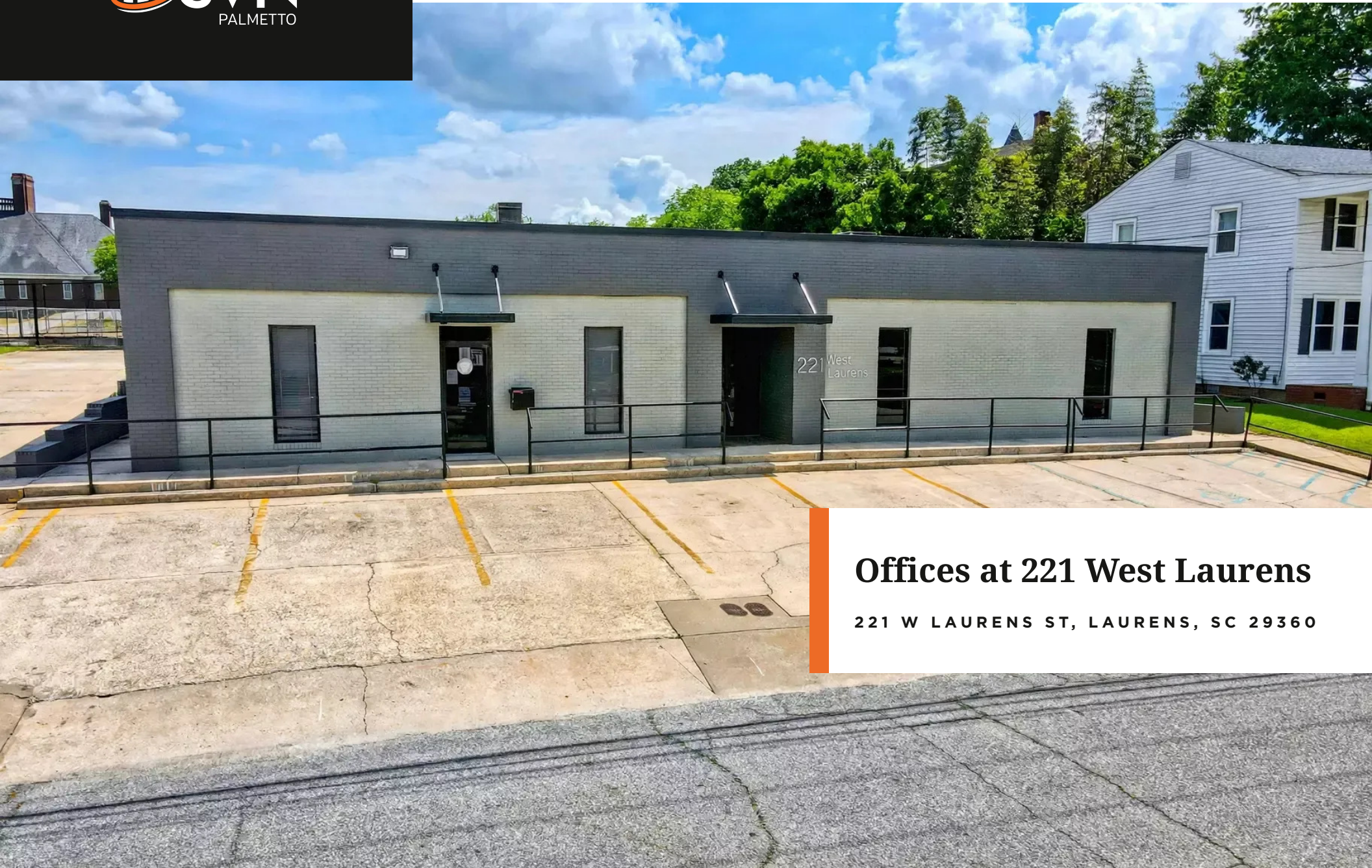




Offering Memorandum

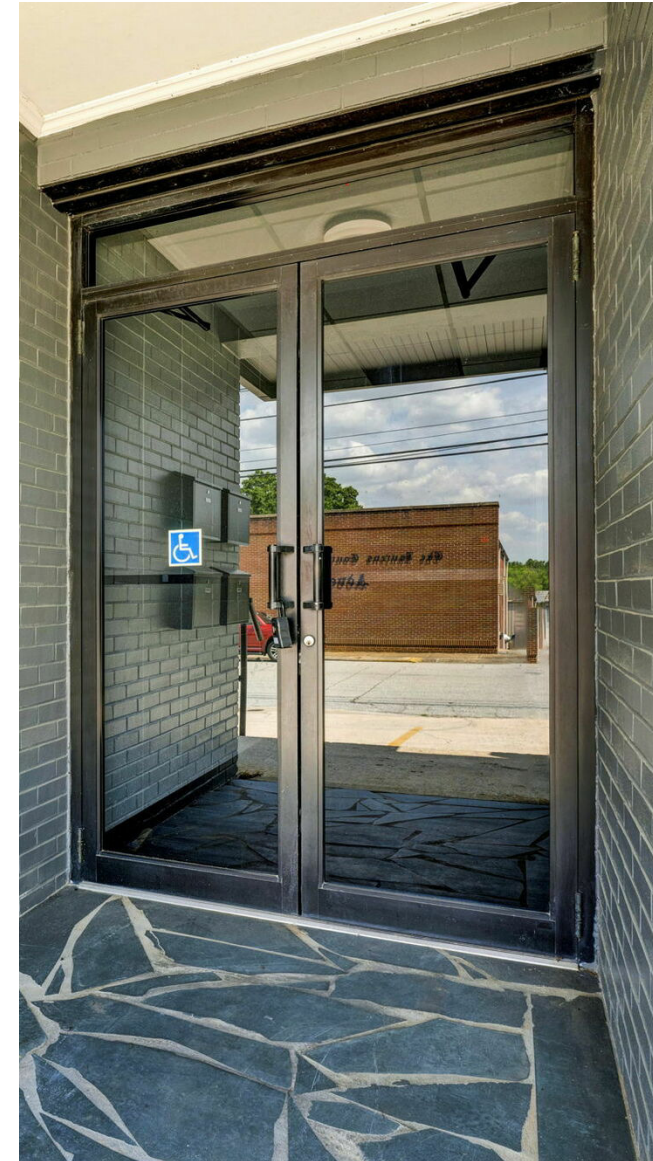


Offices at 221 West Laurens

221 W LAURENS ST, LAURENS, SC 29360

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MEET THE TEAM



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PROPERTY SUMMARY

OFFICES AT 221 WEST LAURENS ST

221 W LAURENS ST
LAURENS, SC 29360

OFFERING SUMMARY	
LEASE RATE:	\$1,000 - 1,250 per month (Gross)
BUILDING SIZE:	±5,943 SF
SUITES AVAILABLE:	±657 - ±2,307 SF
LOT SIZE:	±0.25 Acres

PROPERTY SUMMARY

Reedy River Retail at SVN Palmetto is pleased to offer office suites ranging from ±657 SF up to ±2,307 SF in a beautifully remodeled building just off the historic Laurens Square. Three suites are available on a full-service, gross lease basis, with all utilities included in the rent, giving you predictable monthly expenses with no surprises.

The building features shared common areas, including a kitchen and restrooms, and most suites are designed with multiple offices to provide flexibility for a wide variety of professional users. This turnkey space is move-in ready and ideal for businesses such as chiropractors, therapy services, loan officers, attorneys, contractors, real estate professionals, insurance agencies, and other office professionals.

With modern finishes, full-service leasing, and a convenient downtown location, these suites provide the perfect opportunity for your business to establish or expand with ease.

