

# FOR LEASE

11 S Main Street Greenville, SC 29601

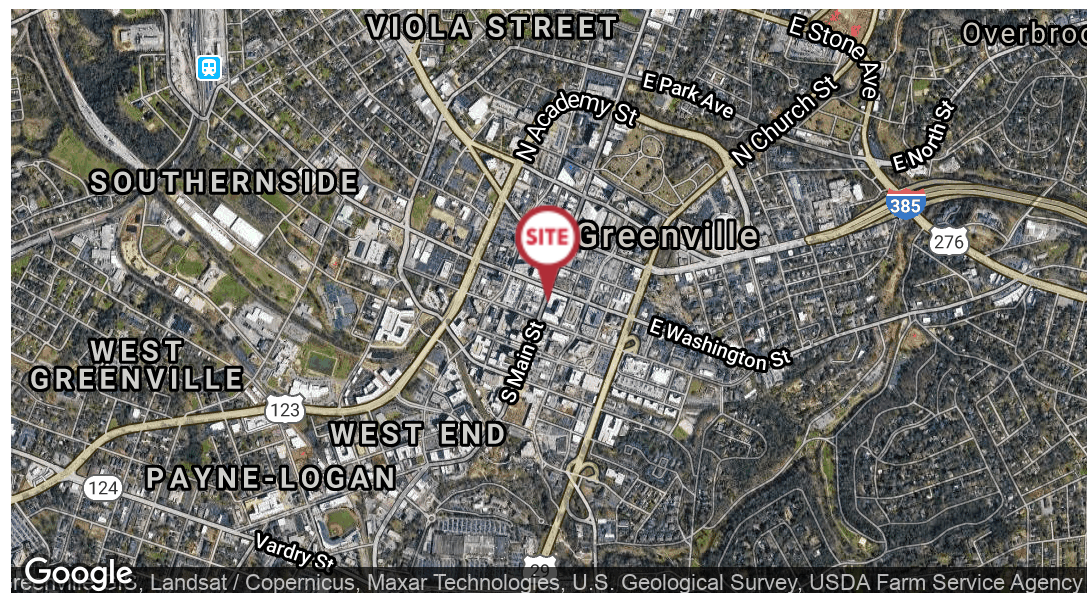
**\$28.00 SF/YR (NNN)**



**NAI Earle Furman**

Retail | ±1,908 SF

- Move-in ready restaurant space in the heart of downtown Greenville
- Connected to Wells Fargo Bank between E Washington Street and E McBee Avenue
- Hood system and grease trap in place
- Outdoor seating
- Lease Rate: \$28.00/SF NNN



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

✉ **James "Jimmy" Wright**  
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✉ **Geoffrey "Geoff" Beans**  
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**NAI Earle Furman**

# DOWNTOWN MAP

Greenville, South Carolina



 The 25 Best Small Town Main Streets in America  
You Need to Visit ASAP  
*CountryLiving.com*

