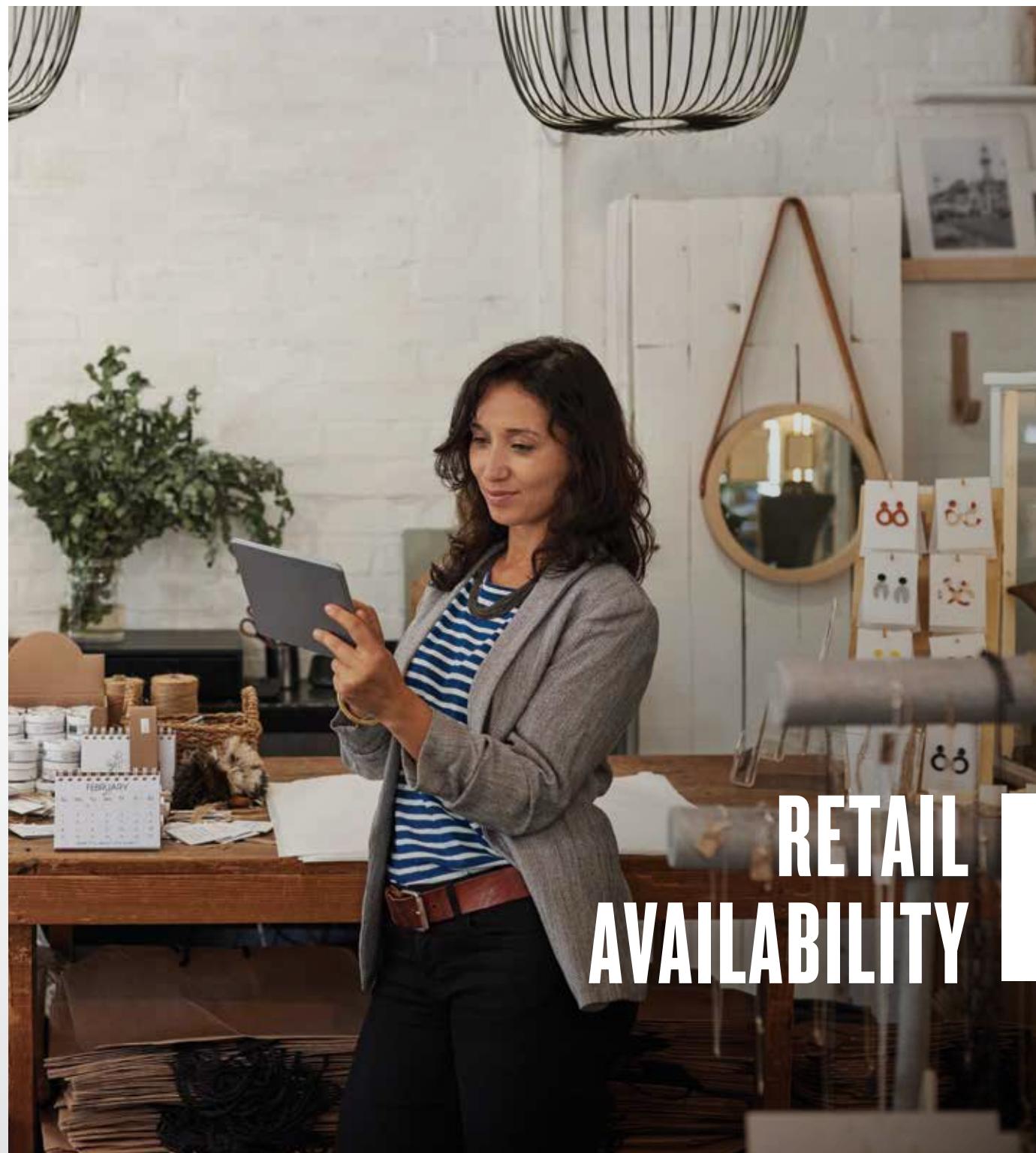
A wide variety of
ON-SITE RESTAURANTS
and eateries

