±350,000 SF Office and Flex in Downtown Greenville | Q2 2019 Delivery | Space for Lease | Retail Outparcels Available

JUDSON
701 Easley Bridge Road, Greenville, SC | Site #1705
SITE KEY
1) Entertainment
2A) Flex
2) Office/Retail
3) Office
4) Office/Hospitality
5) Apartments
8) Retail/Brewery
Building 1

Available Space:
±106,026 SF Total

Build-to-Suit Office

18’ - 25’ Clear Height

Demisable to
±20,000 SF

25’ x 40’ Column Spacing

Common core to be built for multi-tenant use

New T-8 Lighting

Ideal for brewery, restaurant, music venue, gym, and more
BUILDING 2

- ±5,000 SF to ±43,084 SF (2 stories)
- 16’ ceilings
- Open floor plan
- Connected to Building #2A
- Retail opportunity with private deck attached
BUILDING 2A

» ±17,573 SF to ±35,146 SF (2 stories)
» 18’ ceiling heights on 1st Floor
» Flex annex
» Connected to Buildings #1 and #2
BUILDING 3

» ±5,000 SF to ±54,000 SF (2 stories)
» 16’ - 18’ ceilings
» Parking in front
» Under construction
BUILDING 4

» Up to ±177,000 SF (3 stories)
» Excellent signage opportunities
» Stand-alone building
» Perfect for users with large open floor plate needs
» Great for HQ requirement
Only 1.0 mile from the Village of West Greenville and the West End, and 3.0 miles from Greenville’s Downtown CBD.

**Village of West Greenville**

**West End**

**CBD**

**NEARBY AMENITIES**
- Golden Brown & Delicious
- Growler Haus
- The Anchorage
- The Village Grind
- Brick Street Cafe
- Halls Chophouse
- Liberty Tap Room
- Mac's Speed Shop
- Otto Izakaya
- Rick Erwin’s Steakhouse
- Fluor Field
- Homewood Suites
DEVELOPER OVERVIEW

Belmont Sayre is a privately held real estate investment and development company based in Chapel Hill, North Carolina. The company collaborates with an experienced team of real estate, finance, construction and environmental experts. They specialize in the development of mixed-use investments in downtowns and urban neighborhoods and are a leader in the adaptive reuse of historic, environmentally-challenged buildings.

Belmont Sayre partners with civic leaders, major institutions and philanthropic partners and enters each project with a spirit of collaboration to create healthy and successful communities.

In addition, they maintain a dedication to authenticity and a commitment to their financial partners. Belmont Sayre considers real estate development from a human perspective but recognize the financial realities of each investment.

Their approach involves a tremendous amount of coordination and communication in partnership with local officials, community residents, financial institutions, business leadership and philanthropic sources. They assemble a high-performance team to execute projects that maximize value while controlling costs.

They are a leader in creative financing methods, including but not limited to historic tax credits, New Markets Tax Credits, tax-increment financing, Brownfields Tax Incentives, energy tax credits and many others. Leveraging these scarce resources is a critical component to addressing the challenges of many projects.

ACCOLADES

Top 10 Best Downtowns in America
- Forbes
Top 10 Fastest Growing City
-CNN Money/Forbes
Ranked 6th Best Place to Live in America
-Relocate America
Best Cities for Young Adults
-Forbes
1 of 10 Cities Virtually Untouched by Housing Bust
-CNBC.com
#1 Metro for Economic Growth Potential
-Business Facilities
#3 Strongest Job Market
-Bloomberg Businessweek
#2 Economic Potential in American Cities for the Future
#2 Americas 2nd Best Town Ever
-Outside Magazine, 2013
#2 Best City for Jobs This Spring
-Forbes Magazine, 2013
#3 Best City To Tempt The Foodie
-Convention South, 2014
#3 Americas Strongest Job Market
-Bloomberg Business Week, 2013
#4 One of the Best Downtowns
-Livability.com, 2015
#5 Hottest New Vacation Destinations
-CBS/Peter Greenberg, 2015
#7 Top 10 Place to Visit in 2015
-Lonely Planet, 2015
#7 Best State for Business
-Chief Executive
#8 Best Park in the United States: Falls Park on the Reedy
-Trip Advisor, 2014
#12 Best Place for Working Retirement
-Forbes Magazine, 2015
#14 Top 25 Cities for Global Trade
-Global Trade Magazine, 2013
#29 50 Best Places to Live in America
-Business Insider

THREE CORNERS
DEVELOPMENT

Three Corners Development, Inc. provides an array of real estate development services and they approach every project with a wide-angle lens. They are a commercial real estate development company devoted to strategic, sustainable, long-term investments throughout the Midwest and beyond.

A Chicago based developer founded in 2012, 3C is a leader of creative development solutions. They are experienced master planners and urban infill, adaptive re-users. They are expert at structured finance and integrate conventional and non-traditional funding, including municipal sources.

They are innovative and imaginative problem solvers, determining context appropriate strategies for sustainable socio-economic development.