



RETAIL & OFFICE

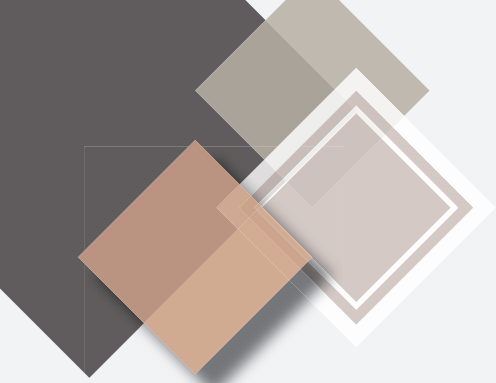
±1,917 - ±92,000 RSF

Q4 2021 Delivery

200 Easley Bridge Road
Greenville, SC 29611



CBRE



The Plush Mills commercial development will be the first of its kind in Greenville, SC, utilizing mass timber construction.



Benefits Include:

100% renewable and can reduce carbon footprint

Naturally fire resistant and seismically resilient

Exposed wood structure serves as high-end finish

Fewer finishes leads to reduction of cost

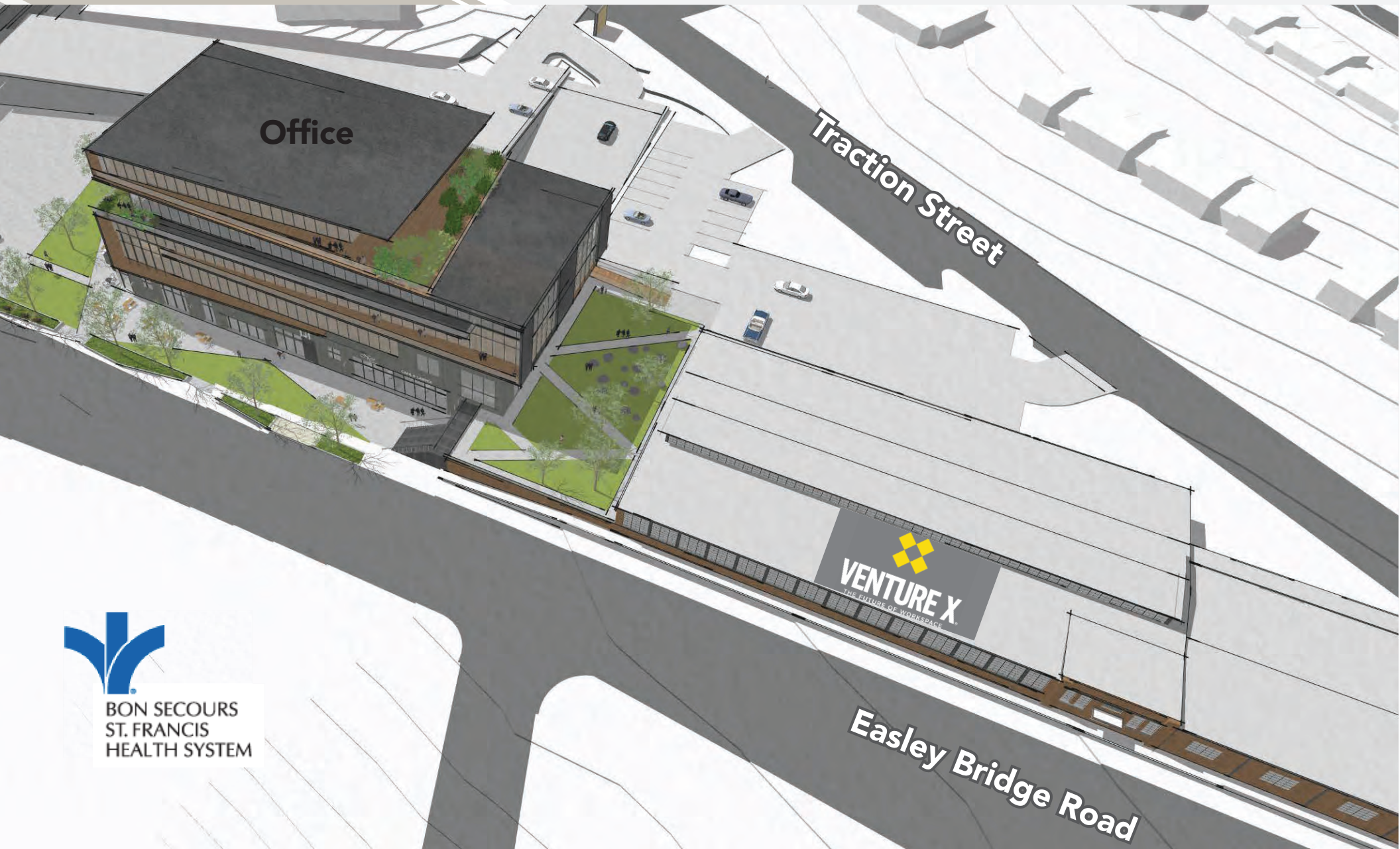
Easy to work with and provides flexibility of design

