

A NEW APPROACH TO WORK AND PLAY

HAMPTON - STATION -

Located in a Qualified Opportunity Zone

Orange Line Swamp Rabbit Trail

**AVISON
YOUNG**



COME SEE WHAT THE EXCITEMENT IS ALL ABOUT.

Introducing Greenville's most exciting mixed-use redevelopment based on a historic 1919 cotton warehouse. Hampton Station is a diverse ecosystem of tenants anchored by Birds Fly South Ale Project, White Duck Taco, Noble Dog Pet Hotel, and many other creative office, arts, fitness, and entertainment tenants. The site is 1.3 miles from downtown on the Swamp Rabbit Trail Orange Line. Available space ranges from 500 sf studio and startup space all the way up to 7,000 sf high bay office or retail. Spaces feature exposed brick, antique wood beams and trusses mated to modern glass roll-up doors with open concept floor plans.



OUTDOOR ATTRACTIONS



RUSTIC INTERIOR



MODERN EXTERIOR



SHARED COURTYARD

LEASE OPPORTUNITIES

BAY 1
5,000 sf
LOWER LEVEL

BAY 2
400 sf

BAY 2
5,000 sf
LOWER LEVEL

BAY 3
5,000 sf
LOWER LEVEL

BAY 6
+/-1,250 - 5,000 sf

BAY 7B
2,500 sf

BAY 11
+/-1,250 - 7,000 sf



Downtown Greenville

Water Tower

Parking

Courtyard

Bay 11

Bay 7B

Bay 6

- ENTIRE UNIT AVAILABLE
- LOWER LEVEL AVAILABLE
- UPPER LEVEL UNIT OCCUPIED
- SHARED RESTROOMS

THE AREA

Located 1.3 miles from downtown on the Swamp Rabbit Trail Orange Line. The site is in a **Qualified Opportunity Zone** and zoned S-1. A versatile project that can accept uses such as office, maker space, indoor entertainment and restaurants. The property includes a landmark water tower that can be seen for miles around and will be used for signage.

DIRECTIONS

1320 Hampton Avenue Extension is bound by Hampton Avenue on the front, and the Pete Hollis Bridge on the east. From Greenville, drive Northeast on Cedar Lane Road, turn left on Old Bleachery Road, then left on Hampton Avenue Extension. Property will be 1/4 mile down on left.

