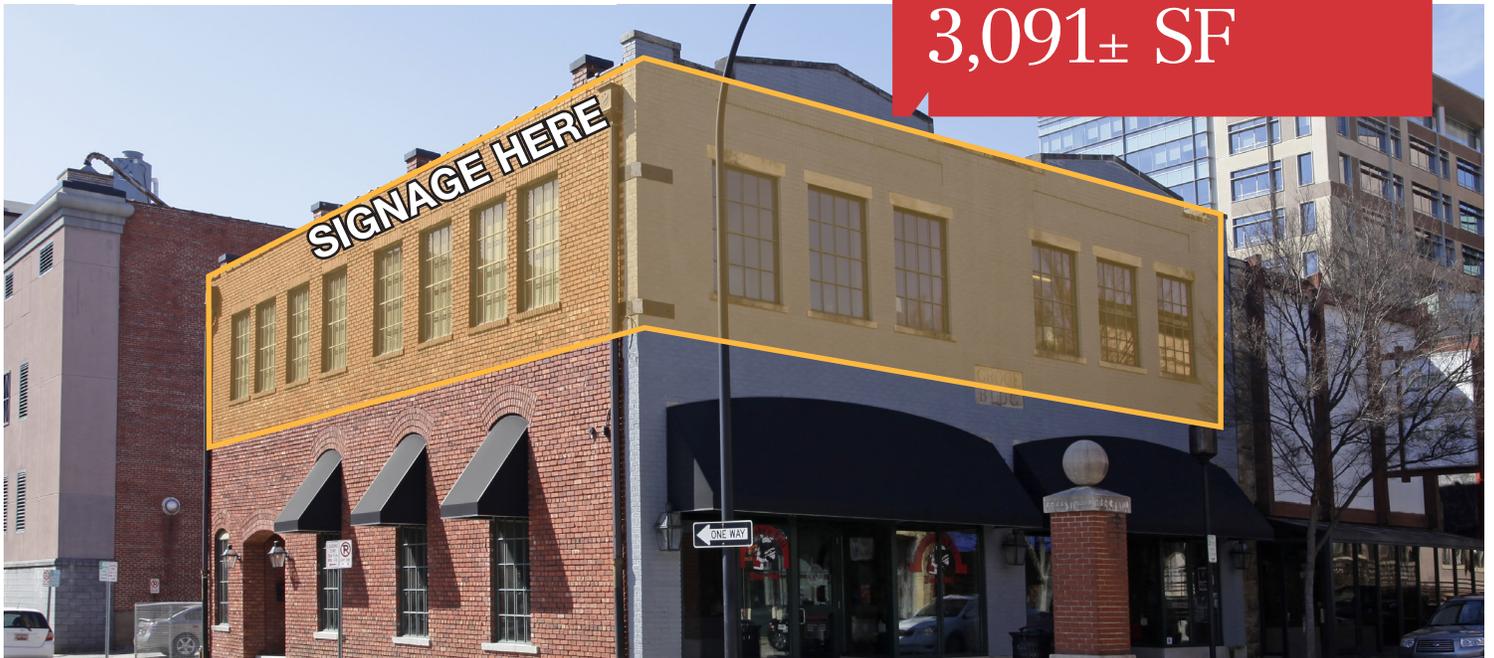


2nd Story Office For Lease
3,091± SF



PRIME GREENVILLE CBD LOCATION

22 E. Coffee Street

Greenville, South Carolina 29601

Property Features

- Excellent office space in the center of Downtown Greenville - one block from Main Street, one block from new Federal Courthouse under construction
- Exterior signage available
- 3,091± SF includes lobby, reception/work area, six (6) private offices, conference room, file / work station, break room
- Building totally remodeled
- Extraordinary finishes (stainless, granite, hardwoods, natural stone) all custom built
- Leased furnished: conference room furniture (flat panel included), office desks, file cabinets, kitchen appliances, etc. - all available within lease rate if desired
- Sound proofing and false ceiling built between 1st and 2nd floor - extremely quiet and private office space
- 1st floor occupied by: Groucho's Deli
- **2nd floor lease: Available June 1, 2020 or possibly sooner**
- Lease Rate: \$22/SF/YR (NNN)