Natural insulating properties offers strong thermal performance

Exposure to natural elements, such as wood, has a positive impact on human well-being



Site Plan



BON SECOURS
ST. FRANCIS
HEALTH SYSTEM

Project Details:

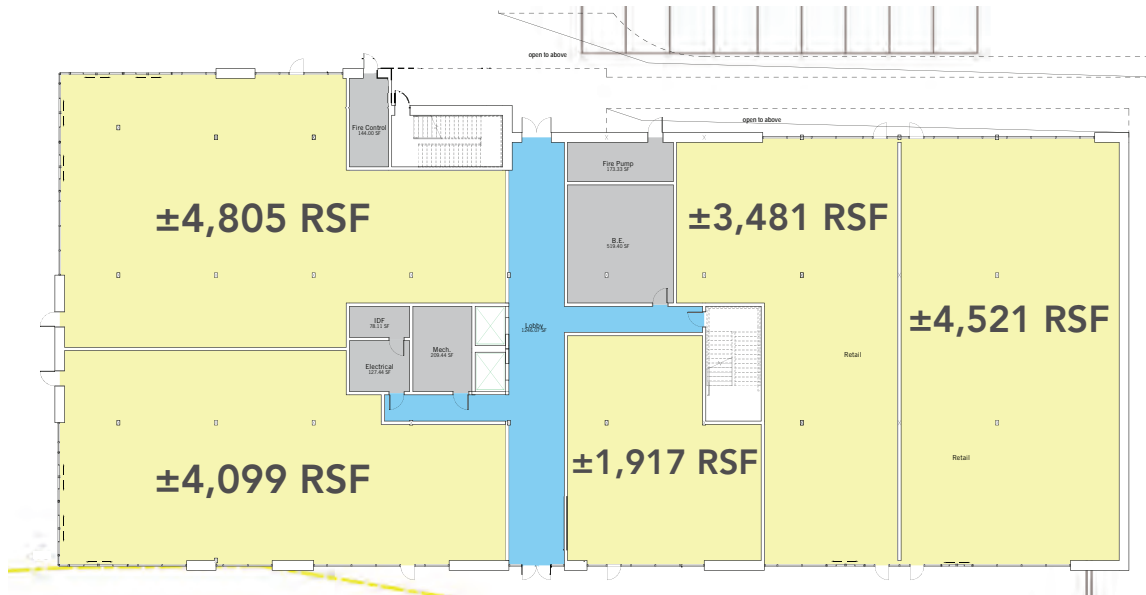
- + 1,917 - 92,000 SF Retail & Office Available
- + Ample on-site parking
- + Signage and branding opportunities
- + Amenities to include a rooftop tenant lounge
- + Located at a stoplight on Highway 123
- + Shared access easement for ingress-egress off Traction Street
- + Within the City limits of Greenville
- + Lease Rate: \$26.50/SF Full Service (includes 4/1,000 parking)

Ideal Location:

Plush Mills is ideal for retail or office users looking for high visibility in a pristine location. The development is located in the rapidly growing West End and only minutes away from the heart of Greenville's award-winning downtown. The location offers excellent access to many nearby retailers and restaurants.

