



Highlights & Suite Availability

- The Daniel Building is the tallest building in Greenville, with a stunning 25 floors
- Exterior & Interior recently renovated
- Its steel frame is covered with precast concrete panels and white Georgia marble
- Situated on the main thoroughfares of Main Street and College Avenue
- Easily accessible from I-385 and US-29 and provides tenants with the amenities of Greenville's central business district
- Ample parking rights available
- Over 50 restaurants within a five minute walk

Greenville is home to national and international corporations like Fluor Corporation, Hubbell Lighting, BMW and Michelin North America.

Lease rate: \$25.00/SF FSG

Suite	Size	Suite	Size
402	±5,359 sf.	1111	±1,092 sf.
405	±1,455 sf.	1113	±1,109 sf.
500	±58,975 sf.	1115	±1,066 sf.
800	±10,830 sf.	1119	±844 sf.
900	±3,986 sf.	2000	±10,830 sf.
906	±6,844 sf.	2100	±10,830 sf.
1003	±1,437 sf.	2200	±10,830 sf.
1004	±1,307 sf.	2300	±10,830 sf.
1005	±2,006 sf.	2400	±10,830 sf.

The Daniel

THE DANIEL BUILDING
301 North Main St.
Greenville, SC 29601

Renovated Interior & Exterior Photos



NAI Earle Furman

Keith Jones, CCIM, SIOR
keith@naief.com

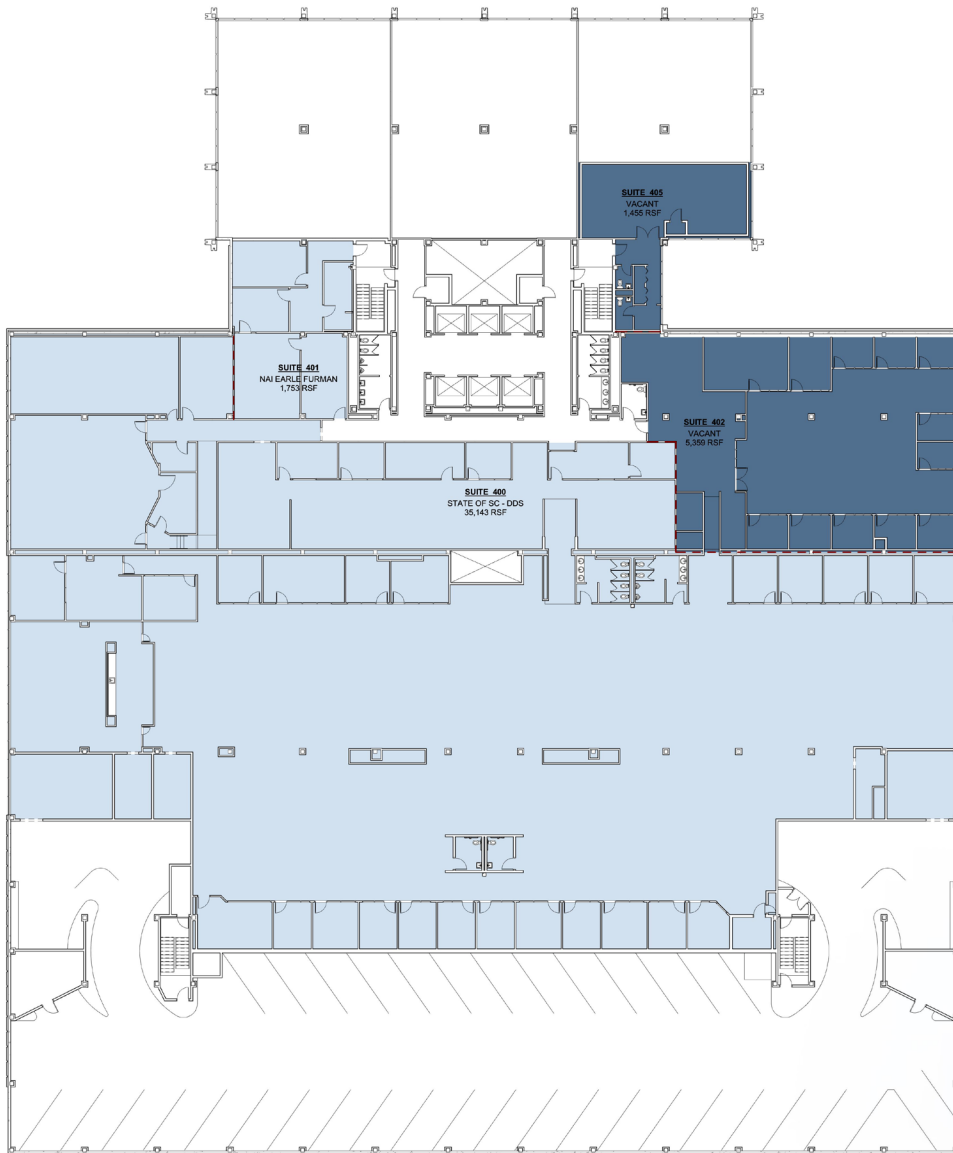
McNeil Epps, CCIM, SIOR
mepps@naief.com

Will Williamson
wwilliamson@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.