John D. Gray, Jr., CCIM **Drew Stamm**

Broker/Owner
864-678-5991
johng@naief.com

Broker
864-678-5996
dstamm@naief.com

Michael Roth

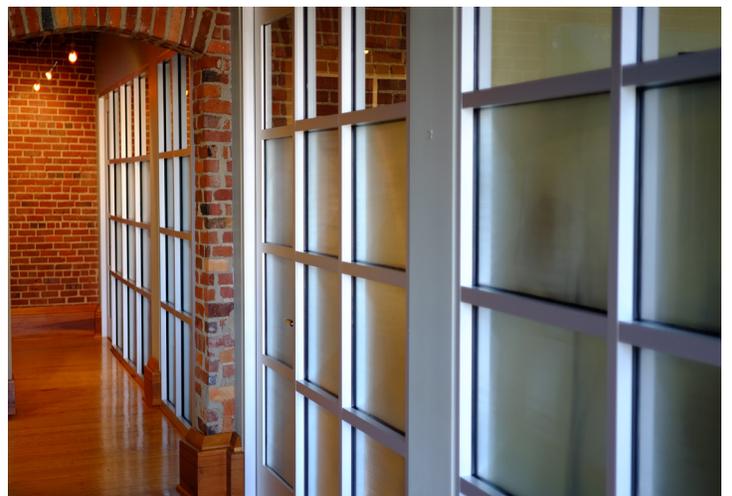
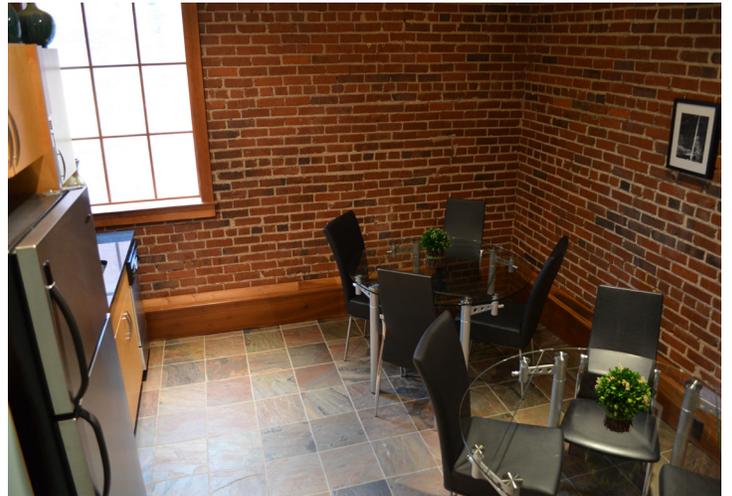
Broker
864-678-5946
mroth@naief.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

