



101 E MCBEE AVE

The Bookends • Downtown Greenville, SC

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FOR LEASE

available:
1,577
SF

zoned
C4
City of Greenville

lease rate
\$32
per SF

TRINITY
PARTNERS

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LEASE SUMMARY

ADDRESS	101 E McBee Avenue Greenville, SC 29201
LEASE RATE	\$32.00/SF
LEASE TYPE	NNN
SPACE AVAILABLE	1,577 SF
TOTAL BUILDING	60,000 SF
BUILDING CLASS	A
SITE	0.45 AC
PROPERTY NAME	The Bookends

- * Located in the heart of Downtown Greenville, just off Main Street
- * Great visibility, storefront location at the corner of McBee Avenue and Brown Street
- * High level of finishes with moldings and 12' ceilings
- * 3 offices, conference room, break/work room with cherry cabinets, granite countertops and stainless steel appliances
- * Walking distance to all downtown amenities
- * Adjoins to the Spring Street parking garage



DOWNTOWN GREENVILLE

Downtown Greenville features a vibrant Main Street connecting numerous activities, housing a dynamic mix of over 120 independent business, retail, and restaurant offerings in a 10-block radius from the historic West End to NOMA Square.

Modern office towers share the streetscape with historic, repurposed buildings housing innovative startups and established firms. Nationally recognized retailers set the stage for a diverse selection of independent boutiques, creating a vibrant shopping experience.

The culinary scene thrives with award-winning upscale restaurants, international bistros, and lively gastropubs, catering to a discerning clientele and fostering a culture of after-work socializing that energizes the district well into the evening. This carefully curated blend caters to a growing workforce and a strong tourist base, ensuring a steady stream of customers for any business seeking a prime downtown location.

Falls Park on the Reedy, a 32-acre green space, serves as a focal point, seamlessly blending modern and historic elements. The area boasts pedestrian paths linking to the extensive Prisma Health Swamp Rabbit Trail System, earning praise as a Bicycle Friendly Community. With 2.5 million annual visitors, Greenville has garnered recognition for its livability and pedestrian-friendly environment, becoming a model for urban planning nationwide.

TOP 10 BEST DOWNTOWNS IN THE COUNTRY (LIVABILITY)

115 RETAILERS IN DOWNTOWN

MORE THAN 110 INDEPENDENT
RESTAURANTS

DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	10,624	82,212	173,830
HOUSEHOLDS	4,836	36,534	75,013
AVG. HH INCOME	\$122,168	\$109,589	\$106,450
MED. HH INCOME	\$78,431	\$63,406	\$62,949
% OF HOMES VALUED \$300,000+	66.80%	54.30%	44.50%

total population:

1.6M

in Upstate SC

people moving
to Greenville

79

per day

home to

575+

international
companies

total labor force:

725K

in Upstate SC

unemployment
rate:

2.9

percent

within a day's
drive

100M

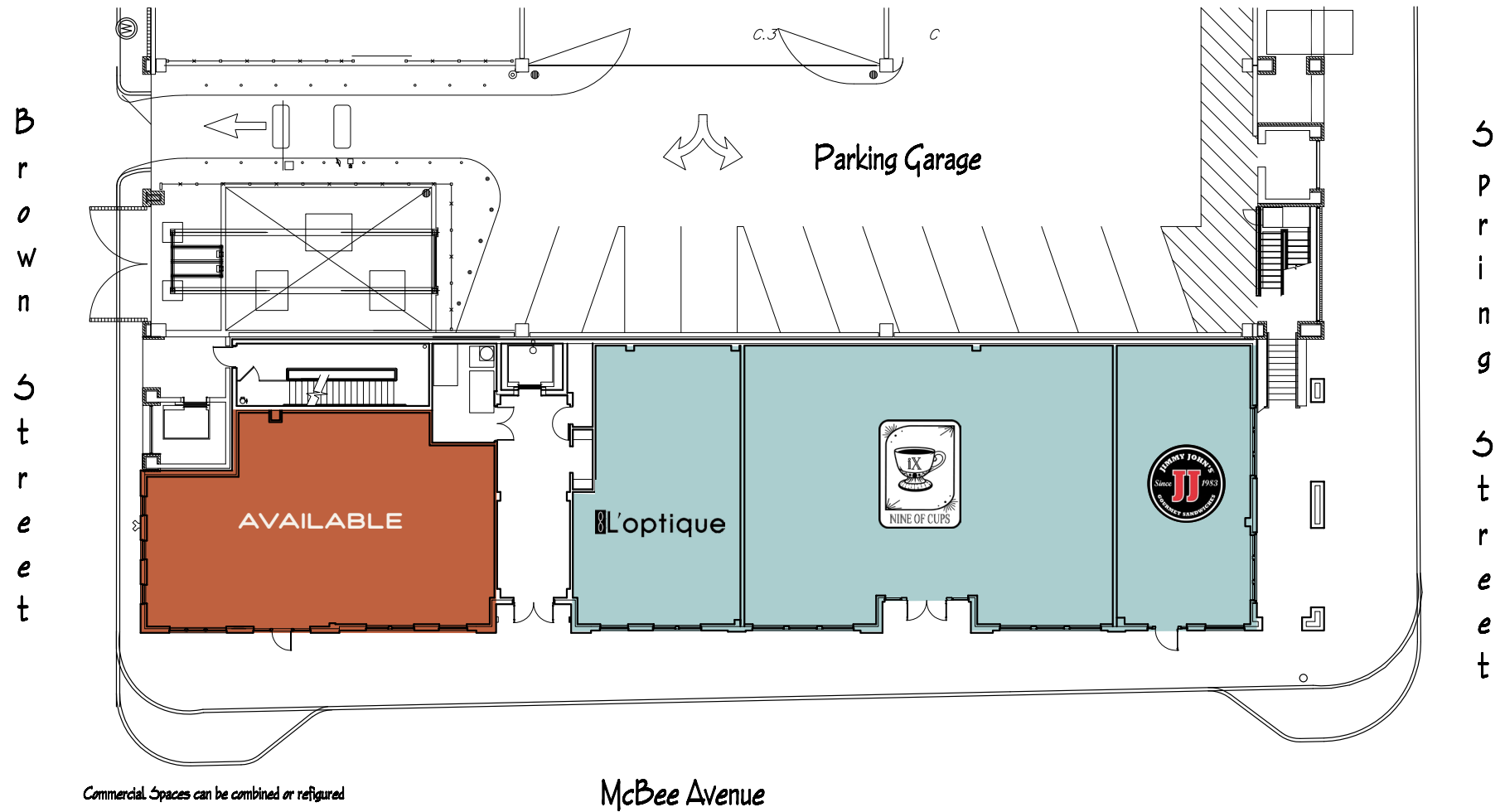
people

SITE SURROUNDINGS

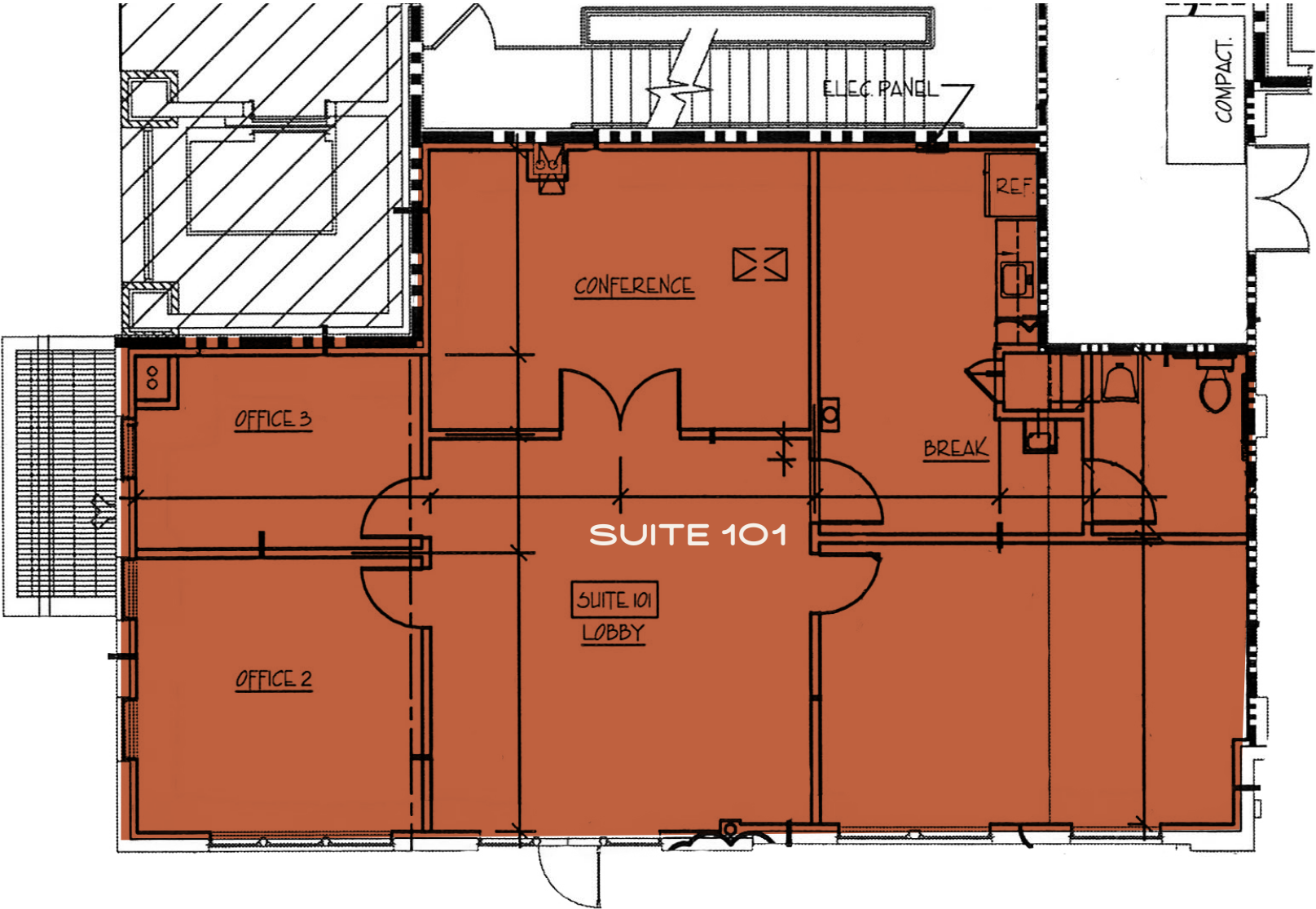


SITE PLAN