OFFICE: 864.232.9040

Suite Availability - 4th Floor

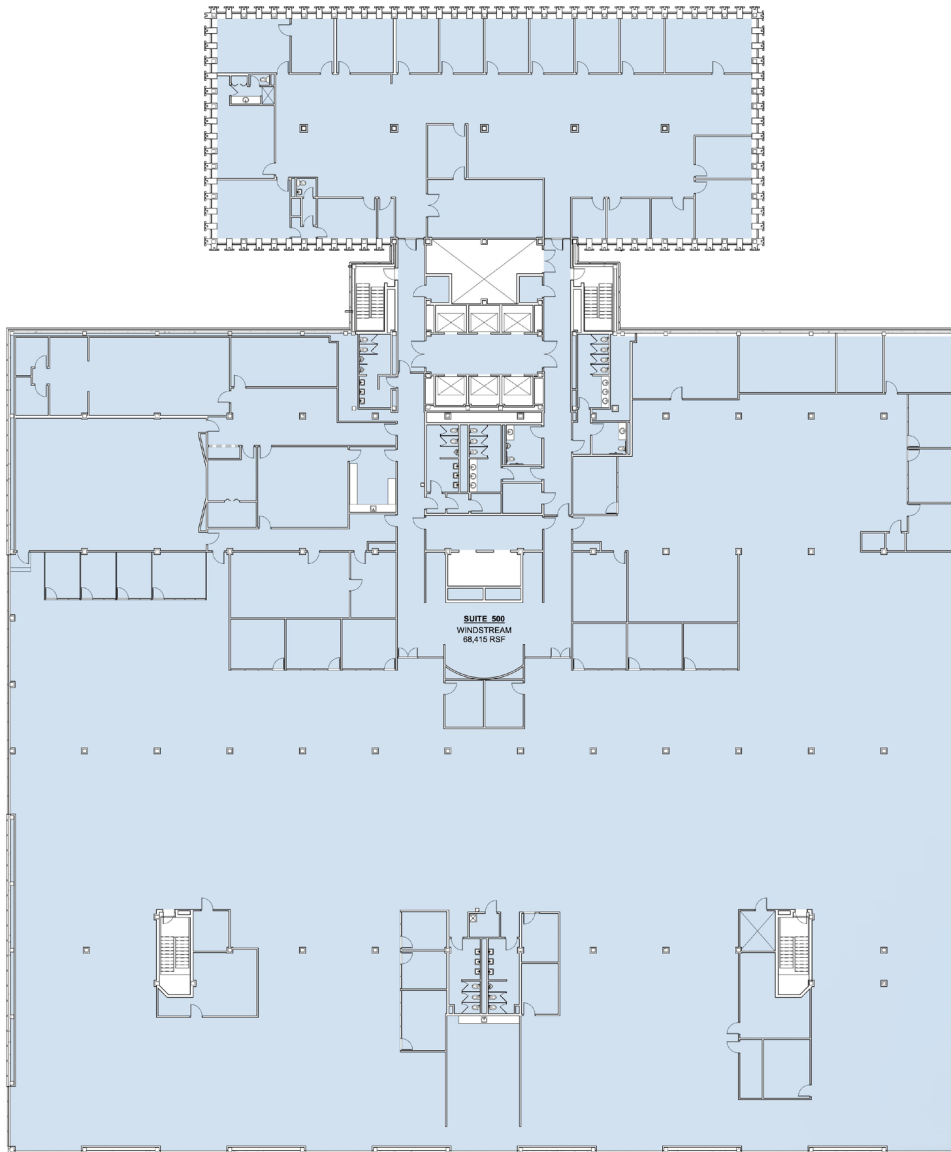


Suite 402 ±5,359 sf.
Suite 405 ±1,455 sf.



Suite Availability - 5th Floor

Suite 500 | ±58,975 sf.

