



55

**E CAMPERDOWN WAY
GREENVILLE, SC 29601**

**CLASS A OFFICE BUILDING
DOWNTOWN GREENVILLE**



CBRE



55

**E CAMPERDOWN WAY
GREENVILLE, SC 29601**

**AVAILABILITY:
±3,871 RSF - ±44,232 RSF**

**LEASE RATE:
\$28.00/RSF FULL-SERVICE GROSS**





PROPERTY HIGHLIGHTS



Office views overlooking Falls Park and the Liberty Bridge



Located next to the new Camperdown mixed-use development



Outdoor courtyard space exclusively for Tenant use



Security on-site 24/7
- Key card secured access to all floors



Parking garage adjacent to building and controlled by the Landlord (not city owned parking)

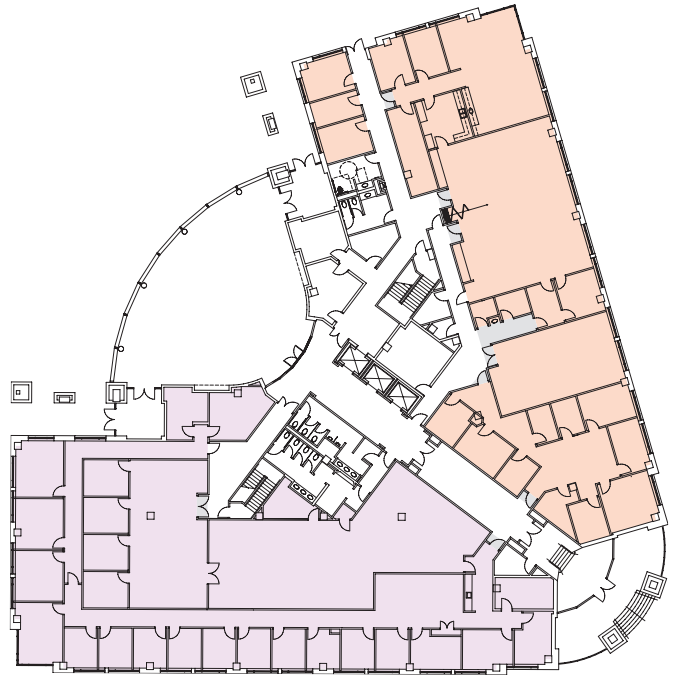


Centrally located in walking distance to over 100 restaurants

1ST FLOOR

±6,177 RSF

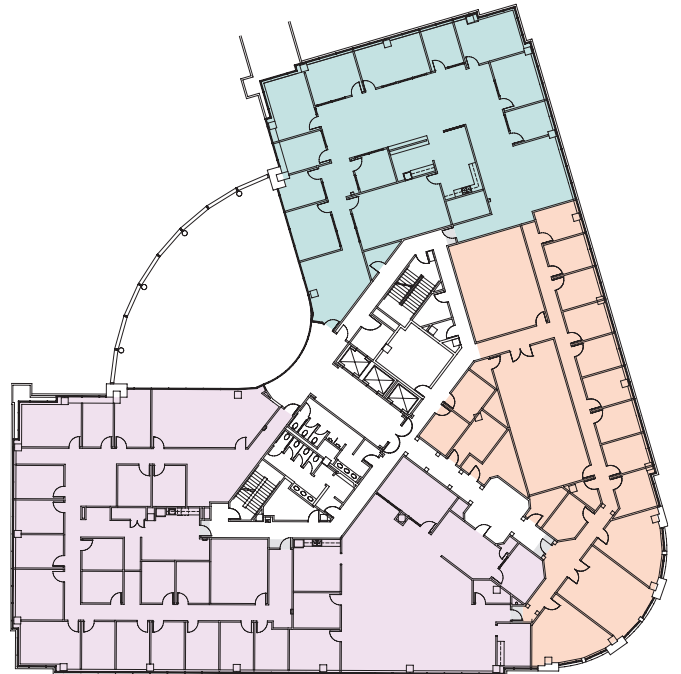
—	Main Lobby	VIRTUAL TOUR
x,xxx RSF	Suite 100 - Elliot Davis	VIRTUAL TOUR
x,xxx RSF	Suite 100 - Brasfield	VIRTUAL TOUR



