

# RETAIL/OFFICE SPACE FOR LEASE



## FEATURES:

### High Profile Location

- Heart of Downtown Greenville
- Excellent Foot Traffic- 1,100-1,700 potential customers walk by daily

### Versatile

- Open & Spacious Floor Plan
- Could accommodate several different types of businesses
- Would make an excellent restaurant on the 1st floor with offices above

### Attractive Building

- Stucco Exterior & Classic Architecture
- Potential for Exposed Brick Interior

## 22 SOUTH MAIN STREET ♦ GREENVILLE, SC

AVAILABLE SPACE: ± 10,878—41,489 SF

1ST FLOOR: 10,900 SF

2ND FLOOR: 8,838 SF

3RD FLOOR: 10,878 SF

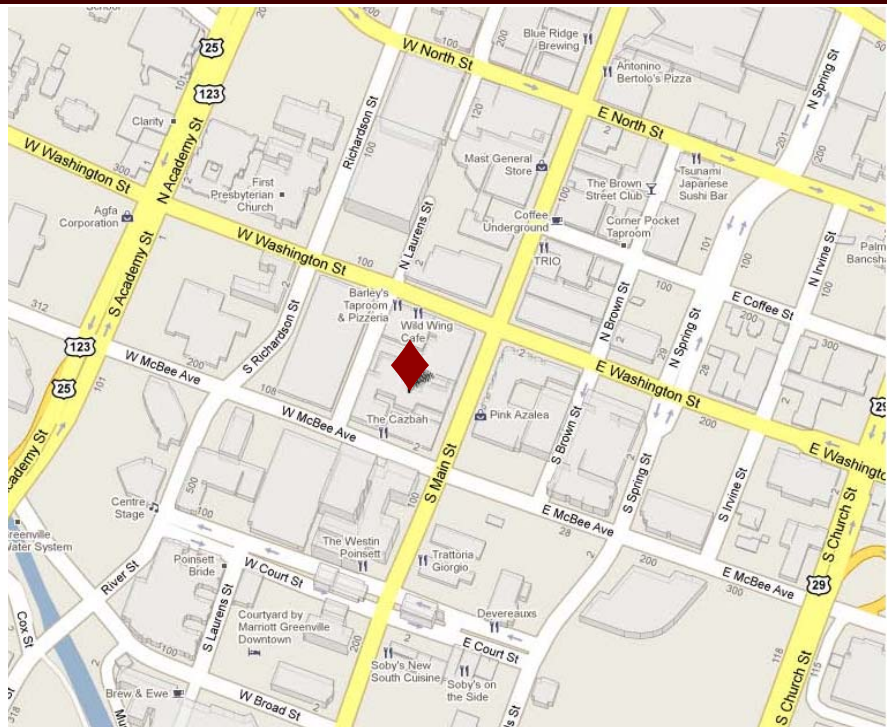
4TH FLOOR: 10,878 SF

TOTAL BUILDING: ± 41,489 SF

LOCATION: -Downtown Greenville  
-Center of Main Street  
-Less than 1 mile from I-385

ZONING: C-4; Central Business District  
Liberal Usage

DETAILS: Easy access to several parking garages, versatile use, solid construction, small balcony on 2nd floor overlooking large open space on 1st floor, floors can be leased together or separately



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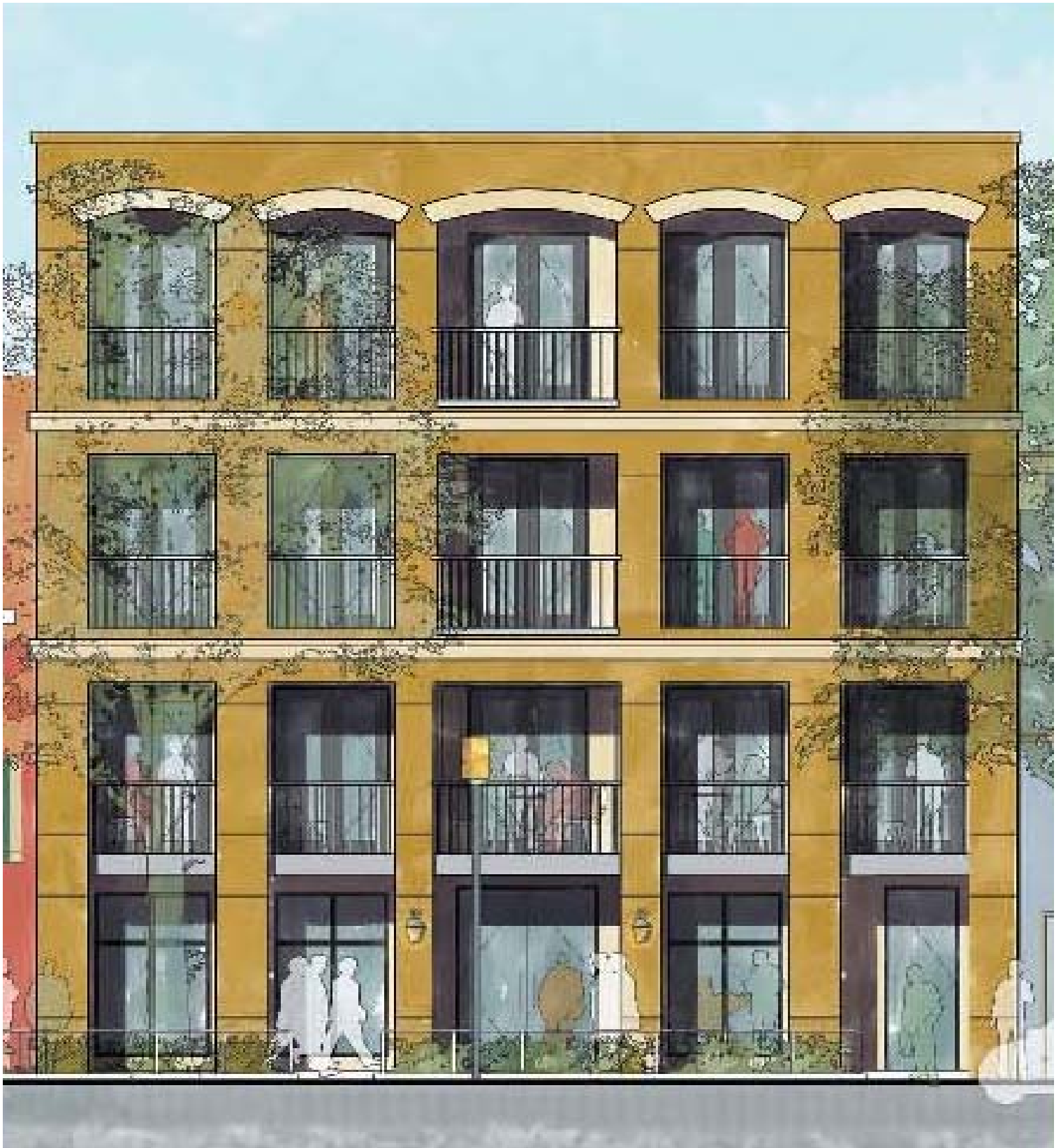
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101 WEST COURT STREET ♦ SUITE A ♦ GREENVILLE, SC ♦ BENTLEYCOMMERCIAL.COM

# RETAIL/OFFICE SPACE FOR LEASE

Conceptual drawing of a potential upfit for the front/main street view for use as retail on first floor and either high-end residential, other retail/restaurants, or offices on upper floors.



Drawing is for conceptual purposes only. Not to scale.