

200 EAST BROAD STREET

Corporate Headquarters Available



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HIGHLIGHTS

- **Class-A Six-Story Office Building**
- **Built in 2001**
- **116,511 Rentable Square Feet Total**
- **Situated on 2.32 Acres in Downtown, Greenville**
- **Zoned C-4, City of Greenville**
- **429 Parking Spaces** with Free On-Site and Paid Garage Parking
- **Privately Owned Garage**
- **Full Sprinkler System**
- **Fiber Optics Available**
- Recently **Remodeled Lobby & Entry Patio**
- **Showers Available to Tenants**
- **On-Site Dedicated Food Truck Parking**

NEW TENANTS



EXISTING TENANTS



ABOUT GREENVILLE

Greenville blends an ideal business environment with an outstanding quality of life, helping create a dynamic and diverse economy.

More than 40 *Fortune 500* companies have operations in the region, which has key industry sectors in automotive production, aviation/aerospace, advanced materials, biosciences, data centers, and distribution and logistics.

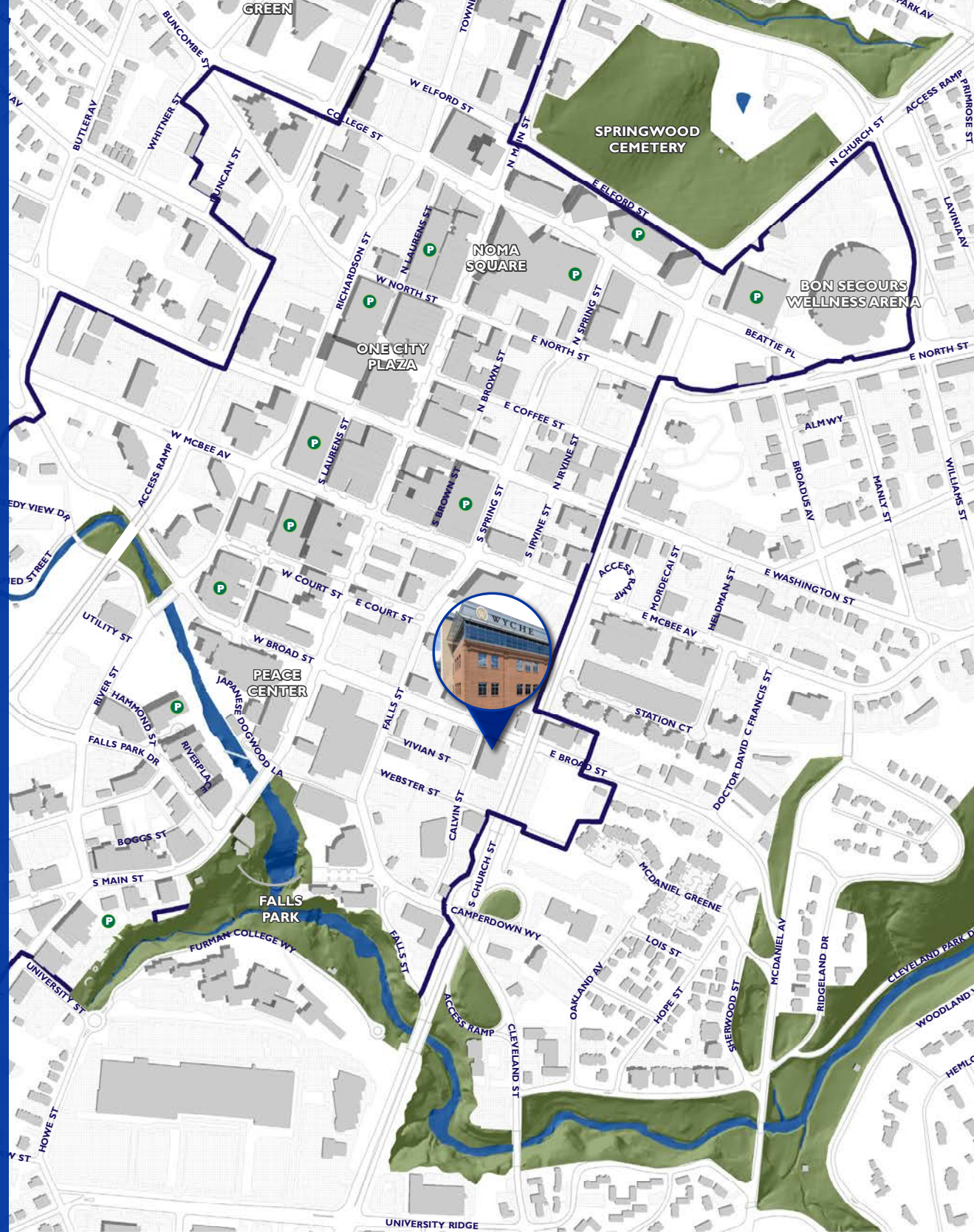
The region attracted more than \$336 million in capital investment in 2017 alone.

