

OFFERING SUMMARY

LEASE RATE:	\$12.00 SF/yr [NNN]
AVAILABLE SF:	1,560 SF
LOT SIZE:	0.17 Acres
ZONING:	C-4
MARKET:	Greenville
SUBMARKET:	Downtown Greenville
APN:	0043000500200

PROPERTY OVERVIEW

SVN Blackstream is pleased to present an opportunity to lease 1,560 SF of office space in Downtown Greenville. The Catherine Building dates back to the early 1800's and is on the state register of historic properties. The second story office space consists of 6 individual offices, a kitchen/break room, and two restrooms. 210 E. Coffee Street is well located directly across from the new \$105 million Federal Court House and within walking distance to dozens of area business. The property comes with on-site parking, a rare find in Downtown Greenville.

PROPERTY HIGHLIGHTS

- Excellent location near the new Federal courthouse
- On site parking
- 6 offices, 2 restrooms, and a breakroom
- Ideal for an attorney, mortgage lender, or other professional office user

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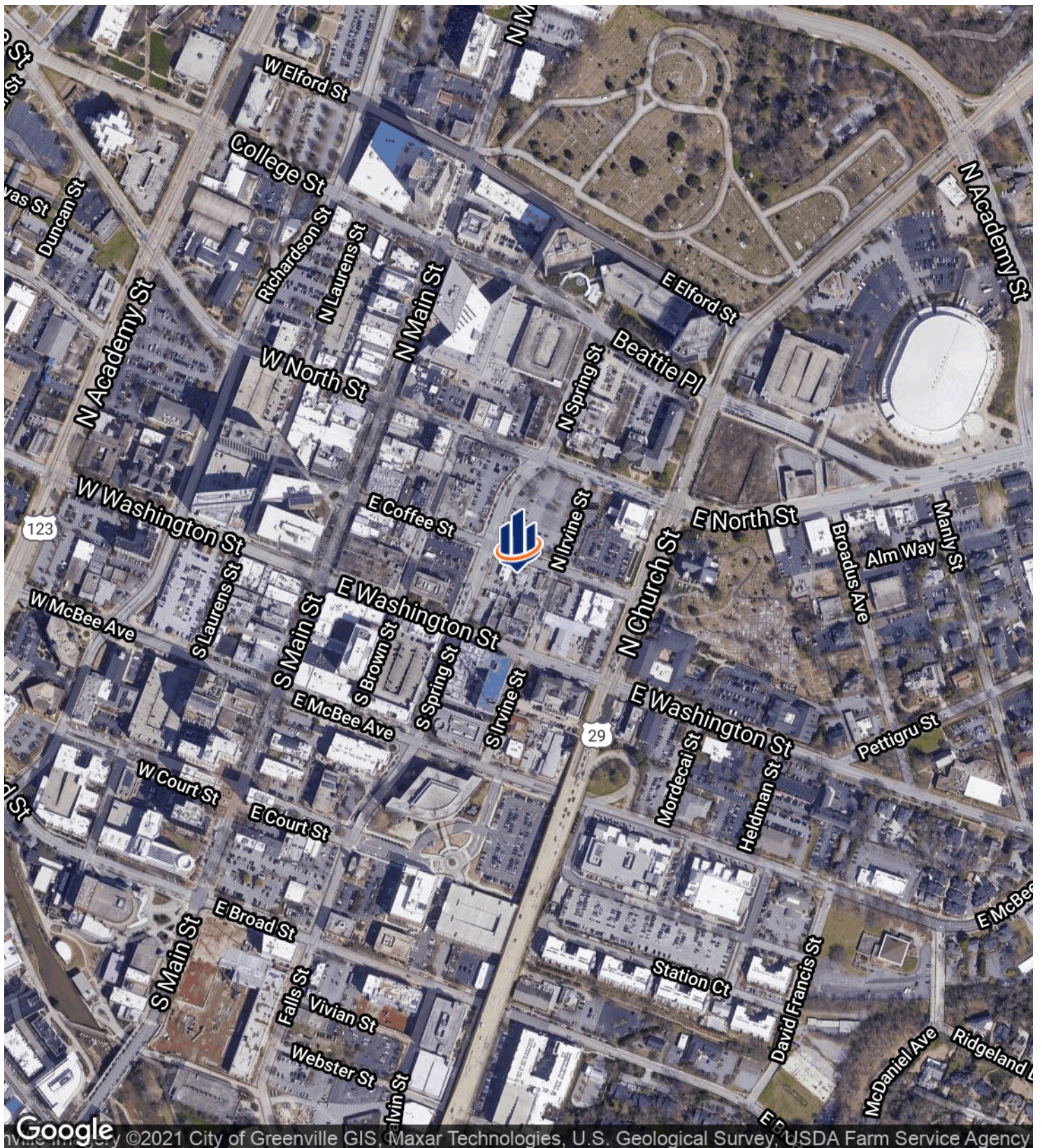


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