



101 W. COURT STREET, SUITE A | GREENVILLE, SC 29601

## CLASS A OFFICE SPACE FOR LEASE IN DOWNTOWN GREENVILLE

DESIRABLE LOCATION • ONE BLOCK FROM MAIN STREET

±3,819 SF



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COMMERCIAL REAL ESTATE SERVICES



# PROPERTY DETAILS

It's no secret that a presence in downtown Greenville is a big draw today for companies in Upstate, South Carolina. The visibility on high traffic streets, convenient walking distance to local amenities, access to award-winning restaurants and events, and connection to the vibrant atmosphere supports a thriving business hub.

This Class A Office Space delivers both convenience and thoughtfully designed function for its next tenant, all within the heart of the Central Business District in Downtown Greenville. Centrally located only one block from Main Street and behind City Hall and the Westin Poinsett Hotel, it easily accesses all that downtown Greenville has to offer. The spacious 3,819 SF floor plan, modern design, and upscale finishes showcase an immaculate office available for lease.

UNIT SIZE	3,819 SF
PROPERTY TYPE	Class A office space
LOCATION	Corner of Laurens Street & West Court Street; prime CBD location
VISIBILITY	Corner unit facing toward Main St. with signage above glass storefront entrance
INTERIOR	Upscale interior finishes
PARKING	2-hr. street parking, attached covered parking garage with interior entrance, and 3 nearby parking garages



**LEASE RATE:**  
**\$29.50 / SF FSG**

## REPRESENTED BY

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# FEATURES

BEHIND CITY HALL & THE WESTIN POINSETT HOTEL	WITHIN WALKING DISTANCE OF DOWNTOWN
ELEGANT ENTRANCE	TWO RECEPTION AREAS
6 PRIVATE OFFICES	SPACE FOR 16+ STAFF
CONFERENCE ROOM	KITCHEN / BREAK AREA
2 PRIVATE RESTROOMS	COVERED ACCESS TO PARKING GARAGE
LOTS OF NATURAL LIGHT	SHARED WITH BOUTIQUES & SHOPS



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# LOCATION OVERVIEW

Located one block from Main Street, the stunning Reedy River, and the Swamp Rabbit Trail, this office is in desirable area of downtown Greenville.

With a courtyard in the rear entrance, employees can easily step out to browse the several boutiques and shops that share the same building. Virtually everything in downtown is within walking distance for a lunch hour or a break along a scenic route for a breath of fresh air.

Multiple convenient parking opportunities dot the area, making the commute in and out of the office a breeze.