Ample
**OUTDOOR SEATING
AND COMMON AREAS**

AVAILABLE SPACE

Retail fully leased

DESTINATION RETAIL SPACE



FLOORPLANS



FULLY LEASED

LEVEL ZERO

1ST FLOOR

TOTAL AVAILABLE: ±14,052 RSF

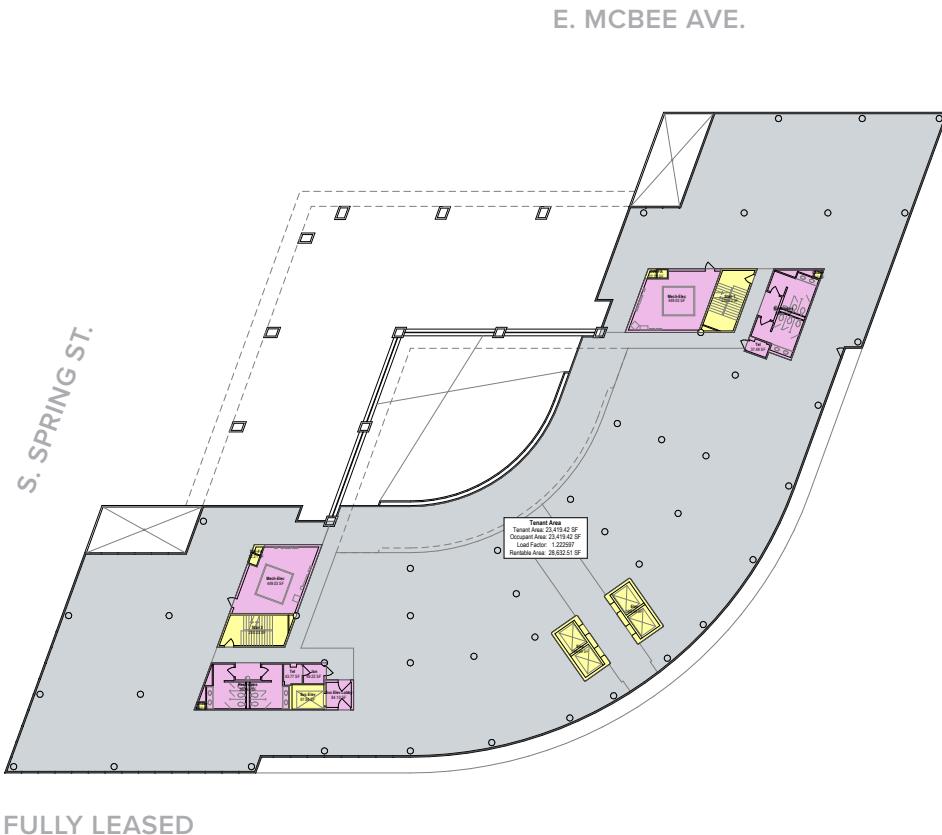


AREA 2: ±3,107 RSF

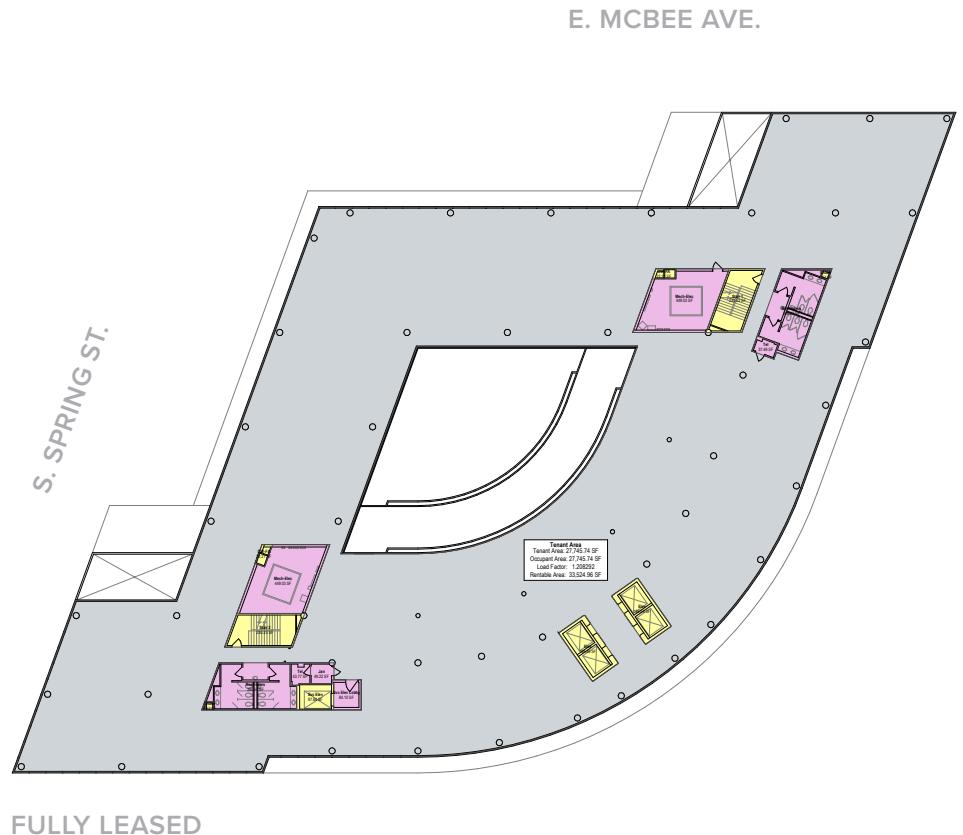
AREA 3: ±7,565 RSF

AREA 4: ±3,380 RSF

LEVEL ONE



LEVEL TWO



LEVEL THREE

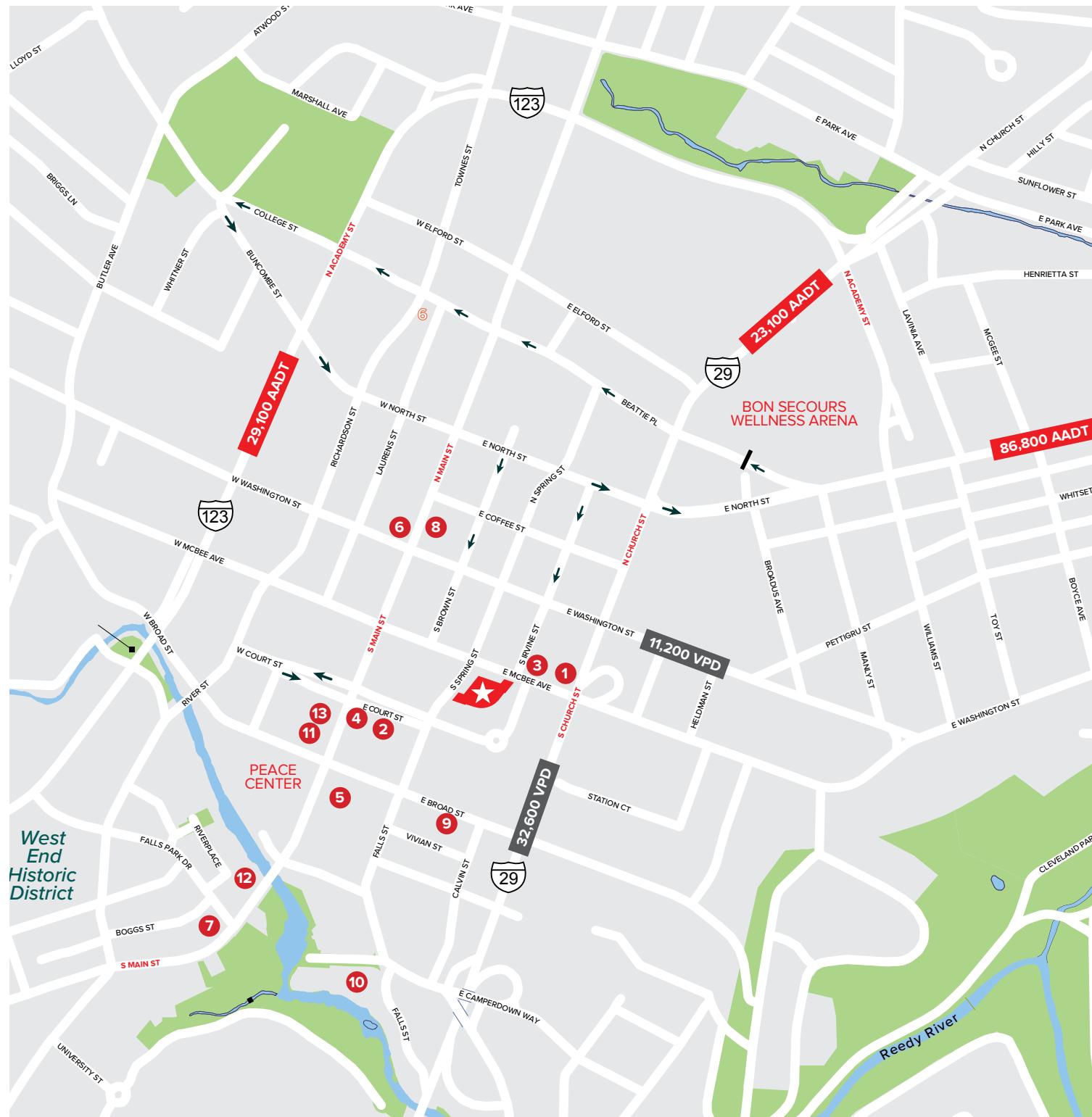
IT'S A GREAT NEIGHBORHOOD



300 McBee will be at the heart of it all. Just off property you'll find sensational dining, luxurious accommodations, exciting entertainment, and simple conveniences. All right outside our doorstep—and yours.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	11,541	80,701	167,957
HH INCOME	\$107,658	\$91,952	\$83,971
HOUSEHOLDS	5,763	35,021	71,764

TRAFFIC COUNTS	
E. WASHINGTON ST	11,200 VPD
CHURCH ST	32,600 VPD



NEARBY DESTINATIONS

1. YEE-HAW BREWING CO.
2. THE JONES OYSTER CO.
3. GREEN FETISH
4. SOBY'S
5. A/C HOTEL, CAMP, LARKINS, GROUP THERAPY, STARBUCKS
6. BRICKTOPS
7. LULULEMON
8. WARBY PARKER
9. HYATT PLACE
10. GRAND BOHEMIAN
11. MARRIOTT
12. HALLS CHOPHOUSE
13. INDACO



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