PROPERTY HIGHLIGHTS

- 3 Suites Available Ranging From ± 657 SF - $\pm 2,307$ SF
- Gross Lease - All Utilities Included For Predictable Monthly Expenses
- 18 Dedicated Parking Spaces On-Site Plus Abundant Public Parking Nearby
- CO Zoning (Core Commercial/Office District) Allowing A Wide Range Of Professional Office Uses
- Beautifully Remodeled Building With Shared Kitchen And Restrooms, Most Suites Offering Multiple Offices
- Prime Downtown Laurens Location - Walkable To Shops, Dining, Courthouse, And Surrounded By Attorneys, Clemson Extension, Laurens County Advertiser, Police Station, And Laurens CPW



**3 Suites Remaining
For Lease**

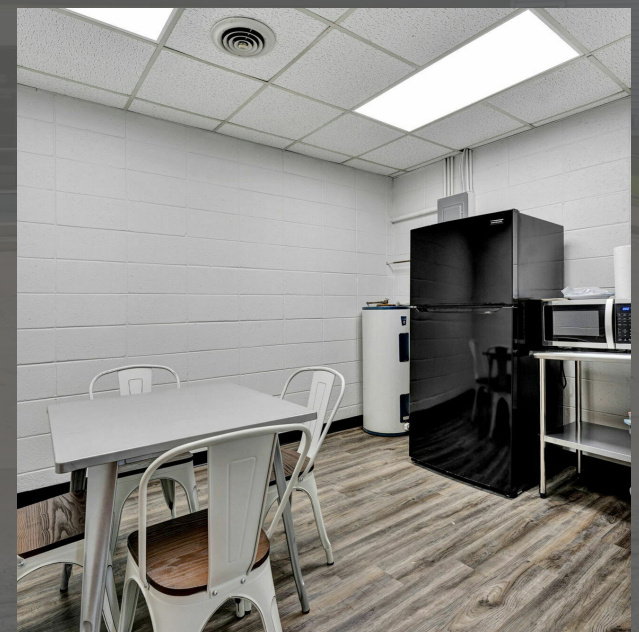


**18 Dedicated Parking
Spaces On-site**



**Walkable to
Downtown Laurens**

PROPERTY PHOTOS



LEASE SPACES



LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	Gross	LEASE TERM:	3 - 5 Years
TOTAL SPACE:	±657 - ±2,307 SF	LEASE RATE:	\$1,000 - \$1,250 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
221 W Laurens St - Suite A	GLEAMNS Neighborhood Center	2,283 SF	NNN	LEASED
221 W Laurens St - Suite B1	Available	657 SF	Gross	\$1,000 per month
221 W Laurens St - Suite B2	Available	963 SF	Gross	\$1,250 per month
221 W Laurens St - Suite B3	Available	687 SF	Gross	\$1,000 per month
221 W Laurens St - Suite B4	Rave Energy of Laurens	312 SF	Modified Gross	LEASED