101 E Washington Street Suite 400
Greenville, South Carolina 29601
864 232 9040

naiearlefurman.com

2nd Story Office For Lease
3,091 SF

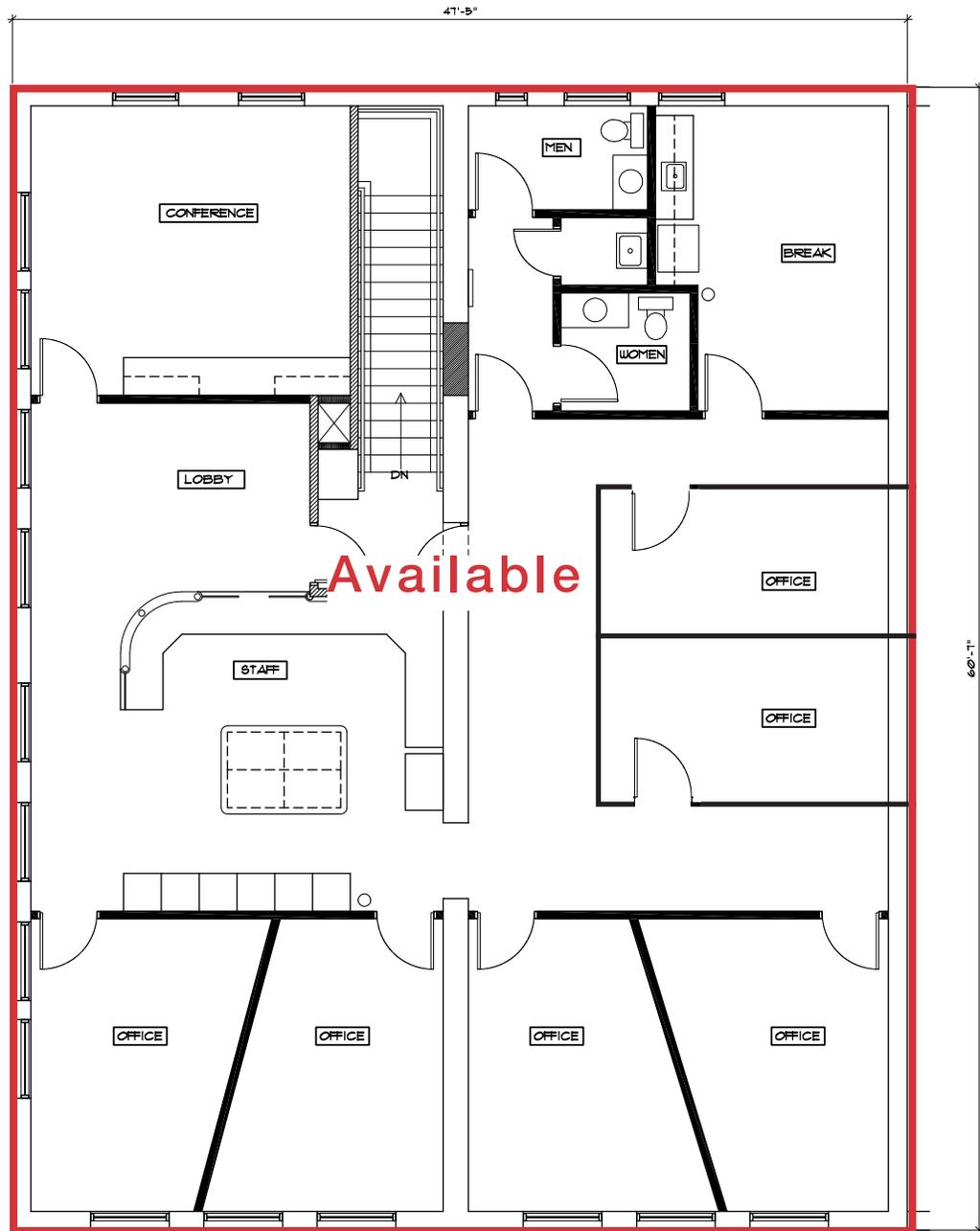


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SECOND FLOOR PLAN

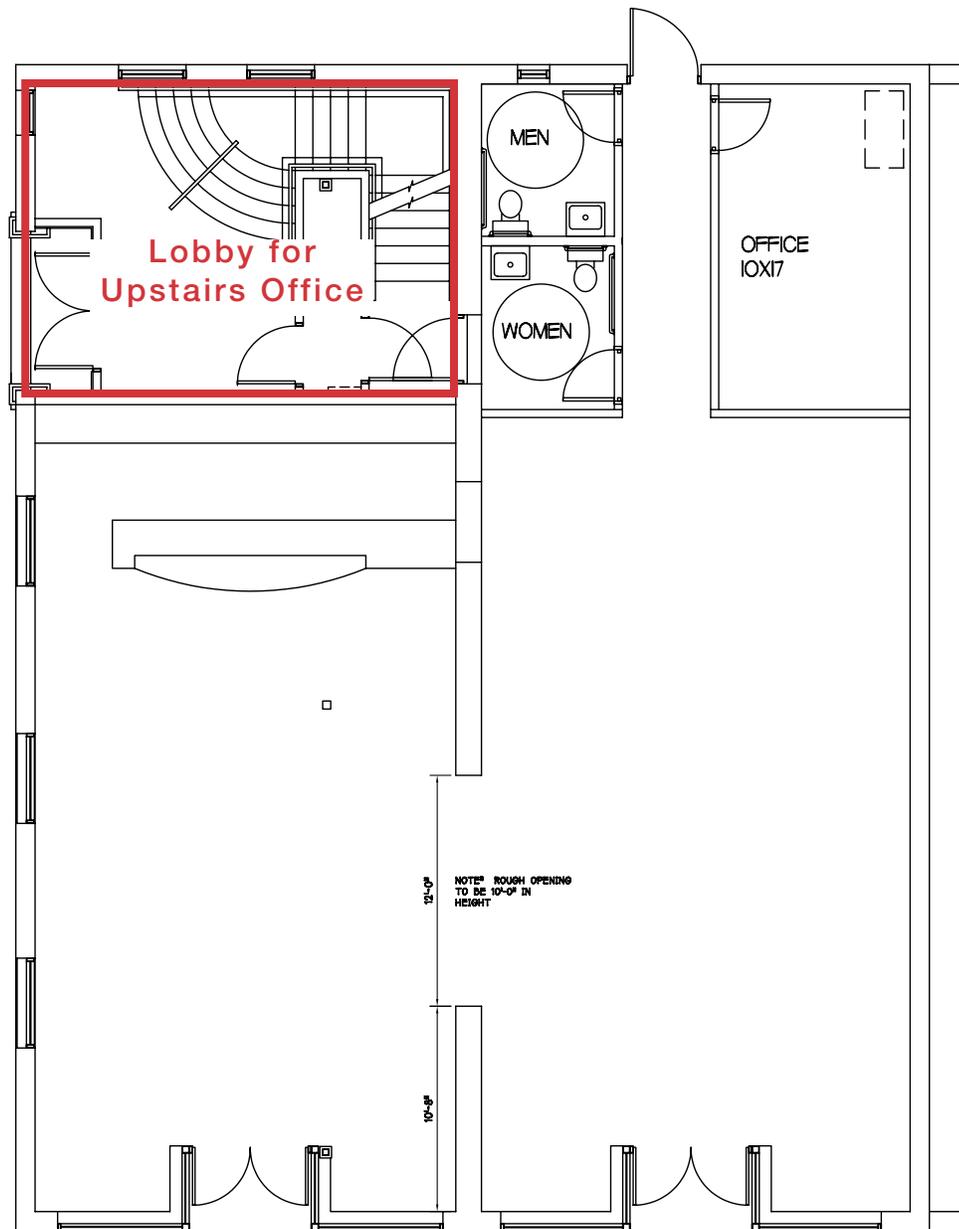
SCALE: 1/4" = 1'-0"

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3,091 SF



FIRST FLOOR PLAN
1/4"=1'-0"

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