The Greenville area is home to major national and international companies that include AMECO construction equipment, AVX Corp, BMW Manufacturing, Charter Communications, GE Power, Hubbell Lighting, Lockheed Martin, Michelin North America, Nutura Manufacturing, and Verizon Wireless.

Its wealth of attributes as a place to live and its ample resources to promote growth have made it an inviting area for new business investment.

"The Right Address" *Live Here. Love Here.*

Greenville Chamber of Commerce



Camperdown



Poinsett
Hotel



Greenville News



Named the “#3 Small City” by readers of Condé Nast Traveler, Greenville, SC is anchored by what Forbes magazine calls one of “America’s Best Downtowns”.

“Featuring a one-of-a-kind floating suspension bridge and set against the Blue Ridge Mountains, Greenville boasts a thriving arts scene, hundreds of restaurants, shops and boutiques, popular annual festivals, numerous historic sites and museums housing significant art collections.”

All of this, combined with proximity to major cities, excellent interstate services and a user friendly airport make Greenville a jewel in the South!

Church Street

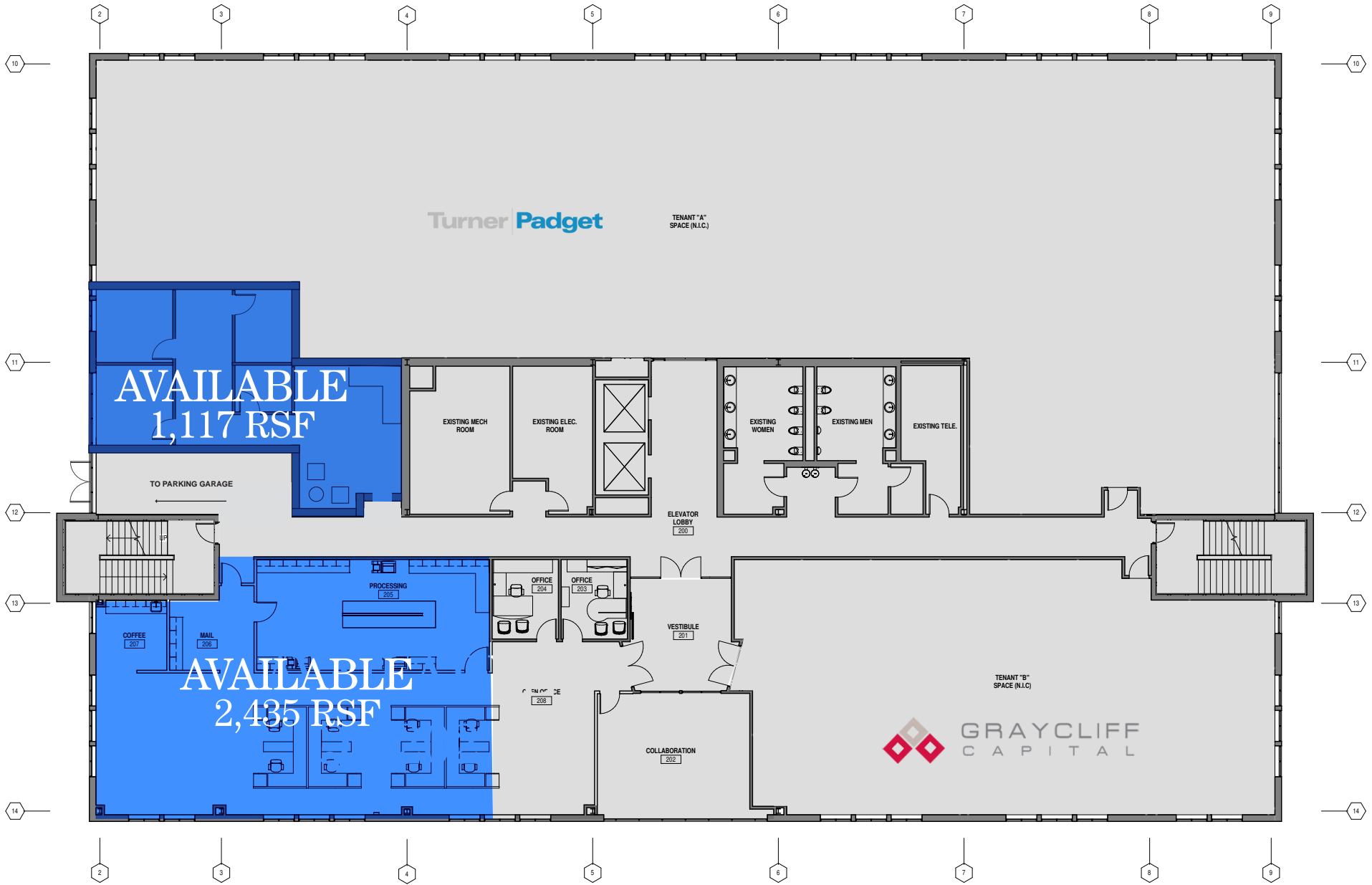
AVAILABLE SPACE

- Up to **11,771 RSF** Contiguous
- Maintained as a Corporate Headquarters
- Partial 2nd & 4th Floors Available
- +/-21,000 RSF Floor Plates
- Lease Rate: Contact Broker

2,435SF
AVAILABLE

11,771SF
AVAILABLE





SECOND FLOOR
2,435 RSF AVAILABLE

SECOND FLOOR
1,117 RSF AVAILABLE



FOURTH FLOOR
 11,771 RSF AVAILABLE



Entire premises completely remodeled in 2014.