 101 W. Court Street, Suite A

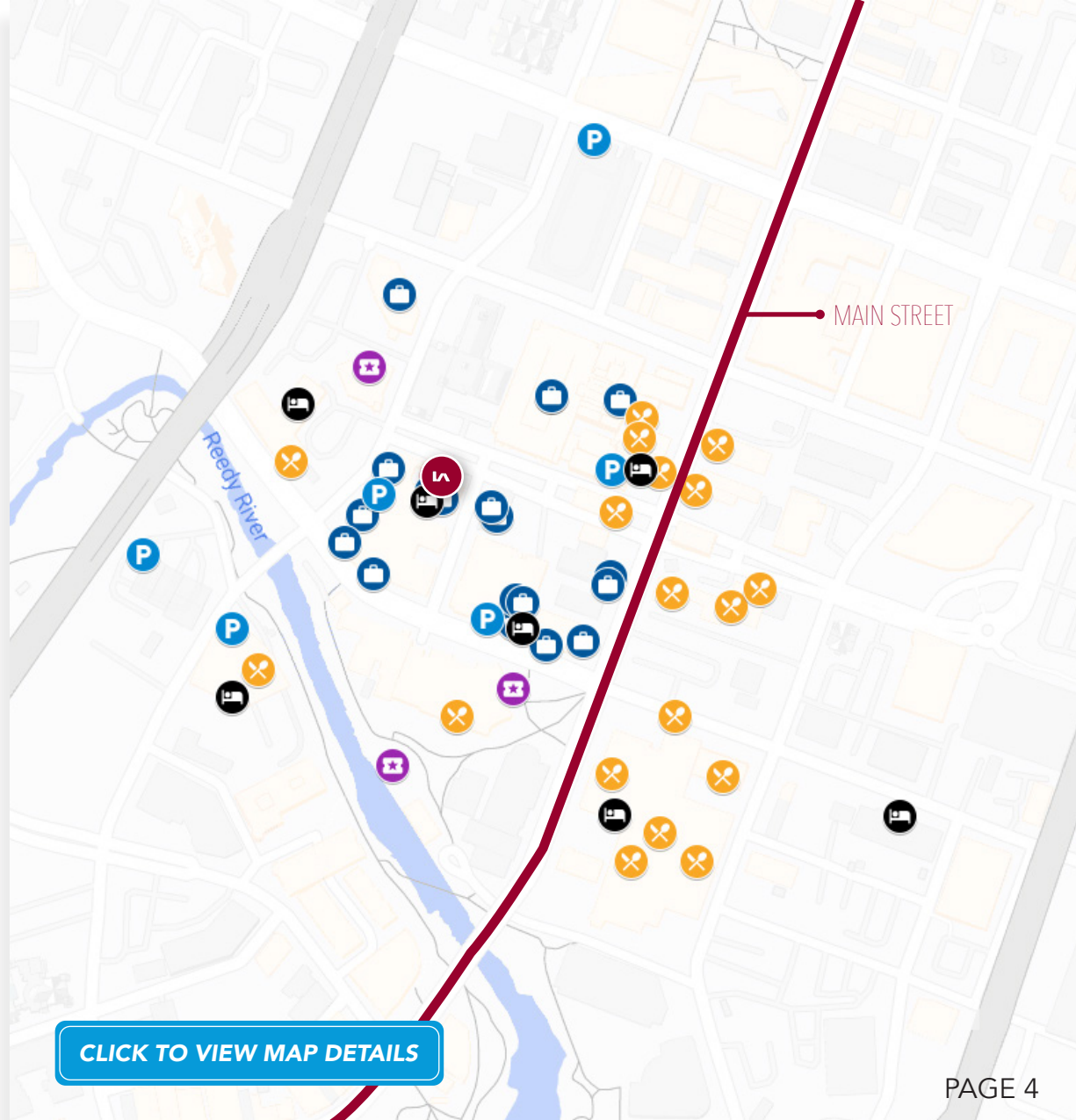
 3 Entertainment Venues

 19 Nearby Business

 6 Public Parking Lots

 18 Restaurants & Cafes

 7 Hotels & Apartments



## BY THE NUMBERS

*Greenville continues to be one of the fastest growing cities in the region.*

**68,219**  
CITY  
POPULATION

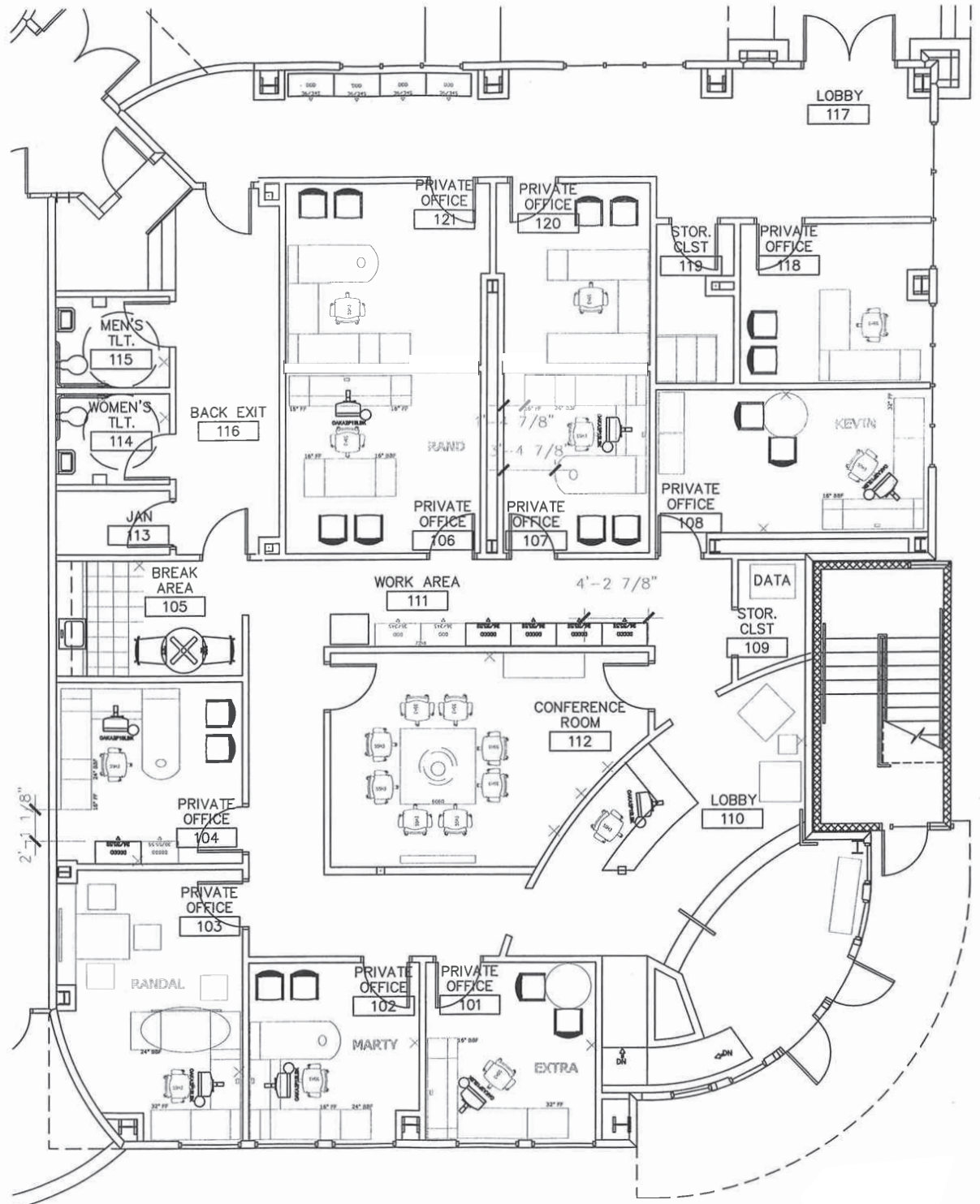
**300+**  
EVENT  
DAYS / YEAR

**37.9%**  
COLLEGE  
EDUCATED

**230**  
INTERNATIONAL FIRMS  
W/ MAJOR PRESENCE



# FLOOR PLAN





# PHOTOS



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# CONTACT

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