10 Great American Shopping Streets  
*USA Today*

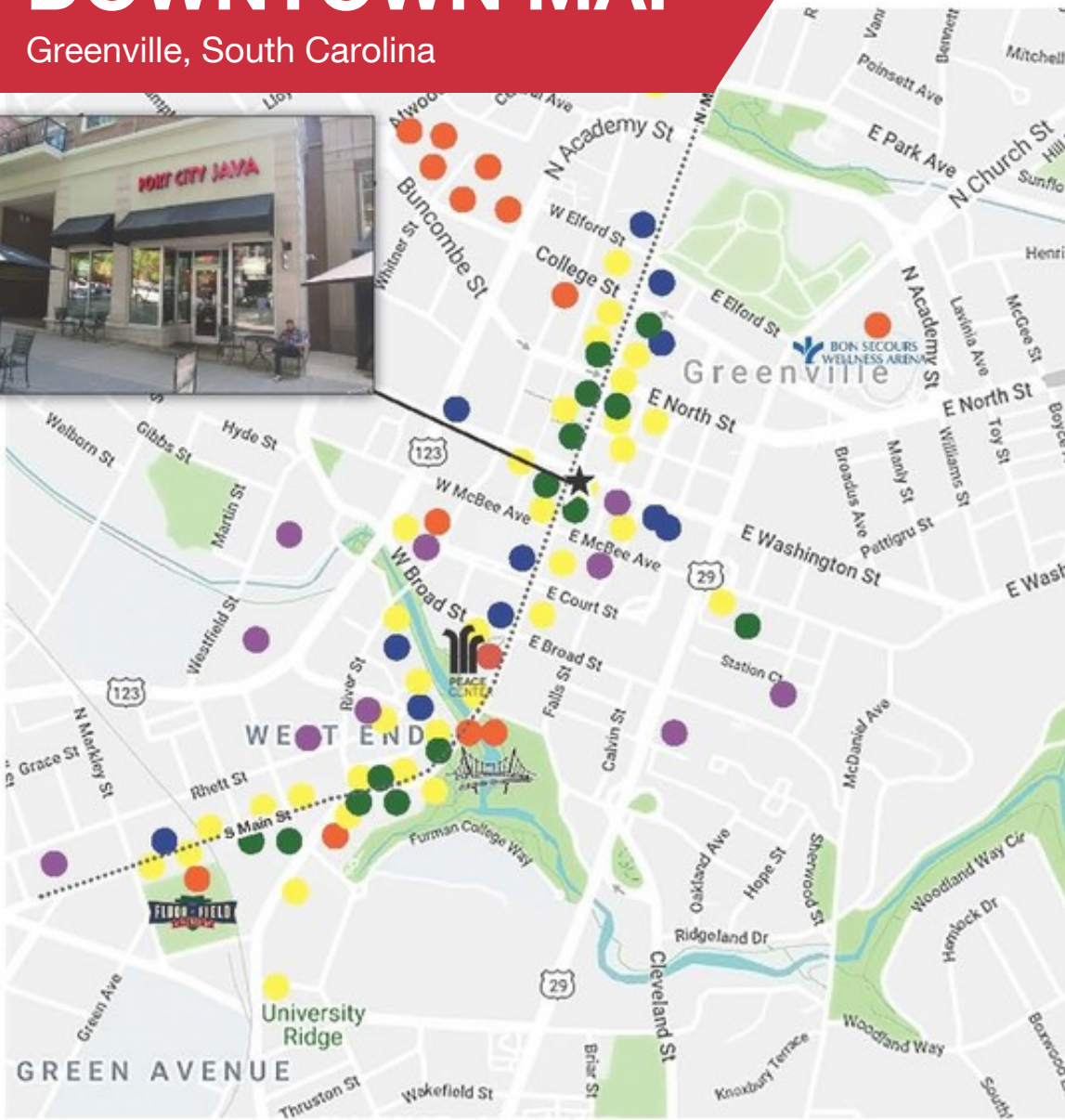
5 Reasons Why Greenville is Foodie Paradise  
*Southern Living*

2016 Main Streets Across America  
*National Life Group*

Main Street: #3 Best AI Fresco Dining Neighborhood  
*10 Best/USA Today*

Opening the Gate to a Vibrant Main Street in Greenville, SC  
*The New York Times*

America's Best Main Streets  
*PARADE*



- HOTELS
- RESTAURANTS
- SHOPPING
- APARTMENTS
- POINTS OF INTEREST

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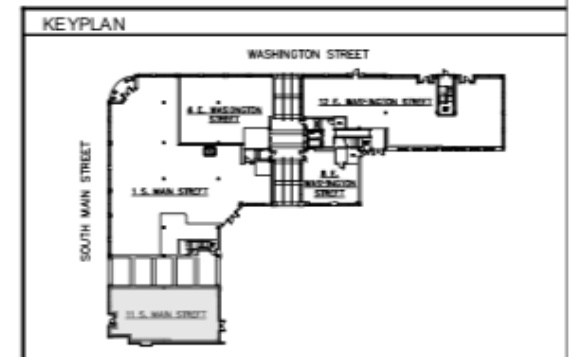
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# FLOOR PLAN

11 S Main Street Greenville, SC 29601



| GROUND FLOOR AREA     |                  |
|-----------------------|------------------|
| COMMERCIAL UNIT AREA  | 14,901 SF        |
| COMMON SPACE AREA     | 3,061 SF         |
| RESIDENTIAL UNIT AREA | 0 SF             |
| <b>TOTAL</b>          | <b>17,962 SF</b> |

AREAS CALCULATED USING "WASHINGTON ON MAIN HORIZONTAL PROPERTY REGIME MASTER DEED: SECTION 4.3 (C)"

**LS3P** **ENGAGE DESIGN TRANSFORM**  
 110 WEST NORTH STREET SUITE 300  
 GREENVILLE, SOUTH CAROLINA 29601  
 TEL. 864.235.0405 FAX 864.233.4027  
 MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS

|  |                 |
|--|-----------------|
| PROJECT NAME: WASHINGTON ON MAIN REGIME DRAWINGS         |                 |
| PROJECT ADDRESS: 1 S MAIN STREET<br>GREENVILLE, SC 29601 |                 |
| CLIENT NAME: 1 SOUTH MAIN, LLC                           |                 |
| PROJECT NUMBER: 3512-186440                              |                 |
| DATE: 01/10/19   |                 |
| DRAWN BY: JON  | CHECKED BY: JRE |

| LEGEND |                                |
|--------|--------------------------------|
|        | COMMERCIAL UNIT AREA           |
|        | COMMON SPACE AREA              |
|        | CENTERLINE OF DEMISING WALL    |
|        | CEILING/SOFFIT OUTLINE (ABOVE) |

|  |  |
|--|--|
| <b>GROUND FLOOR PLAN - 11 S. MAIN</b>  |  |
| SCALE: 1/16" = 1'-0"   |  |
| <b>A-101</b>   |  |
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