Private Elevator Lobby



Small Conference Room Example



Conference/War Room Example



Executive Office Example





Newly Renovated Building Lobby



Newly Constructed Patio

APARTMENTS

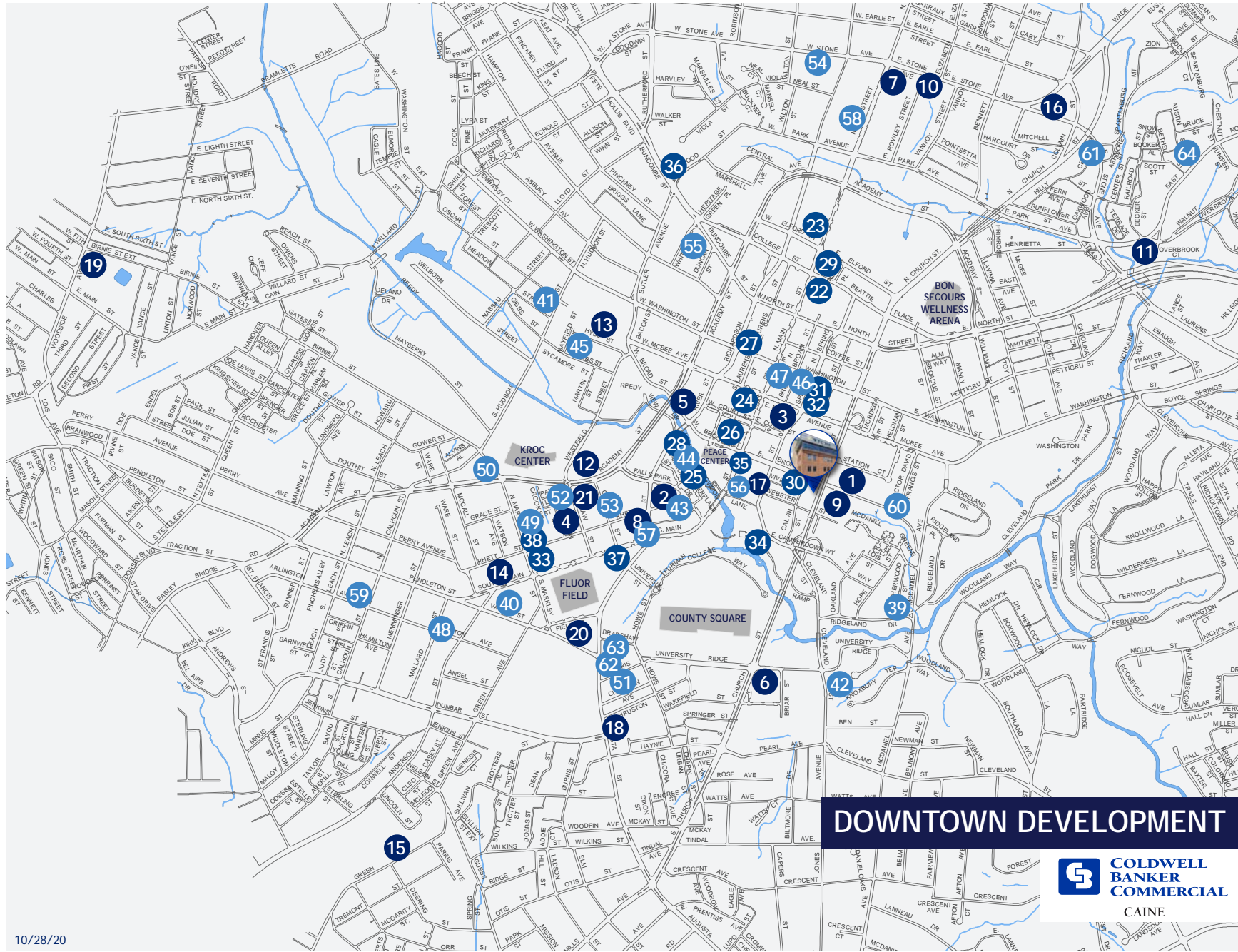
1. McBee Station
2. Riverwalk
3. 98 McBee
4. 400 Rhett
5. Rivers Edge
6. Southridge
7. Main + Stone
8. Link Westend
9. Ellison on Broad
10. Stone and Rowley
11. Overbrook Lofts
12. Trailside
13. District West
14. The Greene
15. Elements West
16. Northpointe
17. Deca
18. Preserve at Logan Park
19. Woodside Mill
20. 408 Jackson
21. The McClaren

HOTELS

22. Hyatt Regency
23. Holiday Inn Express
24. Westin Poinsett
25. Hampton Inn & Suites
26. Courtyard Marriott
27. Aloft Hotel
28. Embassy Suites
29. Homes 2 Suites
30. Haytt Place
31. Residence Inn
32. Springhill Suites
33. Homewood Suites
34. Grand Bohemian
35. AC Hotel / Marriott
36. Comfort Inn & Suites
37. "Boutique" Hotel
38. Kimpton Hotel

CONDOS & TOWNHOMES

39. Ridgeland
40. M West
41. Park Place on Hudson
42. Alta Vista Place
43. 121 Rhett
44. 220 Flats at Riverplace
45. Courtview Townhomes
46. 100 East
47. Washington on Main
48. Mallard @ Alrington
49. Markley Place
50. City Homes @ Markley
51. Augusta Row
52. Westgate on Wardlaw
53. Falls Walk
54. Westone Station
55. Canvas Townhomes
56. Camperdown Condos
57. The Avant
58. NoMa City Terrace
59. City Homes @ Calhoun
60. 301 E Broad St
61. Church & Stone Townhomes
62. Augusta Street City Homes
63. Bradshaw Commons
64. Overbrook Village



