



MAIN STREET OFFICE SPACE FOR LEASE

22 South Main Street, Greenville, SC

Open and Spacious Floor Plan / Exposed Brick Interior



PROPERTY DETAILS

AVAILABLE SPACE:

» +/- 10,308 SF; fourth floor

LOCATION:

» Downtown Greenville; center of Main Street
» Less than one mile from I-385

ZONING:

» C-4; central business district
» Liberal usage

FEATURES:

» Direct proximity to hotels, offices, and multi-family
» Easy access to parking garages

LEASE RATE - \$19 / SF NNN



Contact

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No warranty is made as to the accuracy of this information, and same is submitted subject to errors, omissions, price change, rental or other conditions, withdrawal without notice, and any special listing conditions imposed by our principals. William J. Alexander, IV – Broker In Charge

Downtown Greenville SC Pedestrian Counts Weekly Volumes

Site Code	Location on Main Street	Average Weekday	X4 Days	Weekend Volume	Weekly Volume
North Study Area					
1	College - North Street	4,500	18,000	15,600	33,600
2+3	North - Coffee Street	6,500	26,000	37,900	63,900
4+5	Coffee - Washington Street	7,200	28,800	40,800	69,600
6+7	Washington - McBee Avenue	8,100	32,400	49,200	81,600
South Study Area					
16+17	Blueberry-Frog Yogurt (624/631 S. Main St.)	2,100	8,400	15,300	23,700
18	On Main, South of Intersection with Augusta	1,300	5,200	5,500	10,700
19	On Augusta, South of Intersection with Main	1,100	4,400	5,600	10,000

4th FLOOR PLAN