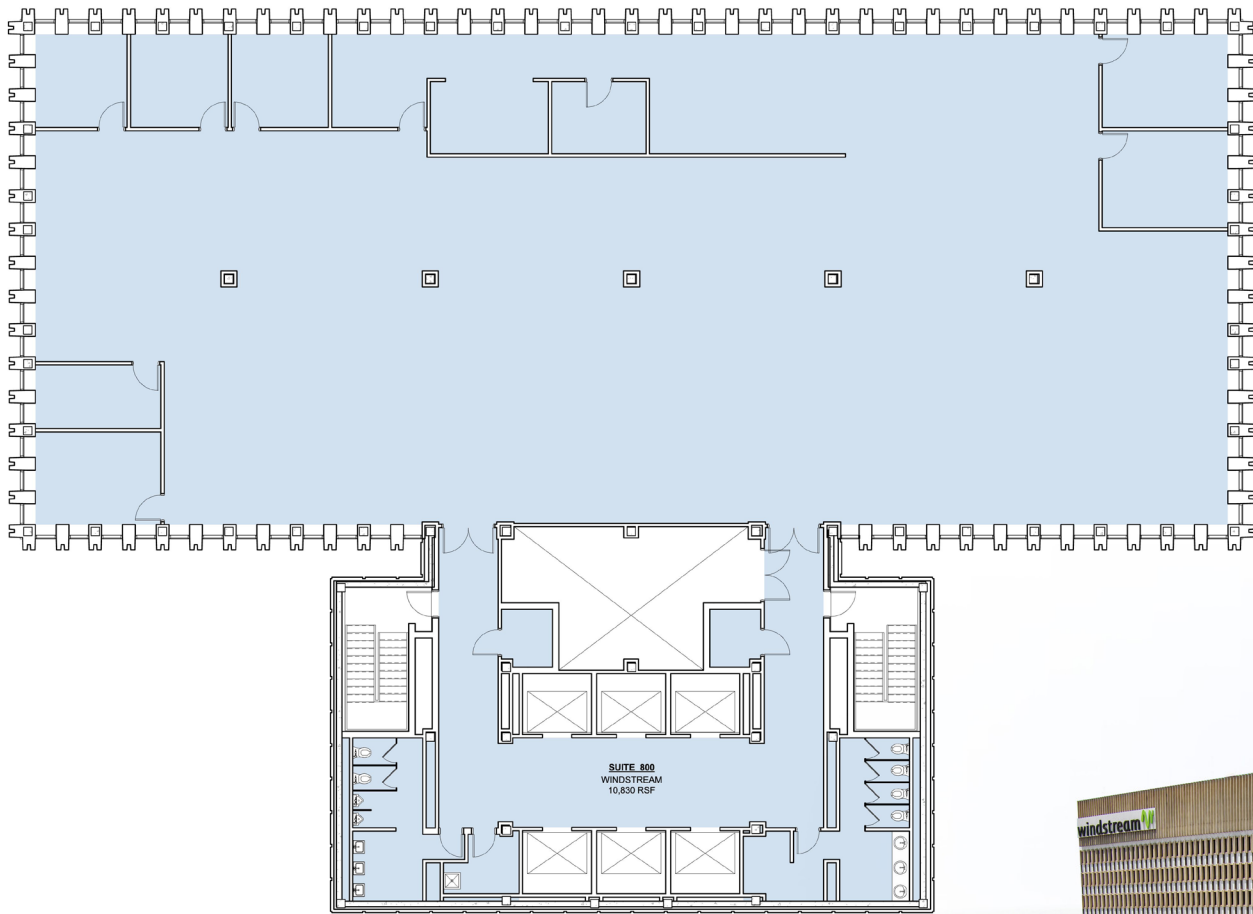


The Daniel

THE DANIEL BUILDING
301 North Main St.
Greenville, SC 29601

Suite Availability - 8th Floor

Suite 800 | ±10,830 sf.