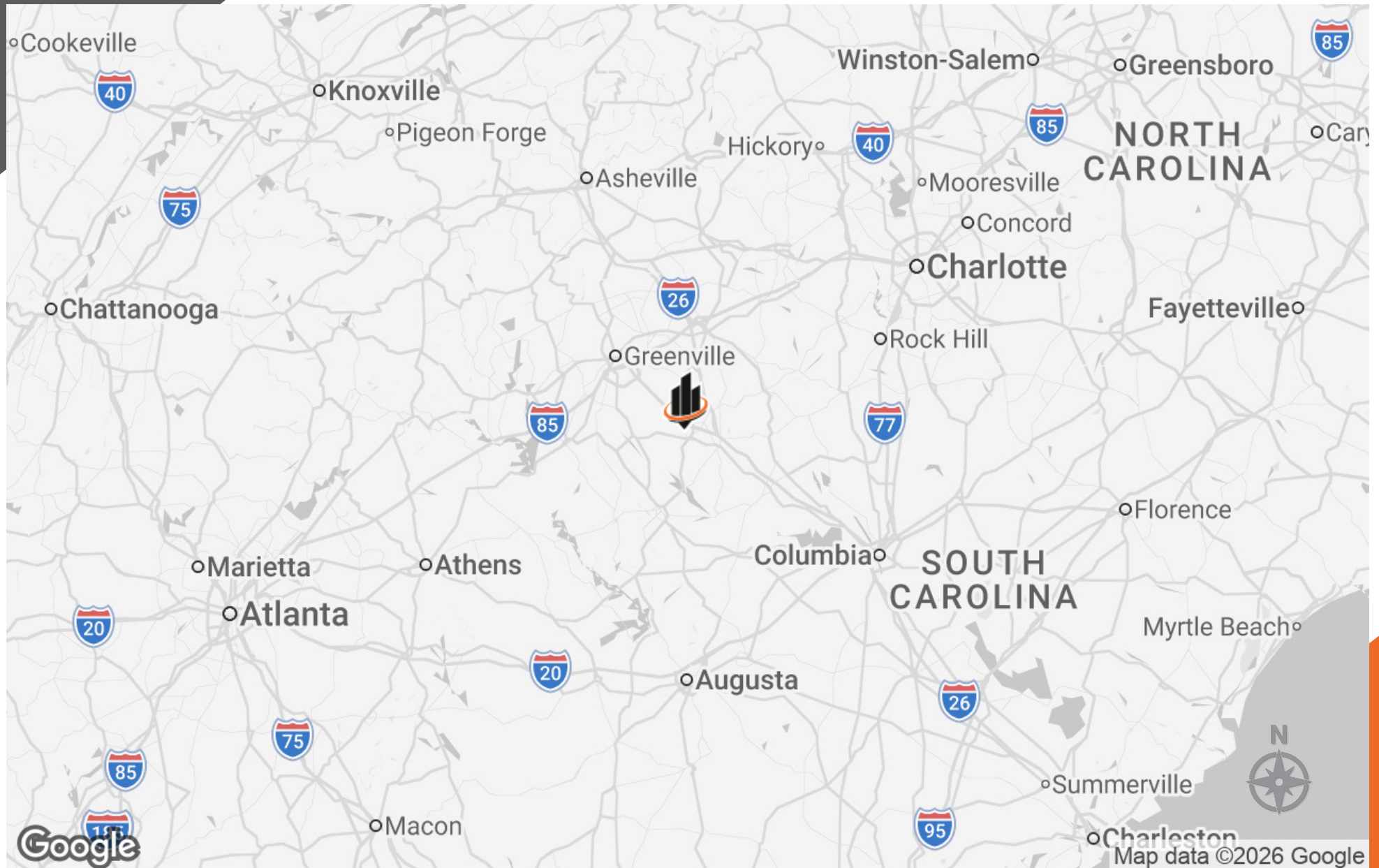
LOCATION DESCRIPTION

Reedy River Retail at SVN Palmetto is pleased to present 221 W Laurens Street which is located just off the historic square in downtown Laurens, an area experiencing a major transformation with ongoing courthouse renovations and streetscape improvements to uncover the original brick roads. The property boasts 18 dedicated parking spaces, a rare amenity in a downtown setting, along with abundant public parking nearby.

