



300 MCBEE

THE BUZZ
NORTH OF BROAD.

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





ADDRESS

300 McBee Ave.,
Greenville, SC, 29601

LOCATION

One block off Main Street (east side of Main)

AVAILABLE SPACE

±3,000 SF- 14,052 SF office

PARKING

Adjacent city garage (first 2 hours free) and
surrounding surface spaces

LEASE RATE

\$41.50/RSF Full Service



OFFICE AVAILABILITY

Impress clients and inspire employees with a recently transformed 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 2 hours free) and
surrounding surface spaces

GOLF SIMULATOR

Brand new Trackman Golf Simulator
for Tenant's use

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

Up to ±14,052 RSF office space

AVAILABILITY

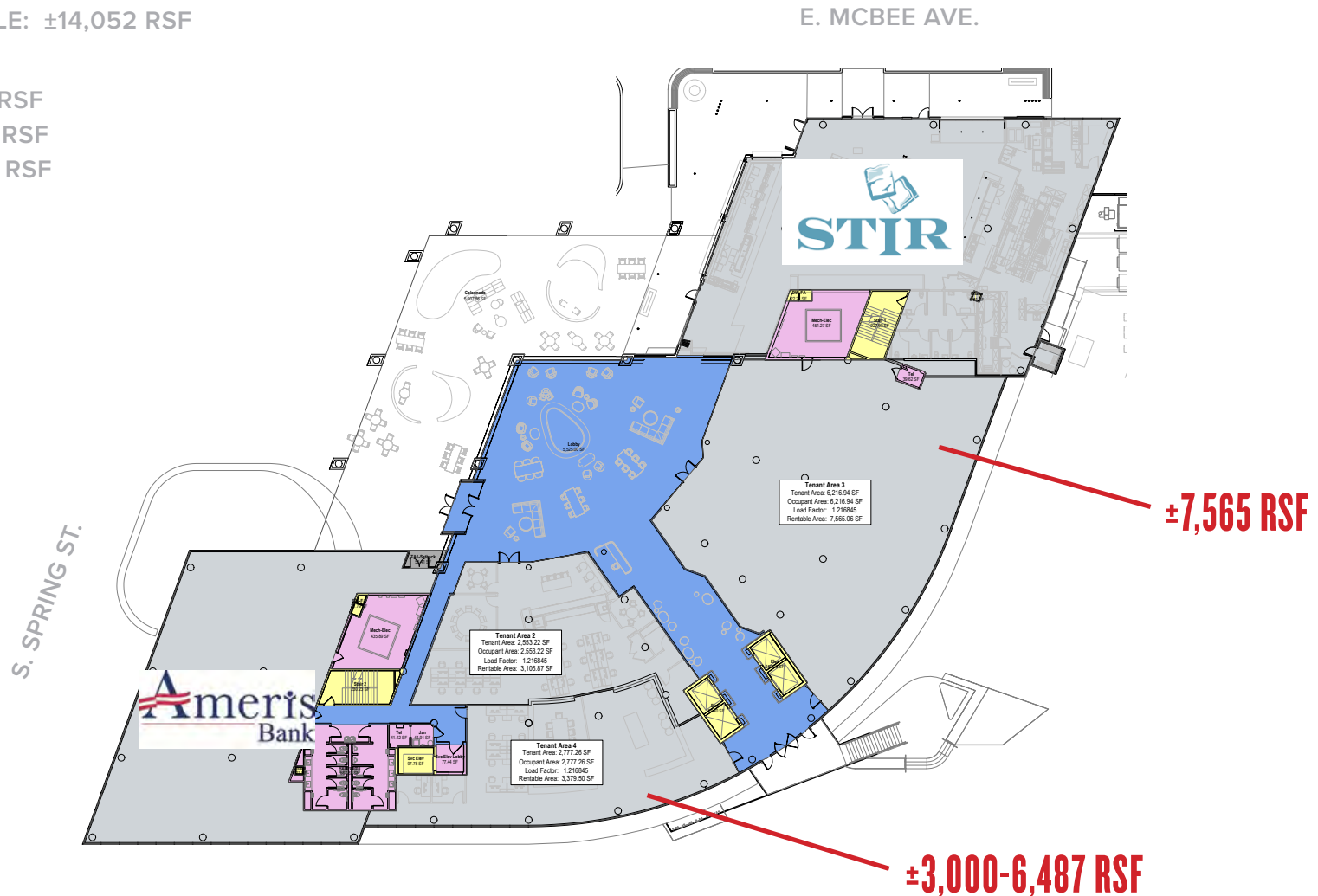
1ST FLOOR

TOTAL AVAILABLE: $\pm 14,052$ RSF

AREA 2: $\pm 3,107$ RSF

AREA 3: $\pm 7,565$ RSF

AREA 4: $\pm 3,380$ RSF



LEVEL ONE

IT'S A GREAT NEIGHBORHOOD



300 McBee is in 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.

2025 DEMOGRAPHICS 1 MILE

POPULATION

11,359

HH INCOME

\$142,909

HOUSEHOLDS

6,032

3 MILES

83,327

\$118,161

36,599

5 MILES

173,283

\$108,434

76,629

TRAFFIC COUNTS

E. WASHINGTON ST

11,200 VPD

CHURCH ST

32,600 VPD



NEARBY DESTINATIONS

- 1. STIR
- 2. YEEHAW
- 3. GREEN FETISH
- 4. THE JONES OYSTER CO
- 5. SOBYS
- 6. GREEKTOWN GRILL
- 7. CAMP
- 8. LARKINS
- 9. INDACO
- 10. NOSEDIVE
- 11. HALLS CHOPHOUSE
- 12. BRICKTOPS
- 13. GRAND BOHEMIAN
- 14. AC HOTEL
- 15. HYATT PLACE

300

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CBRE

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