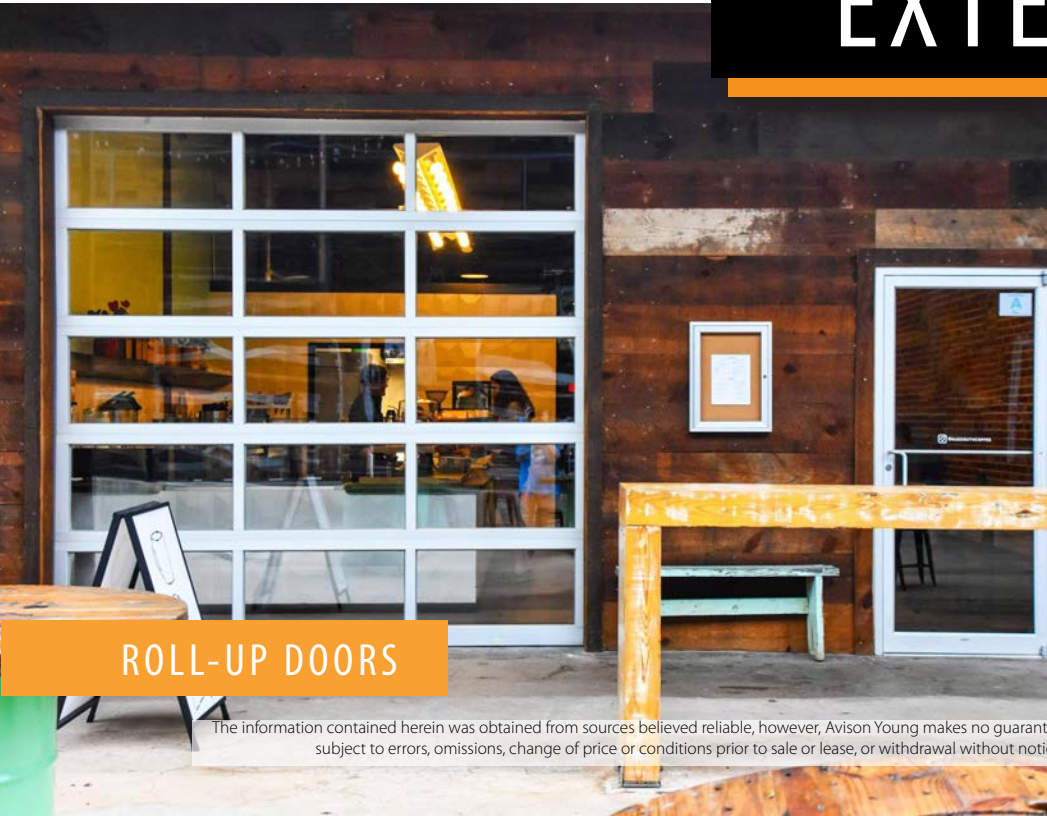


+/- 430 New Apartments Coming Soon



RUSTIC EXTERIOR

EXTERIOR



ROLL-UP DOORS



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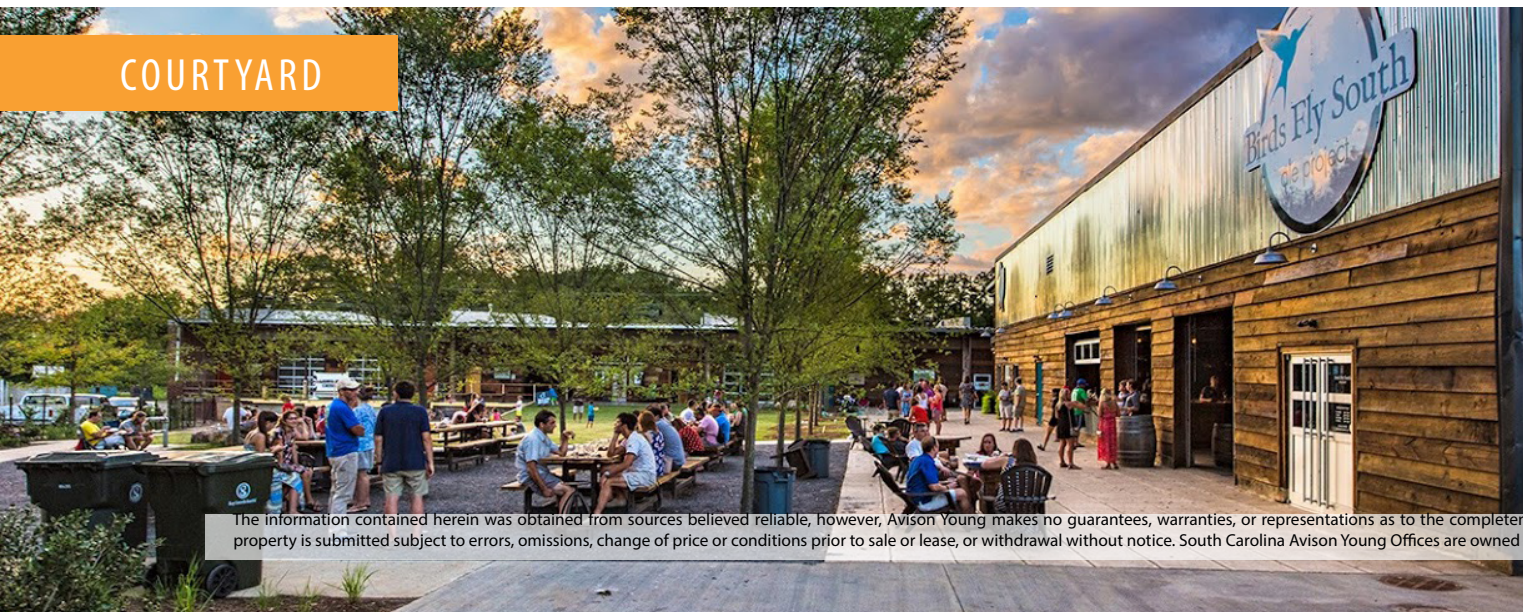
WATER TOWER



A NEW APPROACH TO WORK & PLAY

Hampton Station is Greenville, SC's destination for you to be outside enjoying food, drink, outdoor games and the special services of cutting edge locally owned businesses. Come see what the excitement is all about and experience a new approach to work, play, and relaxation.

COURTYARD



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HAMPTON -STATION- JOIN THE COMMUNITY



BAY 1



BAY 2



BAY 3



BAY 4A



BAY 4B



BAY 5



BAY 7A



BAY 8-10A



BAY 12



BAY 12B

South Carolina Brokerage Team

Our South Carolina brokers deliver integrated real estate services to occupiers and investors. Through a dedicated principal-led business resources team, we provide solutions via tools, technology and expertise to support our clients however complex their challenges. Our approach is holistic and consistent. It starts with the Avison Young team's understanding of your business priorities, not with real estate transactions. For our clients, this means we produce customized, cost-effective solutions with speed, creativity and confidence.



Brokerage Team



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HAMPTON -STATION-

Thank you.

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