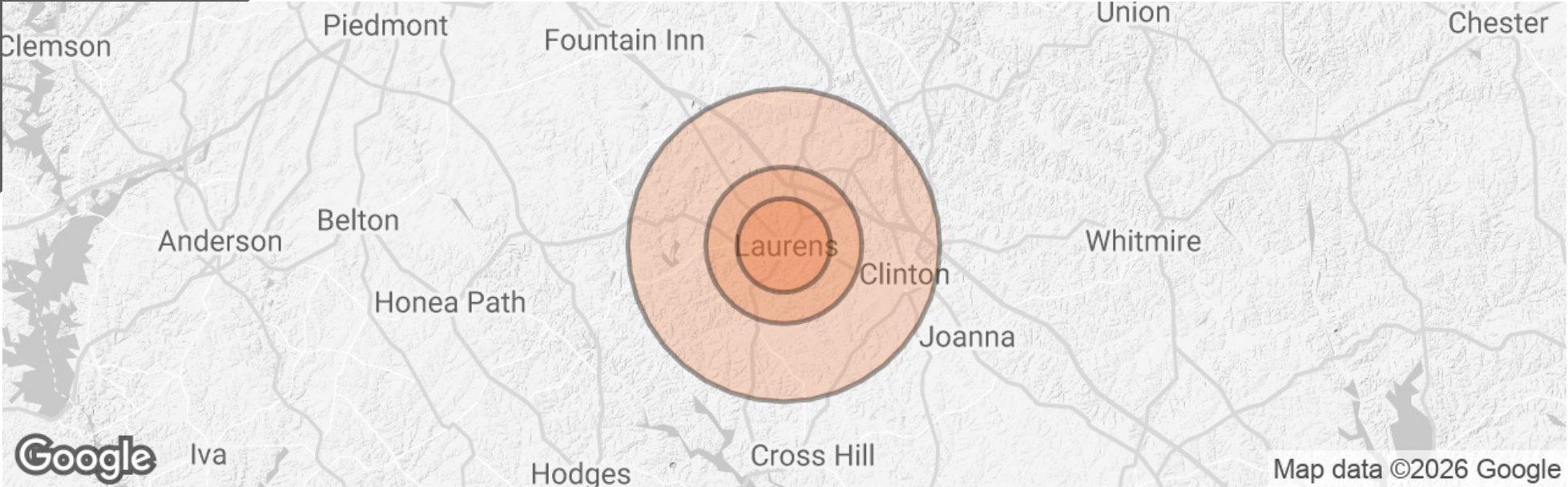
This site sits in Laurens' "office district", surrounded by professional users such as attorneys, Clemson Extension, the Laurens County Advertiser, and directly across from the city police station and Laurens CPW. Beyond the professional setting, the property is within walking distance to the heart of downtown Laurens, offering easy access to shops, restaurants, and community events.

With its combination of civic presence, professional neighbors, and walkable access to downtown amenities, this is an ideal location for a new business looking to establish roots in Laurens. Tenants can enjoy both a thriving business environment and the convenience of nearby retailers, creating the perfect balance between work and lifestyle.

REGIONAL MAP



DEMOGRAPHICS MAP & REPORT



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
AVERAGE AGE			
AVERAGE HH INCOME	±\$76,771	±\$78,771	±\$78,367
MEDIAN HOME VALUE	±\$235,285	±\$252,082	±\$252,306
DAYTIME EMPLOYEES	±10,499	±14,536	±33,378

REEDY RIVER RETAIL

SPECIALIZED RETAIL BROKERAGE TEAM



In 2018, Dustin and Daniel left their teaching careers to pursue commercial real estate, quickly building one of the top retail brokerage teams in the Upstate. They prioritize relationship-building, client education, and delivering value through hard work and creativity.

The team has expanded to include additional advisors Chris Philbrick, Brett Mitchell, and Stephan Thomas, along with administrative and marketing support from Angie Looney.

Specializing in investment sales, landlord/tenant representation, and development, their focus on retail brokerage instills confidence in their clients. With the support of the SVN network of over 220 offices, Reedy River Retail has gained national recognition.

330 Pelham Rd. Ste 100A
Greenville, SC 29615



INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT

REEDY RIVER RETAIL at SVN PALMETTO'S SOUTHEAST REACH

GREENVILLE



CHARLESTON



CHARLOTTE



WHAT OUR CLIENTS ARE SAYING...

"I can't imagine my journey without Dustin and Daniel. These guys are very relationship-driven and not transactional-based. Their passion for the business shines by the way they work for their clients."

- David Simmons, Franchisee of Voodoo Brewery

"We started working with Dustin and Daniel about a year ago, but their reputation certainly preceded them. They were presented to us as the "young and hungry" power brokers who wanted to talk less, and prove themselves with results. They are proactive, resourceful, and tenacious. More importantly, they're honest and just a blast to work with!"

- Nauman Panjwani, VP of SNS Properties

NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST





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Collective Strength, Accelerated Growth

330 PELHAM RD. SUITE 100
GREENVILLE, SC 29615



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