

The **Claussen Bakery** building is strategically located in what will be the next phase of re-development of the West End.

Serving as a connector between Augusta Road and Main Street, this **historic building** could be adapted to accommodate a number of uses including full service office suites, a **mixed use** of office and residential space, or even a mix of light retail or gallery space.

FOR  
LEASE

# CLAUSSEN BAKERY REDEVELOPMENT

400 AUGUSTA STREET :: GREENVILLE, SC 29601



## FOR MORE INFORMATION CONTACT:

### Blaine M. Hart

Associate

864.527.6054

blaine.hart@cbre.com

### Ryan S. Clark

Associate

864.527.6036

ryan.clark@cbre.com

**CBRE** | The Furman Co.  
CB RICHARD ELLIS

# CLAUSSEN BAKERY REDEVELOPMENT

400 AUGUSTA STREET :: GREENVILLE, SC 29601

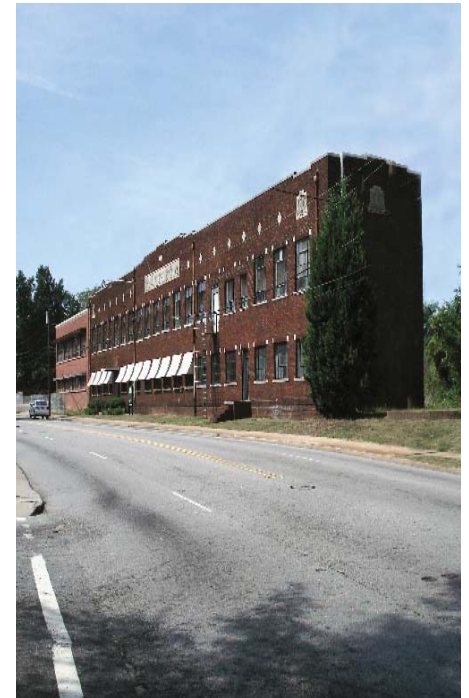
- BUILDING SIZE:** :: ±40,355 SF on two floors
- ZONING:** :: C-3
- ACCESS:** :: Augusta Street & Dunbar Street
- FEATURES:** :: LEED certification to be pursued
- :: Will include Class A finishes and amenities
- LEASE PRICE:** :: **\$14.00/ SF NNN**



Redeveloped Claussen Hotel in Columbia, SC (EXAMPLE)



View of Claussen Bakery in Greenville (AERIAL)



Claussen Bakery in Greenville, SC (EXISTING)

**FOR MORE  
INFORMATION  
PLEASE  
CONTACT:**

**Blaine M. Hart**  
Associate  
864.527.6054  
blaine.hart@cbre.com

**Ryan S. Clark**  
Associate  
864.527.6036  
ryan.clark@cbre.com