McBee Bookend, First Level Floor Plan



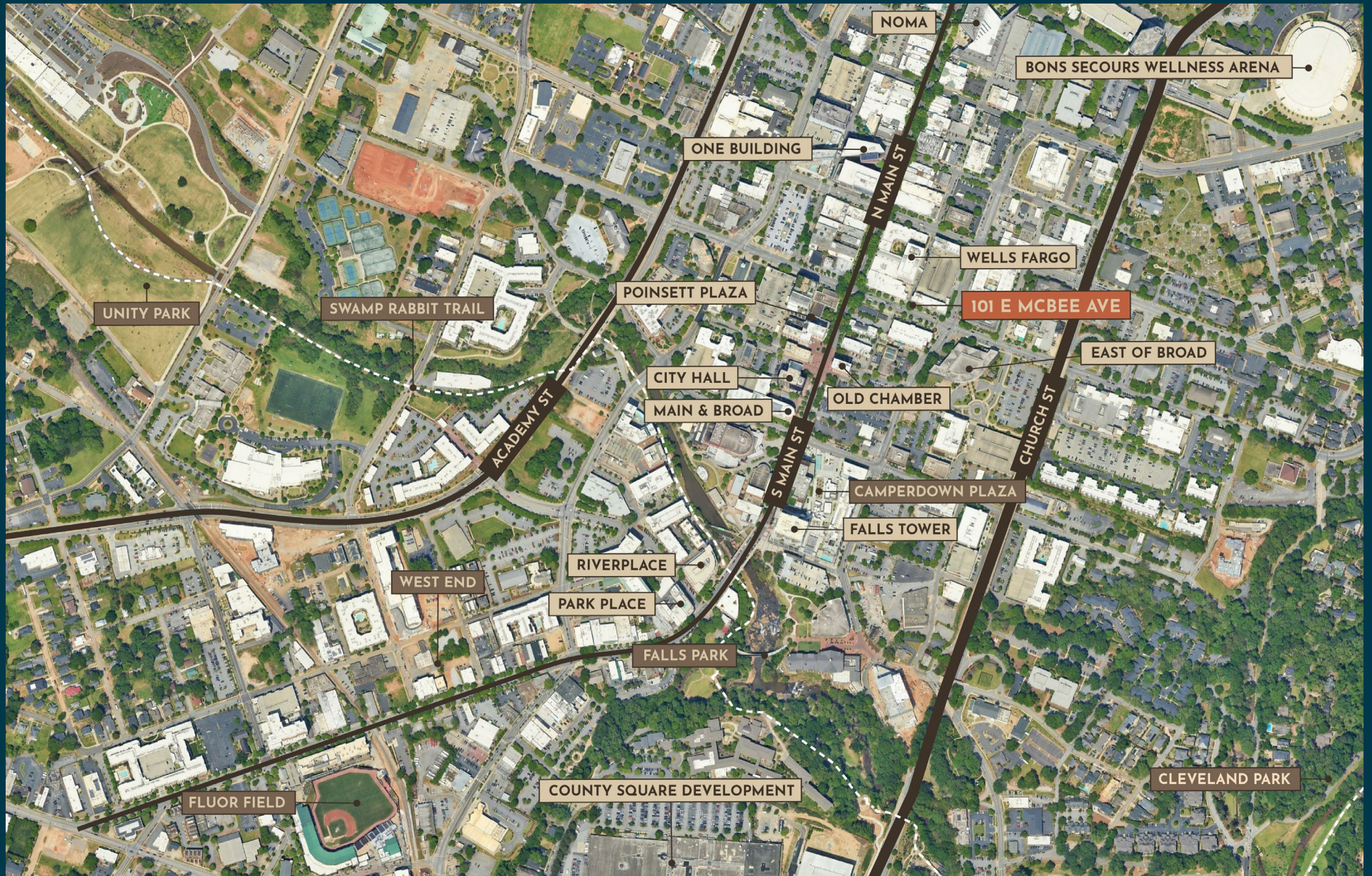
FLOOR PLAN



SITE SURROUNDINGS



DOWNTOWN GREENVILLE



ADDITIONAL PHOTOS