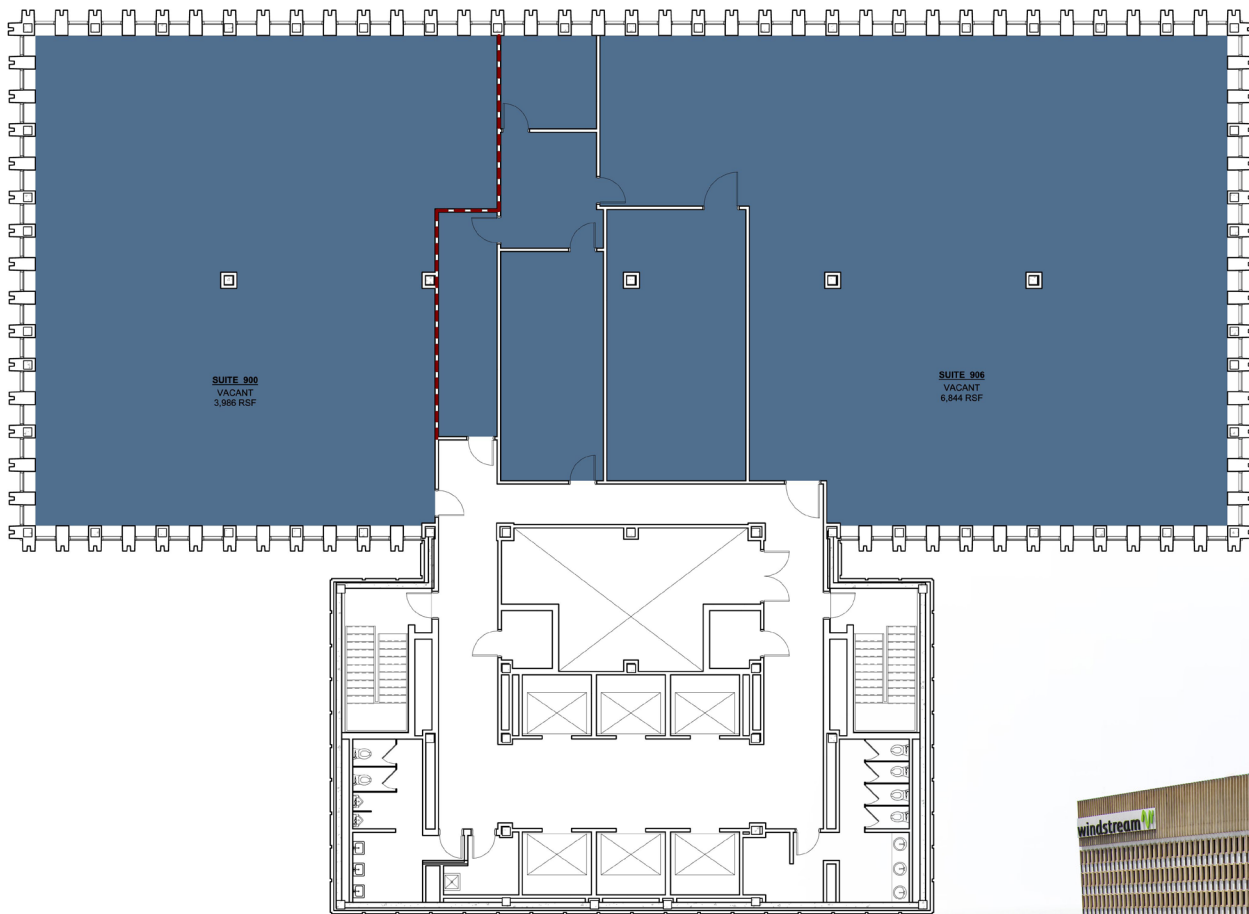


The Daniel

THE DANIEL BUILDING
301 North Main St.
Greenville, SC 29601

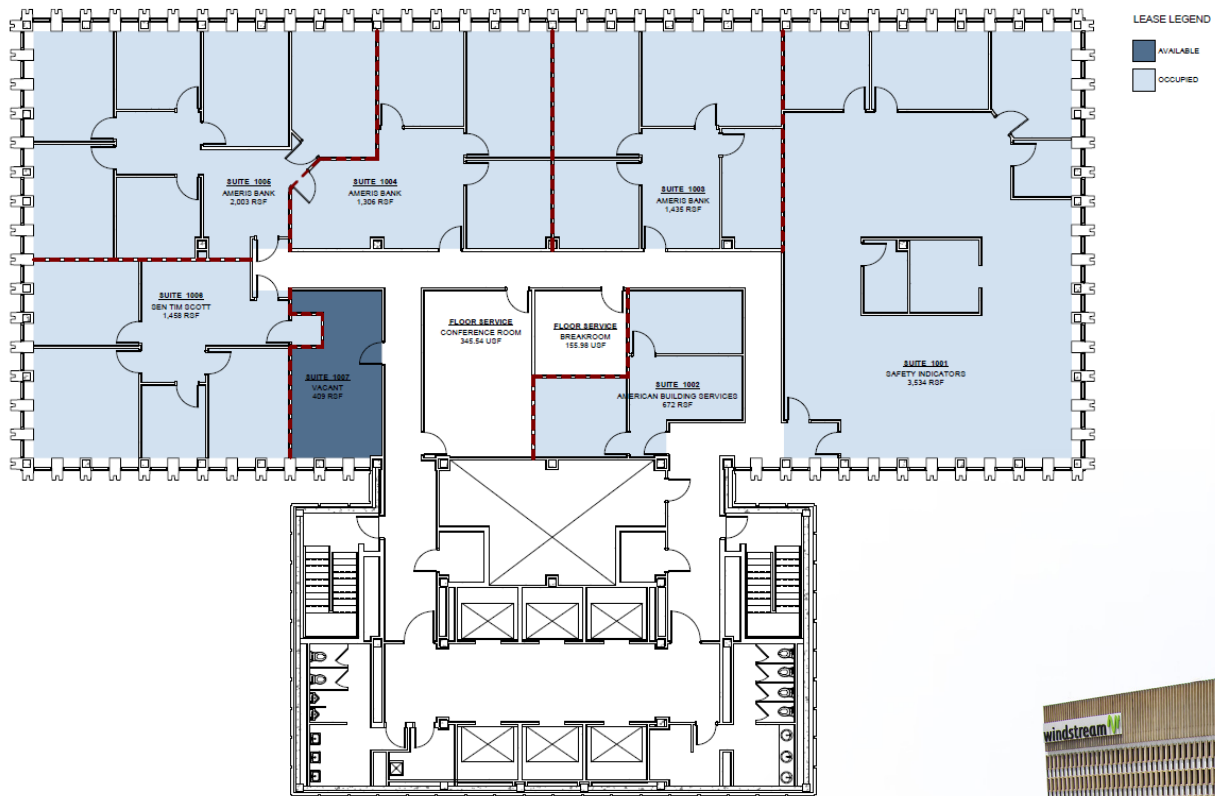
Suite Availability - 9th Floor

Suite 900 ±3,986 sf.
Suite 906 ±6,844 sf.



Suite Availability - 10th Floor

Suite 1003 ±1,437 sf.
Suite 1005 ±2,006 sf.



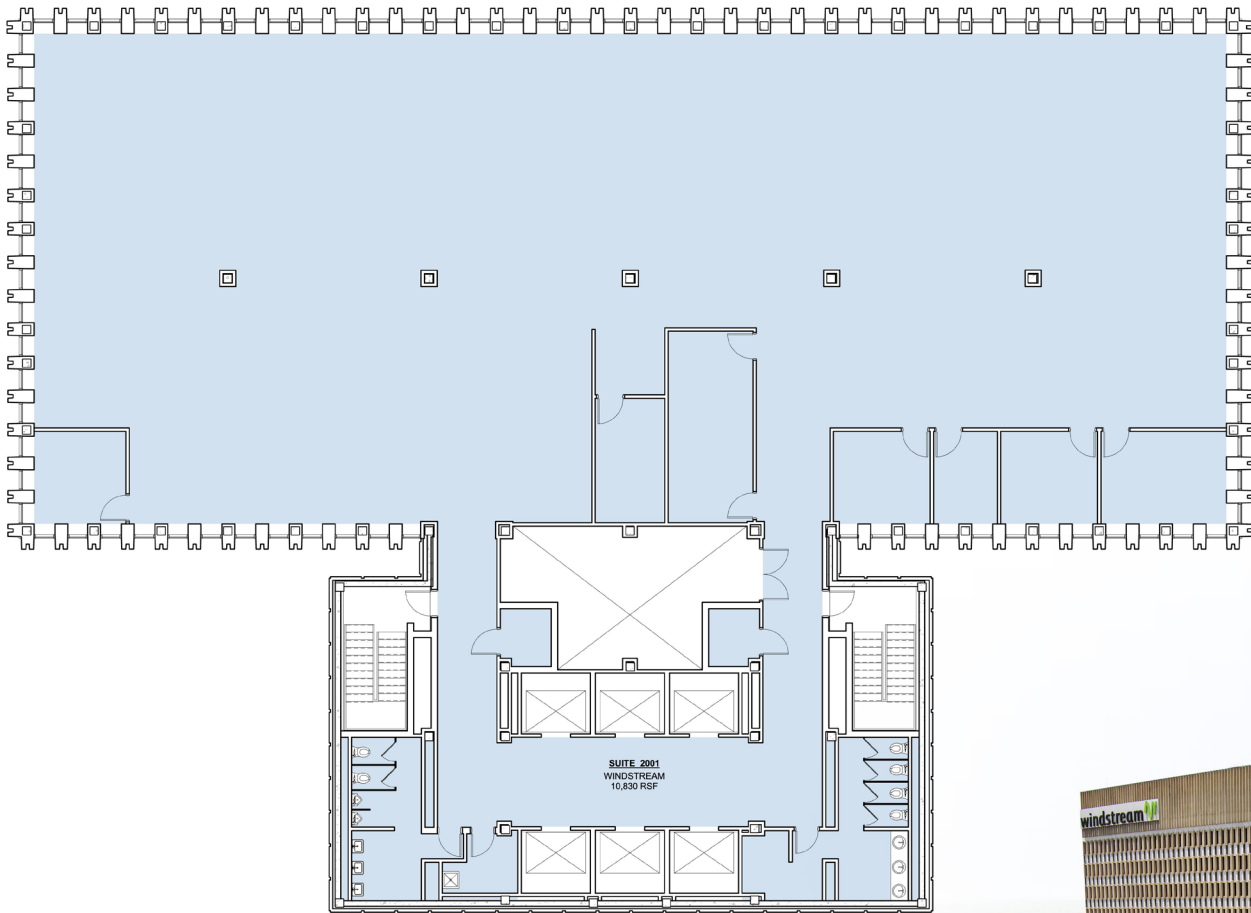
Suite Availability - 11th Floor

- Suite 1111** ±1,092 sf.
- Suite 1113** ±1,109 sf.
- Suite 1115** ±1,066 sf.
- Suite 1119** ±844 sf.



