

# FOR LEASE

2,164 SF OFFICE/RETAIL SPACE  
Suite D

## 21 AUGUSTA STREET, GREENVILLE, SC 29601



### PROPERTY DETAILS

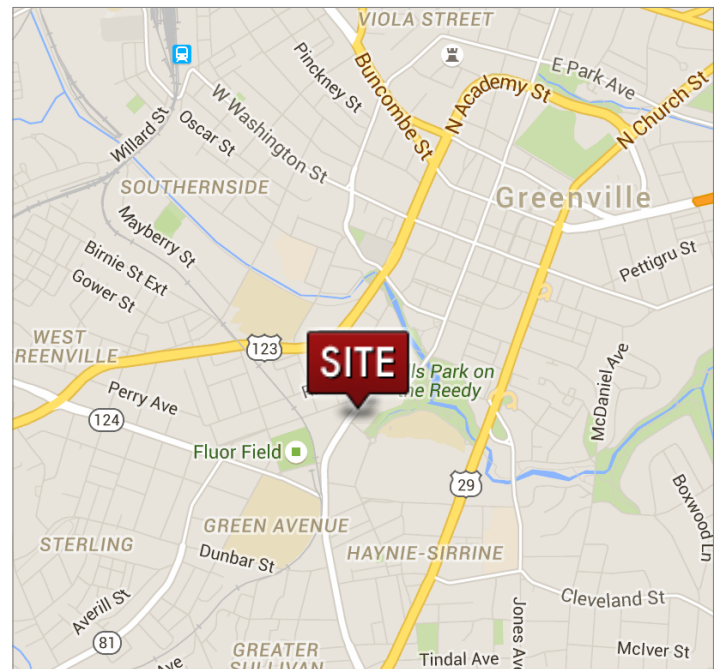
Available Suite:	±2,164 SF
Total Building Size:	±16,865 SF
Zoning:	C-4; City of Greenville

### LISTING FEATURES

- Prime location in Downtown's West End area
- Ample on-site parking; very rare on Augusta Street
- Very walkable, sees ±5,600 pedestrians/weekend
- Great tenant mix
- Lease Rate: \$20.00/SF (NNN)

### LOCATION

On Augusta Street; Downtown Greenville  
Within walking distance to Fluor Field and Falls Park



# 21 AUGUSTA STREET

## INTERIOR PHOTOS



Common Area



Office



Conference Room

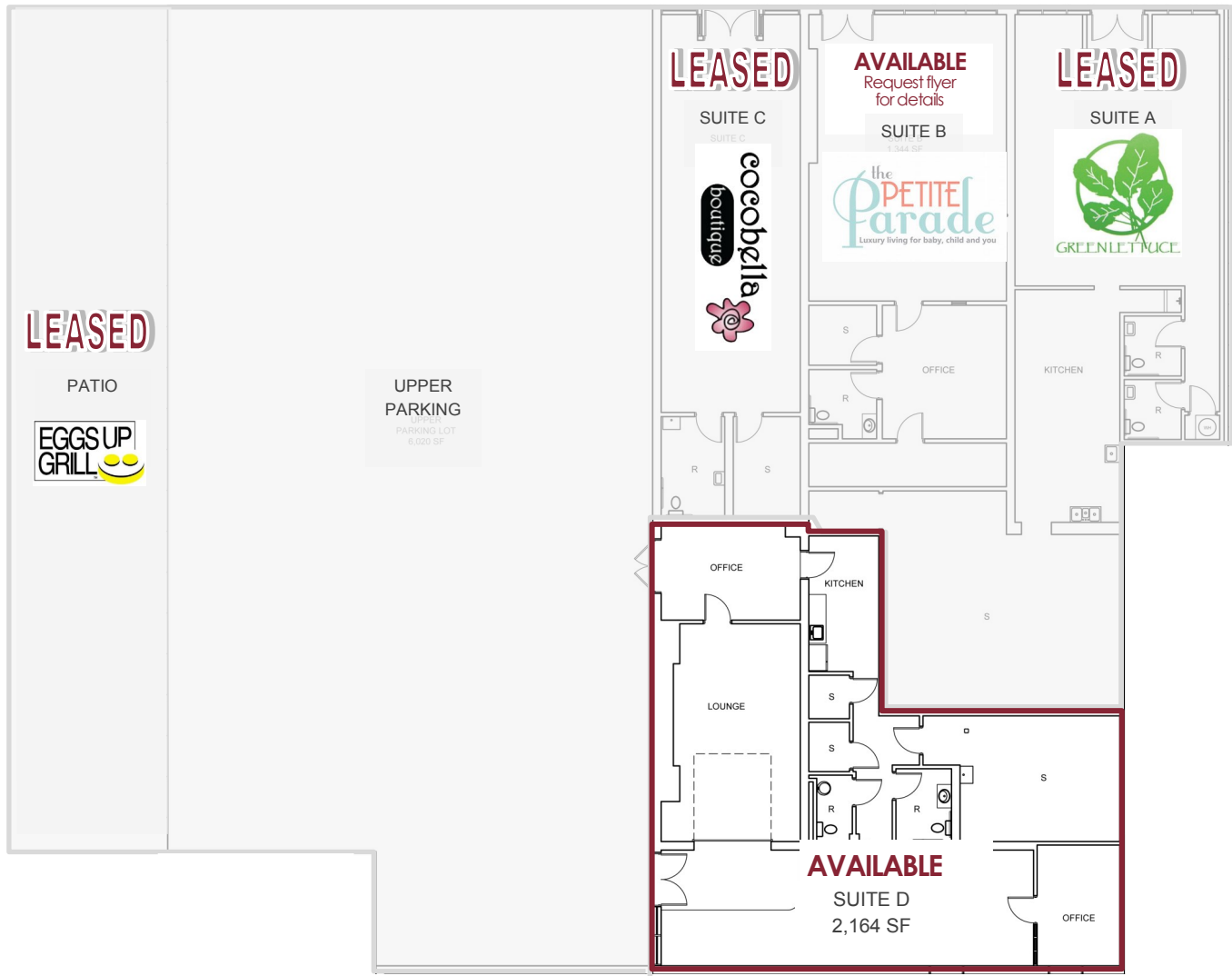
# 21 AUGUSTA STREET

## INTERIOR PHOTOS



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## FLOORPLANS



### TENANT INFO



Green Lettuce is focused on serving fresh salads, tender meat kebabs, classic sandwiches, and delicious soups – all made with the highest quality ingredients.



Cocobella is a women's clothing boutique that carries designer dresses, jewelry, and accessories.



Relaxed chain serving a menu of breakfast, burgers and sandwiches in a colorful setting.



The Petite Parade is an upscale children's store that specializes in "luxury living for baby, child and you!"