2ND FLOOR

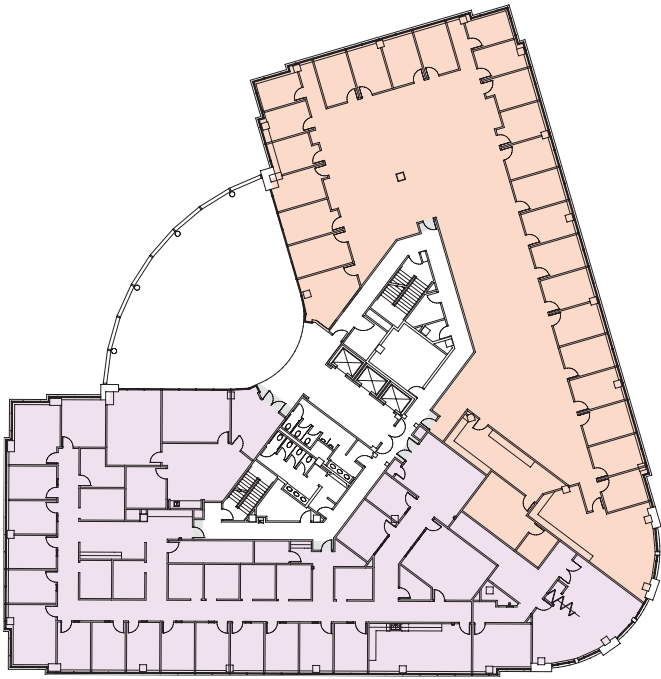
±7,120 RSF

—	2nd Floor Lobby	VIRTUAL TOUR
x,xxx RSF	Suite 225 - Alliance	VIRTUAL TOUR
x,xxx RSF	Suite 250 - Phillips	VIRTUAL TOUR
x,xxx RSF	Suite 270	VIRTUAL TOUR



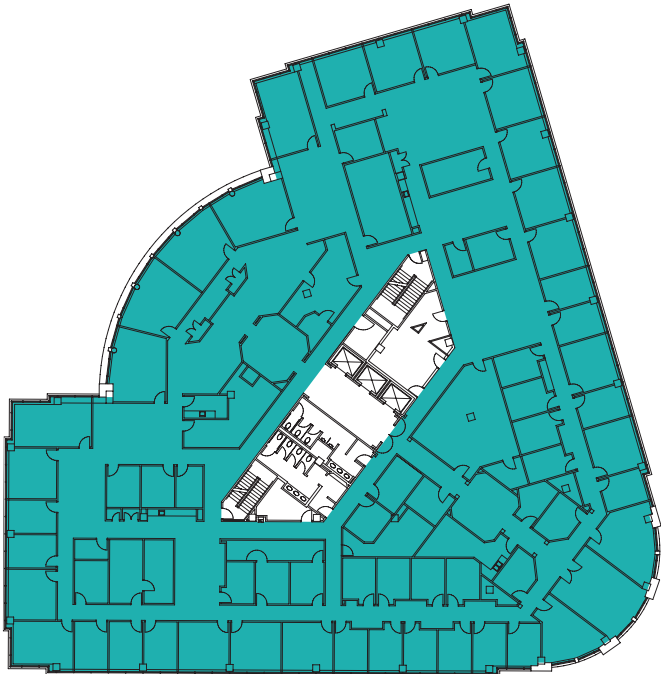
3RD FLOOR

±3,871 RSF



4TH FLOOR

±27,064 RSF



x,xxx RSF

Suite 400 - Nexsen Pruetz

VIRTUAL TOUR

AMENITIES + ATTRACTIONS



LOVE WHERE YOU WORK



RESTAURANTS

Downtown Greenville has also developed into a preeminent dining and entertainment destination with over 90 restaurants and pubs centered along Main Street. Greenville's Downtown offers the greatest concentration of dining options in the entire Upstate area. It offers many choices from fine dining to casual.



OUTDOOR PARKS & FITNESS

Greenville rests in the foothills of the Blue Ridge Mountains which allows for four seasons of weather and a full spectrum of outdoor adventures and physical activities. Fitness centers and outdoor parks allow visitors and residents alike stay active.

- | | |
|---------------------------------|-------------------------------|
| 1 Core24 | 6 CycleBar Greenville |
| 2 Anytime Fitness | 7 Swamp Rabbit Trail |
| 3 Falls Park on the Reedy River | 8 Barre Evolution & MADabolic |
| 4 Unity Park | 9 Downtown Yoga Greenville |
| 5 Kroc Center | 10 Orangetheory Fitness |



ATTRACTIONS, ENTERTAINMENT & ACCOMMODATIONS

One stroll along Main Street and you'll know you're in a destination city. Whether you're inclined toward cultural museums and fine art galleries, upbeat music and live theatre, or festivals Greenville has it year round. And with over 900 guest rooms in the downtown corridor you are steps away from a luxury escape, a quiet retreat and just a good night's sleep.

- | | |
|--|-----------------------------------|
| 1 Aloft Hotel | 1 Upcountry History Museum |
| 2 Hyatt Regency | 2 Greenville County Museum of Art |
| 3 Westin Poinsett | 3 Greenville Little Theatre |
| 4 Courtyard Marriott | 4 Childrens Museum of the Upstate |
| 5 Hampton Inn at Riverplace | 5 Bon Secours Wellness Arena |
| 6 Embassy Suites | 6 Centre Stage |
| 7 Home2 Suites by Hilton | 7 The Peace Center |
| 8 Hyatt Place (under construction) | 8 The Warehouse Theatre |
| 9 Springhill Suites & Residence Inn by Marriott (under construction) | 9 Fluor Field |
| | 10 Greenville Zoo |

CHARLES GOUCH
Senior Vice President
+1 864 527 6035
charles.gouch@cbre.com

BLAINE HART
Senior Vice President
+1 864 527 6054
blaine.hart@cbre.com

SHELBY DODSON
First Vice President
+1 864 527 6022
shelby.dodson@cbre.com

55

E CAMPERDOWN WAY
GREENVILLE, SC 29601

CLASS A OFFICE BUILDING
DOWNTOWN GREENVILLE



© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_May2020

CBRE