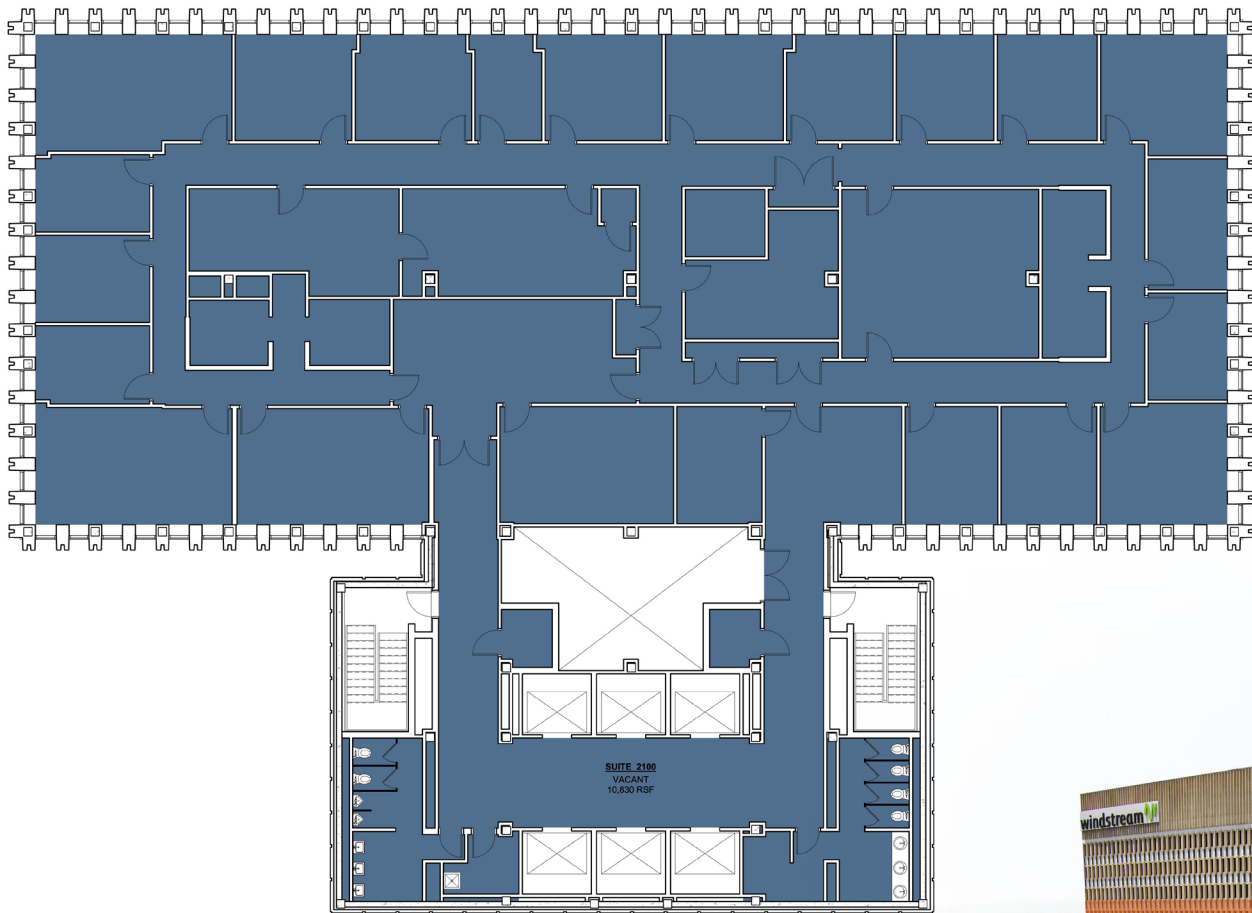
Suite Availability - 19th Floor

Suite 2000 | ±10,830 sf.