DOWNTOWN DEVELOPMENT



APARTMENTS

1. McBee Station	Completed - 2006 191 Units
2. Riverwalk	Completed - 2012 44 Units
3. 98 McBee	Completed - 2014 55 Units
4. 400 Rhett	Completed - 2014 150 Units
5. Rivers Edge	Completed - 2015 141 Units
6. Southridge	Completed - 2015 375 Units
7. Main + Stone	Completed - 2016 226 Units
8. Link Westend	Completed - 2017 215 Units
9. Ellison on Broad	Completed - 2017 201 Units
10. Stone and Rowley	Completed - 2017 51 Units
11. Overbrook Lofts	Completed - 2017 31 Units
12. Trailside	Completed - 2017 215 Units
13. District West	Completed - 2017 365 Units
14. The Greene	Completed - 2018 270 Units
15. Elements West	Completed 60 Units
16. Northpointe	Under Construction 279 Units
17. Deca	Complete 217 Units
18. Preserve at Logan Park	Under Construction 113 Units
19. Woodside Mill	Planned 303 Units
20. .408 Jackson	Under Construction 237 Units
21. The McClaren	Under Construction 244 Units

HOTELS

22. Hyatt Regency	Completed - 1982 330 Rooms
23. Holiday Inn Express	Completed - 1997 80 Rooms
24. Westin Poinsett	Completed - 2000 200 Rooms
25. Hampton Inn & Suites	Completed - 2006 115 Rooms
26. Courtyard Marriott	Completed - 2010 125 Rooms
27. Aloft Hotel	Completed - 2015 144 Rooms
28. Embassy Suites	Completed - 2016 156 Rooms
29. Homes 2 Suites	Completed - 2016 117 Rooms
30. Hyatt Place	Completed - 2018 130 Rooms
31. Residence Inn	Completed - 2019 120 Rooms
32. Spring Hill Suites	Completed - 2019 166 Rooms

33. Homewood Suites	Completed - 2019 151 Rooms
34. Grand Bohemian	Under Construction 187 Rooms
35. AC Hotels / Marriott	Under Construction 196 Rooms
36. Comfort Inn & Suites	Under Construction 100 Rooms
37. "Boutique" Hotel	Planned 54 Rooms
38. Kimpton Hotel	Planned 170 Rooms

CONDOS & TOWNHOMES

39. Ridgeland	Completed - 2012 39 Units
40. M West	Completed - 2017 18 Units
41. Park Place on Hudson	Completed - 2017 23 Units
42. Alta Vista Place	Completed - 2018 15 Units
43. 121 Rhett	Completed - 2018 38 Units
44. 220 Flats at Riverplace	Completed - 2018 8 Units
45. Courtview Townhomes	Phase 2 Under Construction 15 Units
46. 100 East	Completed - 2018 48 Unit
47. Washington on Main	Completed - 2018 13 Unit
48. Mallard @ Arlington	Completed in 2015/18 8 Units
49. Markley Place	Under Construction 38 Units
50. City Homes @ Markley	Completed - 2018 14 Units
51. Augusta Row	Under Construction 27 Units
52. Westgate on Wardlaw	Complete 6 Units
53. Falls Walk	Planned 11 Units
54. Westone Station	Under Construction 17 Units
55. Canvas Townhomes	Under Construction 31 Units
56. Camperdown Condos	Under Construction 18 Units
57. The Avant	Planned 12 Units
58. NoMa City Terrace	Under Construction 26 Units
59. City Homes @ Calhoun	Completed 8 Units
60. 301 E Broad Street	Planned 38 Units
61. Church & Stone Townhomes	Planned 38 Units
62. Augusta Street City Homes	Planned 7 Units
63. Bradshaw Commons	Planned 6 Units
64. Overbrook Village	Under Construction 8 Units



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