

An aerial photograph of a cityscape. In the foreground, a large parking lot is filled with cars. A modern, two-story building with a white roof and large windows is highlighted with a bright green border. The building has a covered entrance area. In the background, there are more buildings, including a tall skyscraper, and a city skyline under a blue sky with scattered clouds.

OFFICE SPACE AVAILABLE FOR LEASE

157 WELBORN STREET . GREENVILLE . SC 29601

The
COMMONS
GREENVILLE, SC



PINTAIL

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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.

a modern community with historic character

Located along Greenville’s Reedy River and the Prisma Health Swamp Rabbit Trail, The Commons was created to be a “pedestrian — and family friendly gathering place”. With a modern transformation to a 1950’s warehouse, this unique community has quickly become one of the area’s most popular revitalization projects.

The artisanal food hall is currently home to five food and beverage tenants with six more planned for the expansion. The office space hosts a mix of companies with focuses ranging from real estate, architecture and construction to outdoor sports and recreation.

Construction for the highly anticipated expansion is expected to be complete Q2 of 2024, with three remaining office spaces available for lease.

The
COMMONS
GREENVILLE, SC

WWW.COMMONSGVL.COM



about the property

ADDRESS 147 + 157 Welborn Street, Greenville, SC 29601

COUNTY Greenville

TOTAL SIZE ±70,000 SF
 Phase I (147 Welborn) ±40,000 SF
 Phase II (157 Welborn) ±30,000 SF

PARKING Ample on-site parking

HIGH VISIBILITY Daily visitors to the property and high traffic on the adjacent Prisma Health Swamp Rabbit Trail

office space for lease

PHASE II 157 Welborn Street

EST. DELIVERY Q2 2024

TI ALLOWANCE Available - contact broker for more details

LOCATION	SUITE	SIZE	RENT/SF	CAM*/SF	TOTAL
2nd Floor	Office 2	±2,007 SF	\$30	\$11.47	\$6,935.86/mo
2nd Floor	Office 3	±1,219 SF	\$30	\$11.47	\$4,212.66/mo
2nd Floor	207	±1,211 SF	\$30	\$8.77	\$3,912.54/mo

*CAM includes water, tenant is responsible for all other utilities

70,000 SF

OF ADAPTIVE REUSE SPACE



food and beverage tenants



Golden Brown & Delicious.

