

**AVISON
YOUNG**

FOR LEASE

Hampton Station

1320 Hampton Avenue Extension
Greenville, South Carolina 29601

*Become a part of
Greenville's most
exciting mixed-use
redevelopment!*



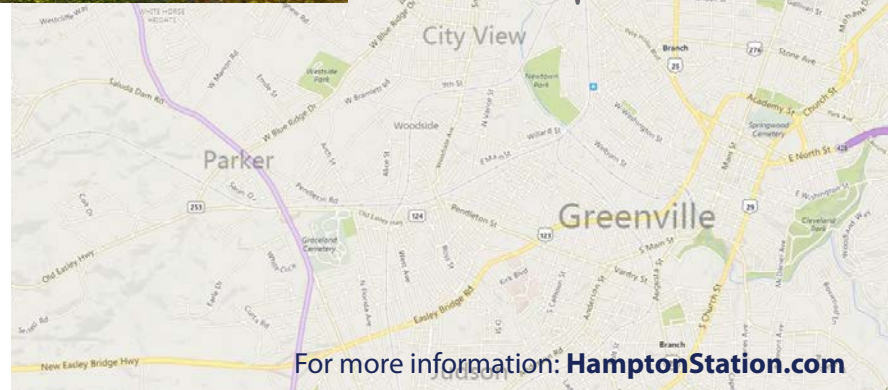
Hampton Station

1320 Hampton Avenue Ext., Greenville, SC 29601



Location/Directions

1320 Hampton Avenue Extension is bound by Hampton Avenue on the front and Pete Hollis Bridge on Cedar Lane Road from Downtown Greenville. Drive Northeast on Cedar Lane Road, turn left on Old Bleachery Road, then left on Hampton Avenue Extension. Property will be 1/4 mile down on left.



For more information: HamptonStation.com

The Offering

Introducing Greenville's most exciting mixed-use redevelopment based on a historic 1919 cotton warehouse. This community features a diverse ecosystem of tenants including Lion's Roar Crossfit, Birds Fly South Ale Project, marketing, office, arts, startup and shared office space as well as unique independent food providers. In addition, this project, known as Hampton Station, sits conveniently 1.3 Miles from downtown and will feature its very own Swamp rabbit Trail connection. Available space ranges from 300SF studio and startup space all the way up to large 14,000SF high bay office or retail. Each bay features exposed brick, massive antique wood beams and trusses mated to modern glass rollup doors and open concept floor plans.

With an S-1 zoning, this is a versatile project that can accept uses from light industrial, office, maker space, to music venues and restaurants. The property includes a landmark water tower that can be seen for miles around and will be used for signage. The 130ft tower faces a 23,000 VPD artery. Quoted rates are for Landlord deliverables: 3 phase power, ADA restrooms, utilities tubbed in. Tenant upfit negotiable. Three phase power at street. Owner/Agent.

Snapshot

Tax Map	0139000100100
Acres	6.0
Square Footage	100,000
County	Greenville
Municipality	Greenville
Lease Rate	Negotiable
Lease Type	NNN
Year Built	1919

To learn more, please contact:

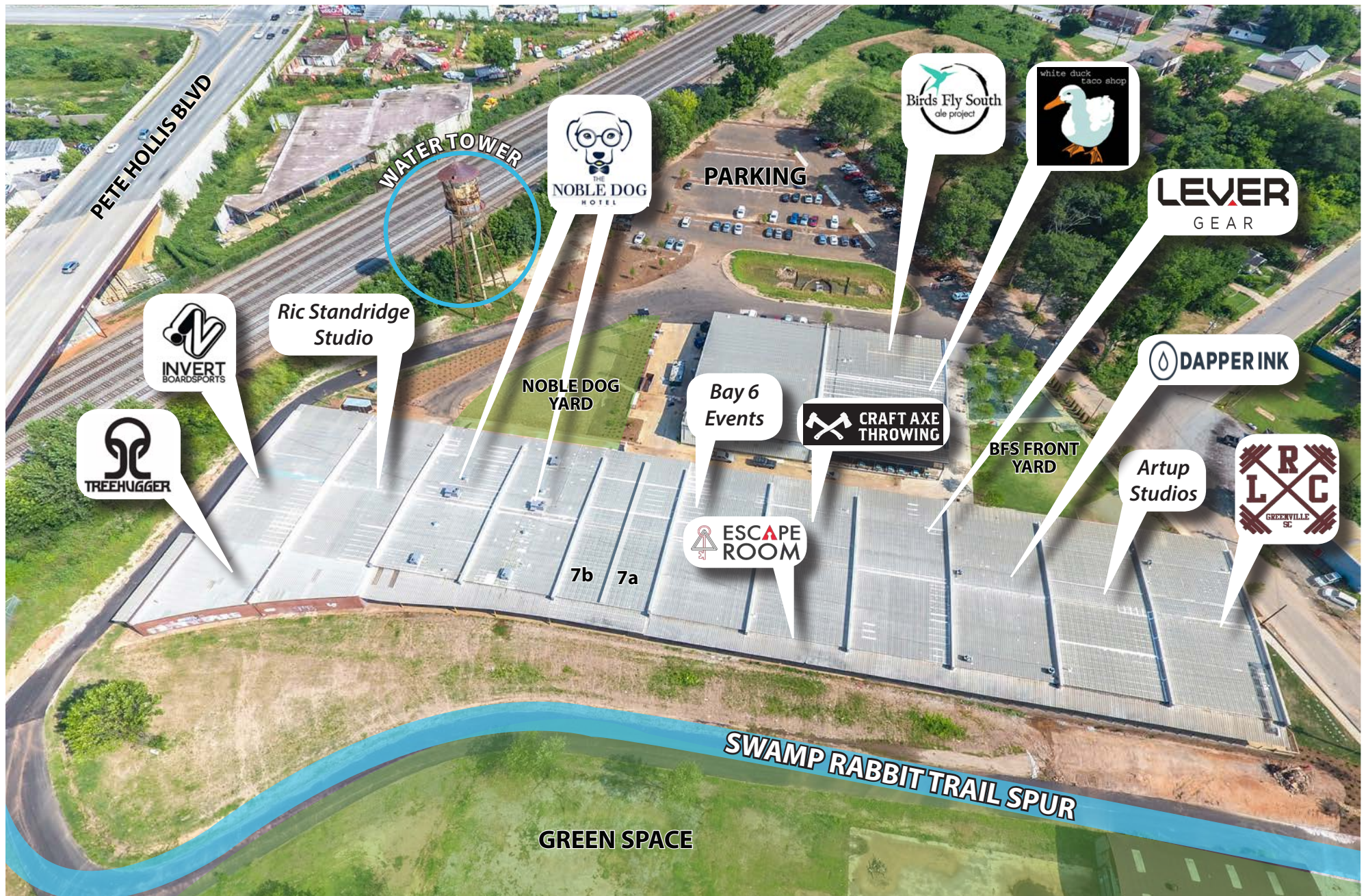
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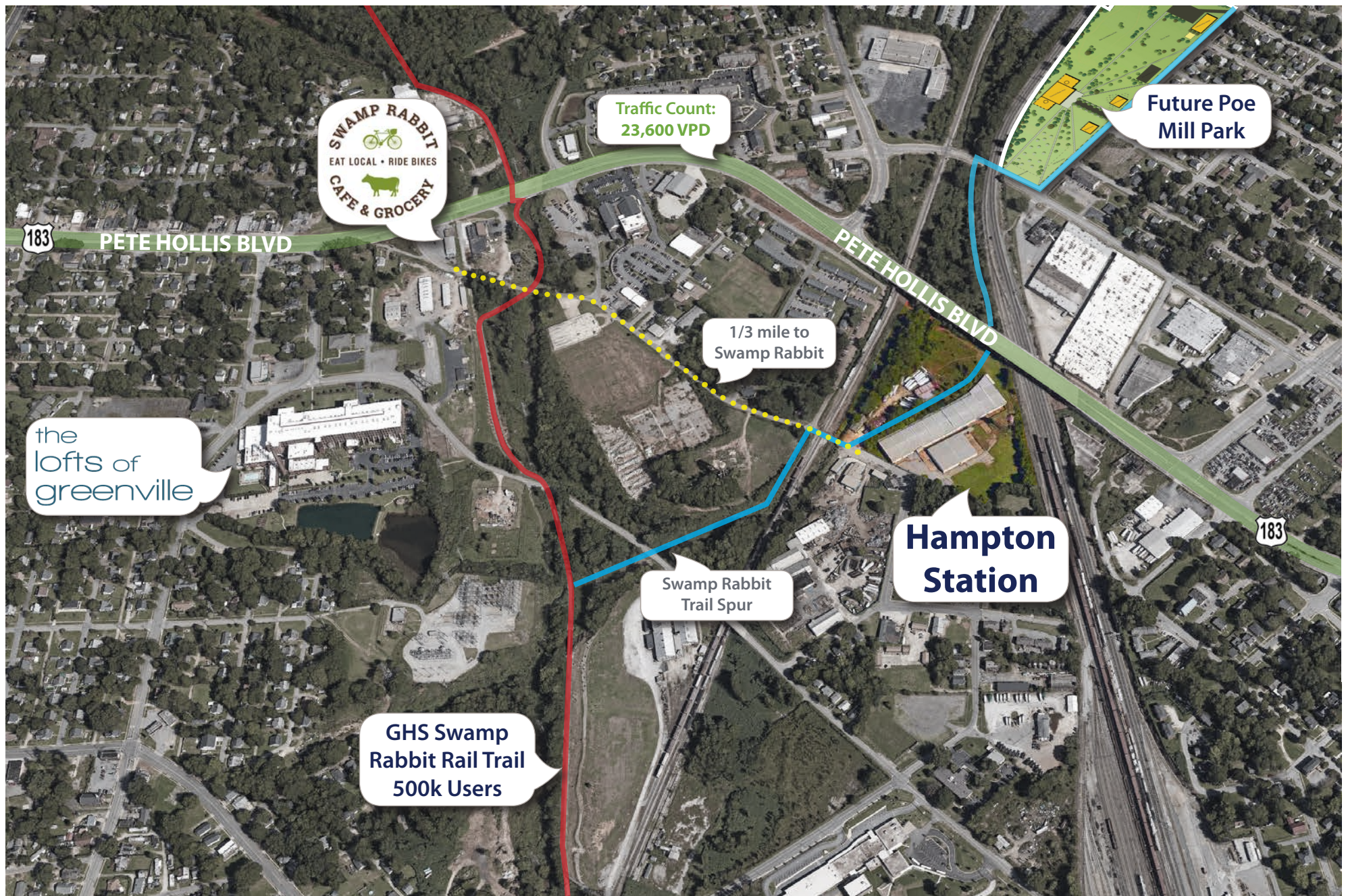
Avison Young
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AVAILABLE UNITS	1 - 3 (Lower Level)	6 (Event Space)	7a (Small Office/Shop)	7b (Restaurant/Office)
Total Available SF	15,000 sf	5,000 sf	2,500 sf	2,500 sf
Min/Max SF	Divisible to 2,000 sf	Can be Divided	----	----
Office SF	TBD	N/A	TBD	TBD
Starting Rent	Negotiable	TBD	\$14.00/sf	\$14.00/sf
Heating	Negotiable	Yes	Yes	Yes
Cooling	Negotiable	No	Yes	Yes
Power	3 Phase	3 Phase	3 Phase	3 Phase
Restroom(s)	Available	Available	Available	Available
Sprinklers	Wet	Wet	Wet	Wet
Gas	At Bay/Piedmont Natural Gas			



Note: Availabilities range from 250 sf to 14,000 sf, with rent ranging from \$500 for small spaces to \$12/sf for large spaces.













Thank you.



Intelligent
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