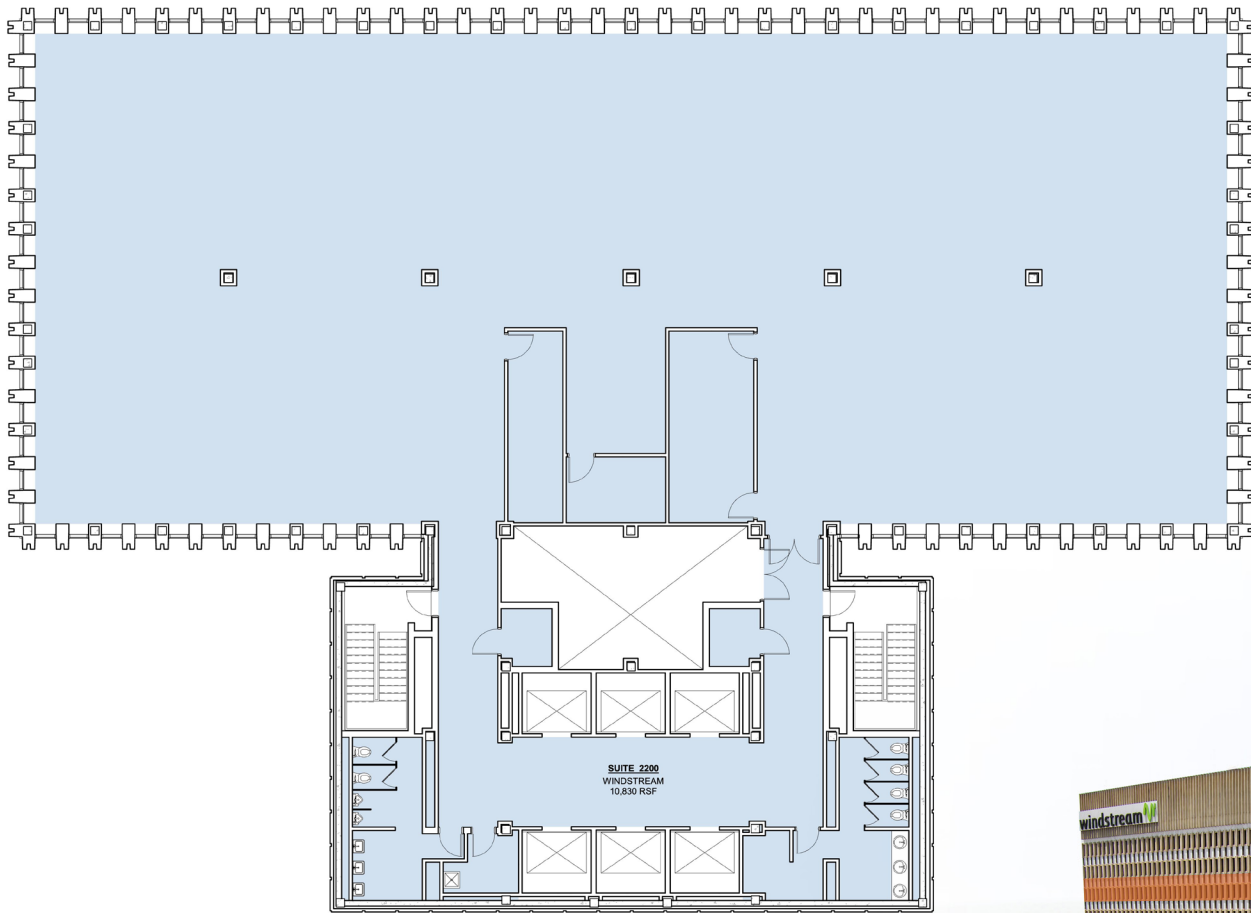
Suite Availability - 21st Floor

Suite 2100 | ±10,830 sf.



Suite Availability - 22nd Floor

Suite 2200 | ±10,830 sf.