+6 NEW COMING TO PHASE II

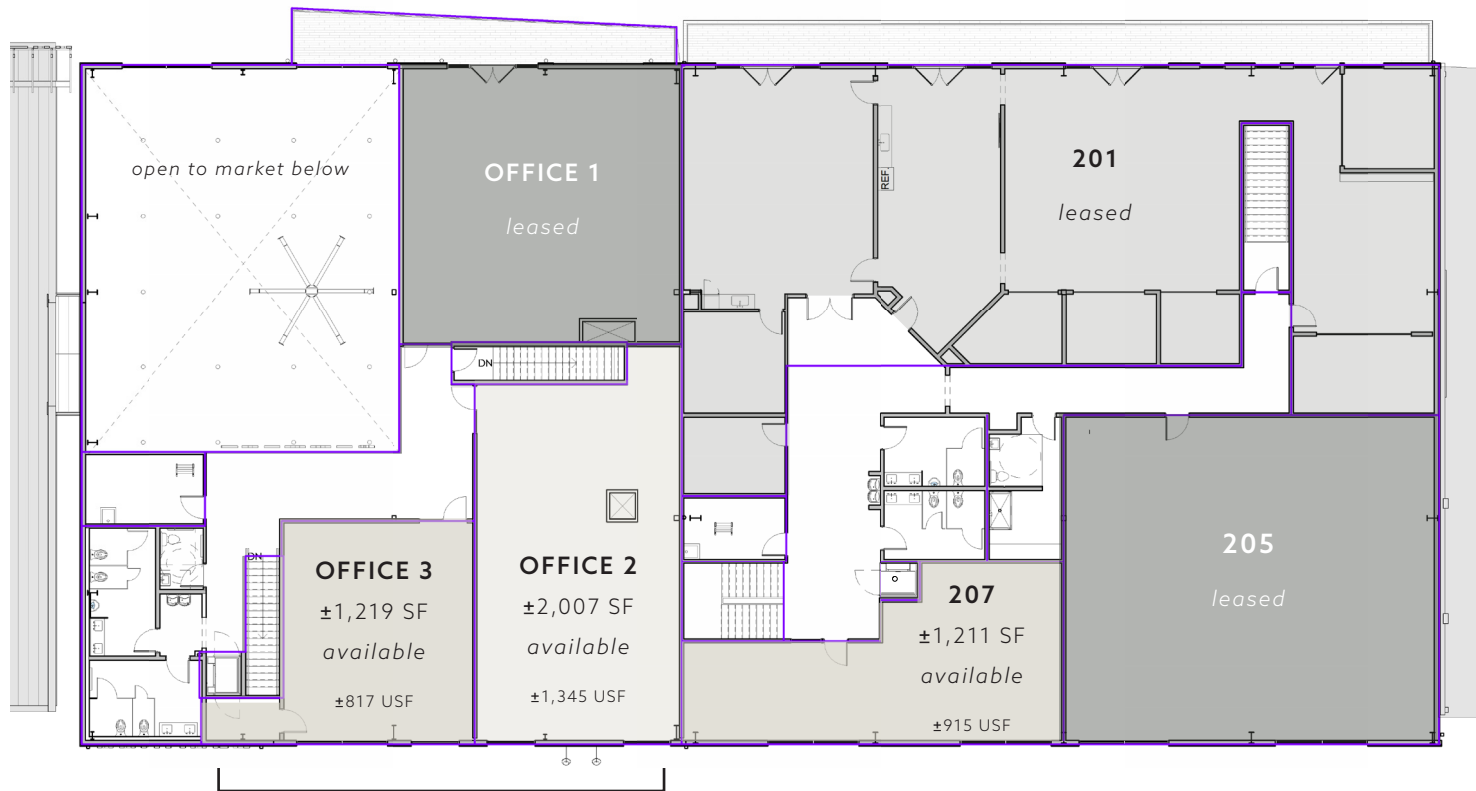


CONVENIENT DRIVE-UP PARKING

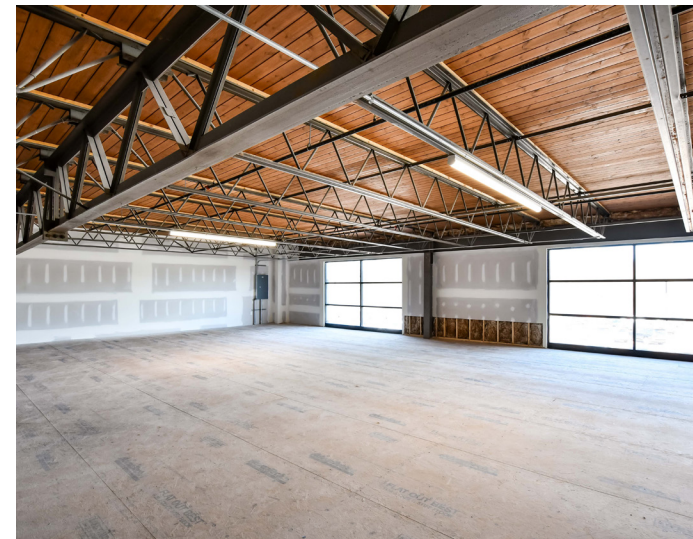
office and retail tenants



AVAILABLE SPACE | 2ND FLOOR



CAN BE COMBINED FOR
A ±3,226 SF SPACE





DOWNTOWN GREENVILLE

Golden Brown & Delicious.

Community TAP
craft beer, select wine.



Methodical
COFFEE



AGENCY

GREENVILLE BIKE & TRI COMPANY

Project Plus
Architects

ENCORE REALTY



RIDGELINE CONSTRUCTION GROUP, INC.

GMC

PANGAEA
BREWING COMPANY

unity park

PRISMA HEALTH - UNITY PARK WELCOME CENTER

PHASE II

157 Welborn Street

SWAMP RABBIT TRAIL

Southernside
BREWING CO.

SWAMP RABBIT
CROSSFIT
GREENVILLE SC

Soul YOGA
Hot Power Studio

SH SOCIAL HOUSE

Downtown Greenville's strategically planned development has helped grow the business district into the live, work, play hub of the City's dreams. The hundreds of retail, restaurants and businesses in the city center are just a few minutes away from The Commons by car or a short walk down the Swamp Rabbit Trail.



±5,773

Households within a 1-mile radius

↑4.7%
From 2010

5.3MM

Office SF in Greenville CBD

+145K SF
Proposed or UC



±767.8K

on the Swamp Rabbit Trail in 2023

*Source: CoStar



- RETAIL/HOSPITALITY
- RECREATION
- MULTIFAMILY (EXISTING)
- MULTIFAMILY (UC)
- REDEVELOPMENT (UC)



THE COMMONS

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