

# OFFICE SPACE AVAILABLE FOR LEASE

157 WELBORN STREET . GREENVILLE . SC 29601

*The*  
**COMMONS**  
GREENVILLE, SC



  
**PINTAIL**

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## LEASING *contacts*



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PO BOX 9776 . GREENVILLE SC 29604  
WWW.PINTAILCRE.COM

*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 wrapping up now, in Q3 2024, with **ONLY ONE** remaining office space available for lease.

*The*  
**COMMONS**  
GREENVILLE, SC

[WWW.COMMONSGVL.COM](http://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

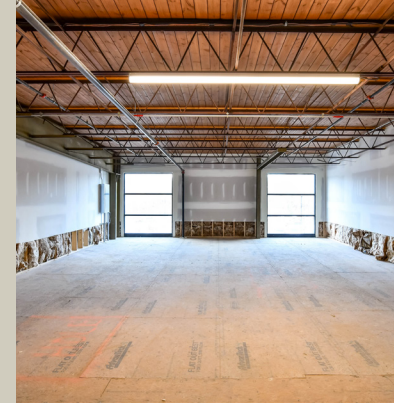
EST. DELIVERY Q2 2024

TI ALLOWANCE Available - contact broker for more details

LOCATION	SUITE	SIZE	RENT/SF	CAM*/SF	TOTAL
2nd Floor	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**

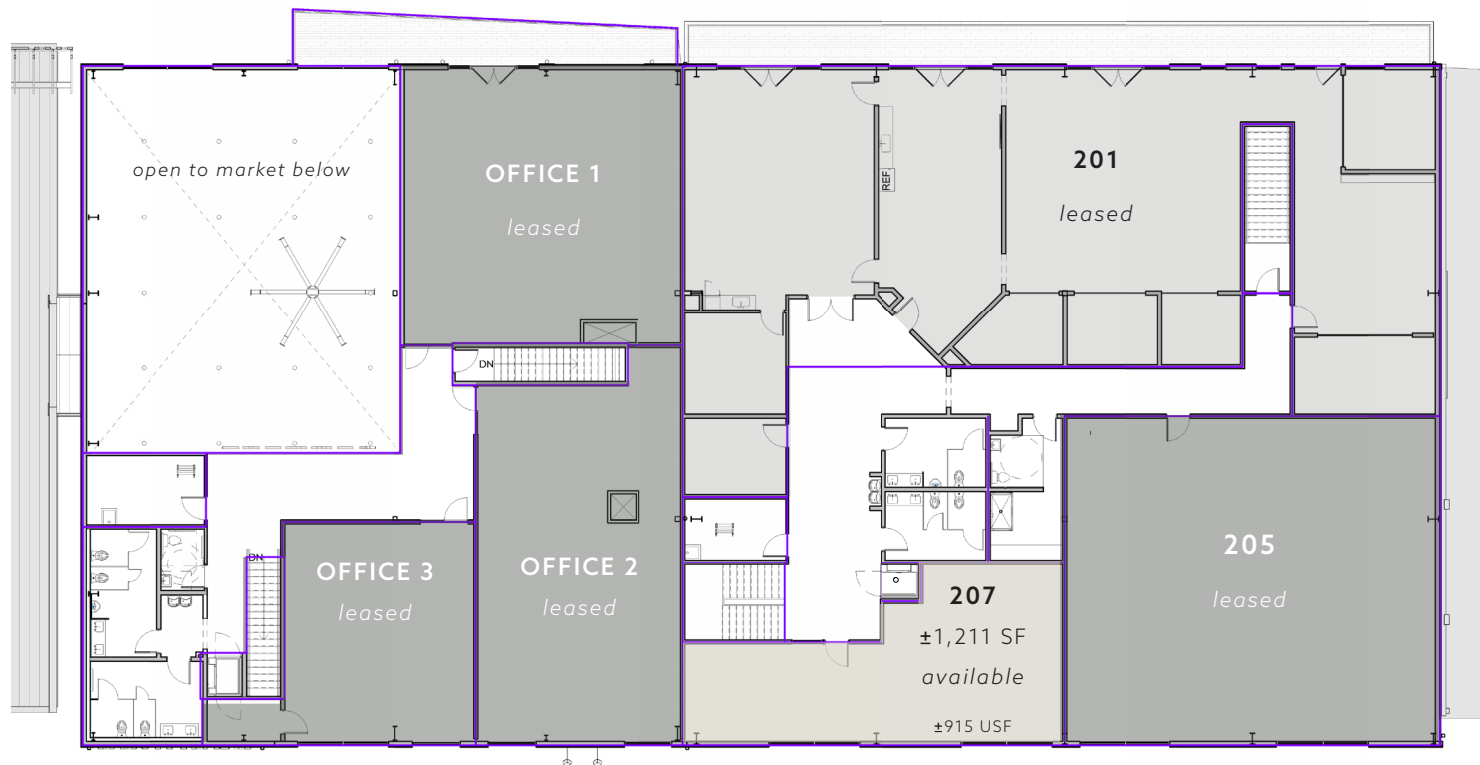


**CONVENIENT  
 DRIVE-UP  
 PARKING**

*office and retail tenants*



# AVAILABLE SPACE | 2<sup>ND</sup> FLOOR







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

OVL SC  
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



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

\*Source: CoStar





THE COMMONS

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