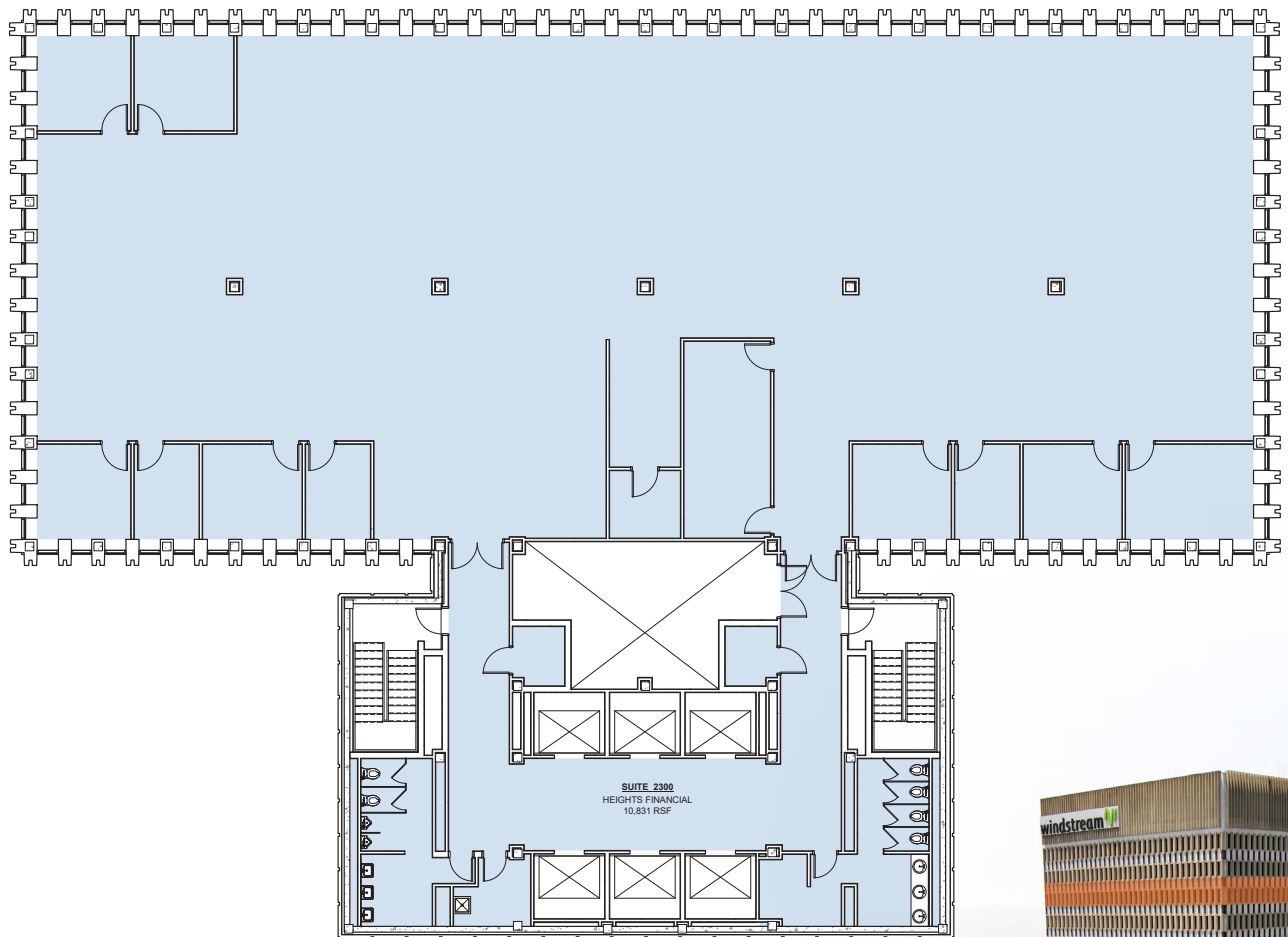


The Daniel

THE DANIEL BUILDING
301 North Main St.
Greenville, SC 29601

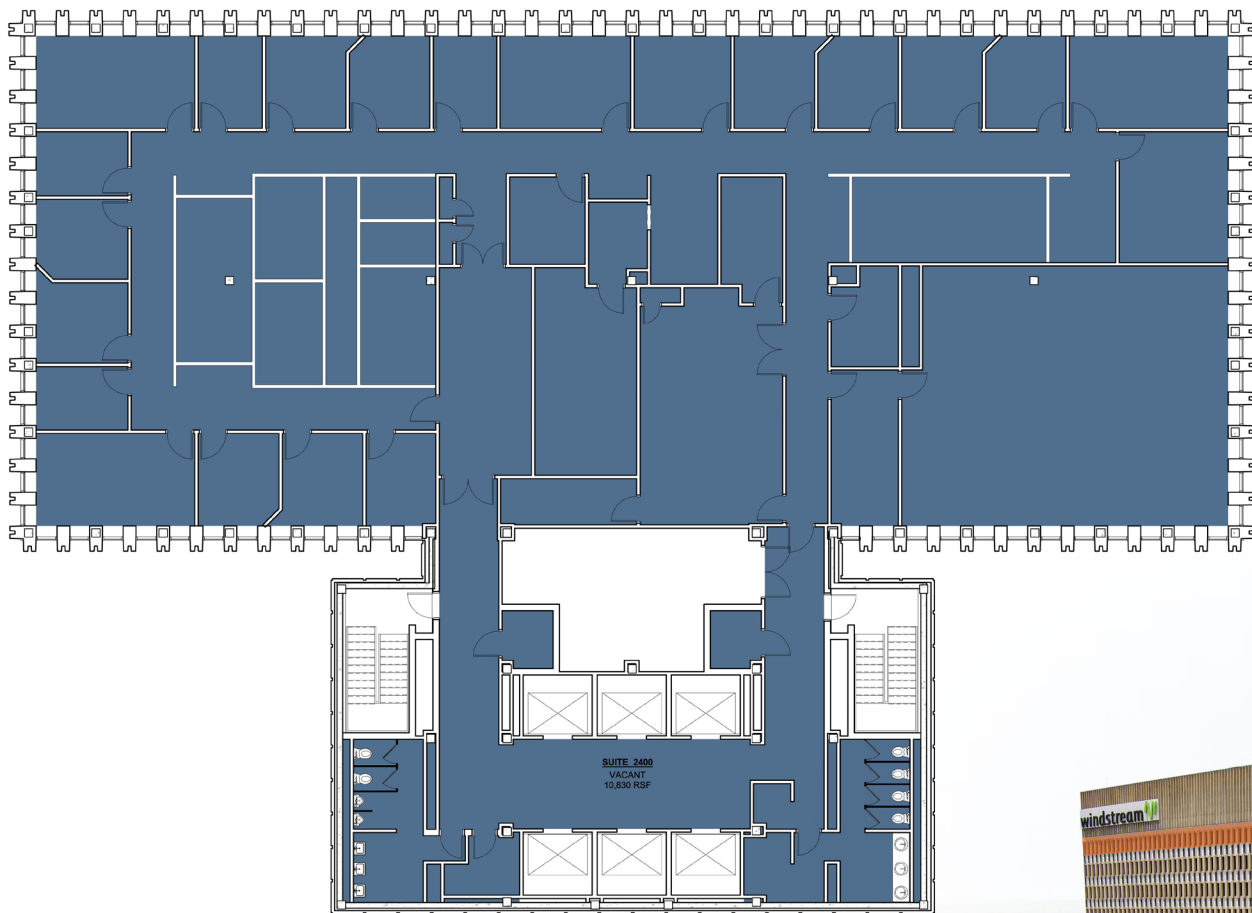
Suite Availability - 22nd Floor

Suite 2300 | ±10,830 sf.



Suite Availability - 24th Floor

Suite 2400 | ±10,830 sf.



The Daniel

THE DANIEL BUILDING
301 North Main St.
Greenville, SC 29601

Off Site Parking Map

1 St. George Greek Orthodox Church

Managed by Pivot Parking
±60 spaces | \$64.25/month

2 Trinity Church Lot

Managed by Trinity Lutheran Church
±20 spaces | \$50.00/month

3 Buncombe Street Small Lot

Managed by Pivot Parking
±25 spaces | \$74.85/month

4 North Laurens Street Deck

Managed by City of Greenville
±4 spaces | \$72.00/month

5 Commons Garage

Managed by City of Greenville
±100 spaces | \$72.00/month

6 Buncombe Street Lot

Managed by Pivot Parking
±75 spaces | \$64.25/month

7 Richardson Street Deck

Managed by City of Greenville
±165 spaces | \$72.00/month



Pivot Parking, 864.467.4868
City of Greenville, 864.232.2273

 The Daniel

NAI Earle Furman

Keith Jones, CCIM, SIOR
keith@naief.com

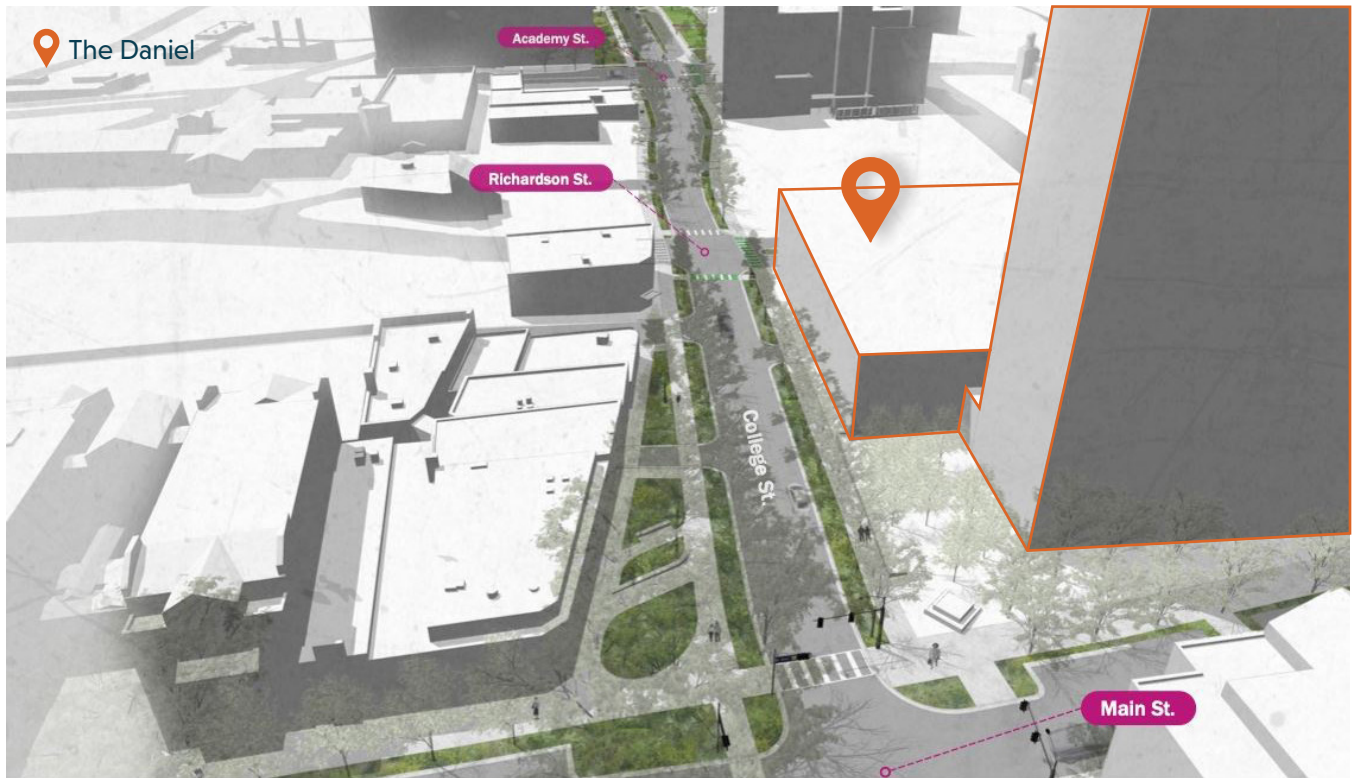
McNeil Epps, CCIM, SIOR
mepps@naief.com

Will Williamson
wwilliamson@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.

OFFICE: 864.232.9040

Greenville, SC Downtown Developments



The Cultural Corridor

The Cultural Corridor is the section of College/Buncombe Street between Main Street and Heritage Green. Owned by SCDOT, this four-lane urban collector street carries an estimated average daily traffic of 13,400 vehicles per day.

College Street's significant growth is changing the way Greenville's downtown is functioning. Currently, it behaves like a highway, without adequate accommodations for pedestrian safety and urban uses, to create a successful environment for an expanding downtown. Both the Downtown Master Plan and Traffic Master Plan recommend improving pedestrian access and connectivity from the Heritage Green campus, with its unique collections of museums, theater and library, to the downtown core by adapting the out-of-date "through-street" design of College/Buncombe Street into an urban street that can

accommodate vehicular traffic while providing multi-modal connectivity, safety and access. Partnering with HDR engineering firm, the updates to this corridor will include:

- Provide/enhance pedestrian and bicycle mobility between Main St. & Heritage Green
- Landscaping, multi-use paths, and street/pedestrian lighting
- Street resurfacing and traffic signal upgrades
- Encourage drivers to utilize Academy Street as a "downtown bypass"
- Revitalize economic growth along the corridor

Greenville, SC Media Mentions



Forbes



The New York Times



#23 Fastest-Growing Places in the U.S. 2023
U.S. News & World Report

The Best Food Cities in the U.S.
Travel + Leisure, March 2023

52 Places to Go in 2023
The New York Times, January 2023

10 Best Cities to Buy a Home in 2023
CNBC, January 2023

One of South's Best 'Cities on the Rise'
Southern Living, September 2022

#18 Best Small Cities for Starting a Business
WalletHub, April 2022

America's Next Great Food Cities
Food and Wine, April 2022

30 Most Charming Small-Town Downtowns in America
HGTV, February 2022

#7 Best Small Places for Business and Careers
Forbes, 2022

Best Places to Move if You Have Kids
PureWow, March 2021

#9 Top 100 Best Places to Live
livability.com, March 2021

#10 Coolest Cities with Lowest Cost of Living in the U.S.
Purewow, Feb 2021

#6 Best Small Cities in the US
Condé Nast Traveler, October 2020

America's Best Small Cities
BestCities.org, March 2020



Keith Jones, CCIM, SIOR
keith@naief.com

McNeil Epps, CCIM, SIOR
mepps@naief.com

Will Williamson
wwilliamson@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.

OFFICE: 864.232.9040