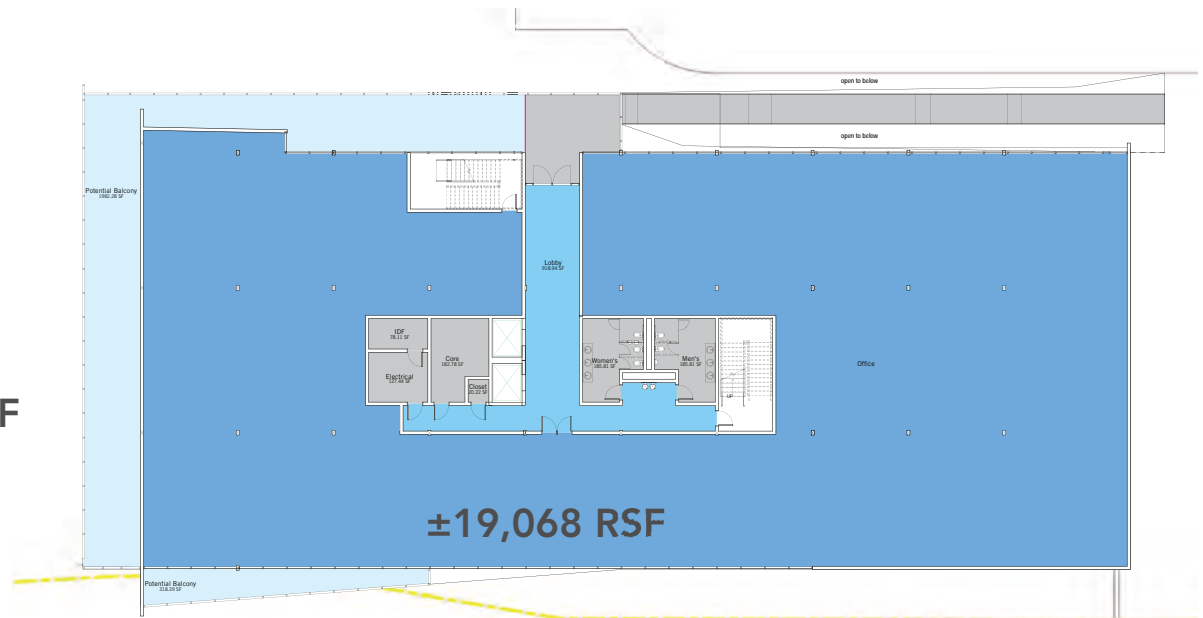


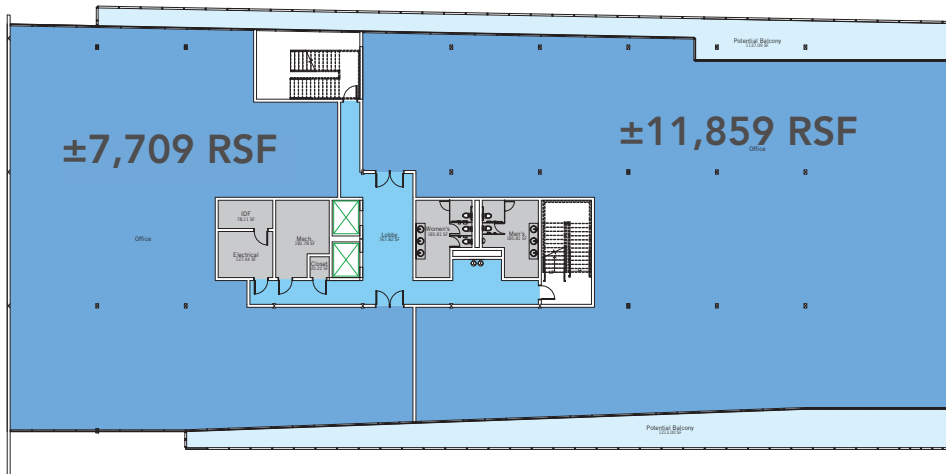
Floor Plans



Level 1
 $\pm 1,917 - \pm 18,823$ RSF

Level 2
 $\pm 19,068$ RSF





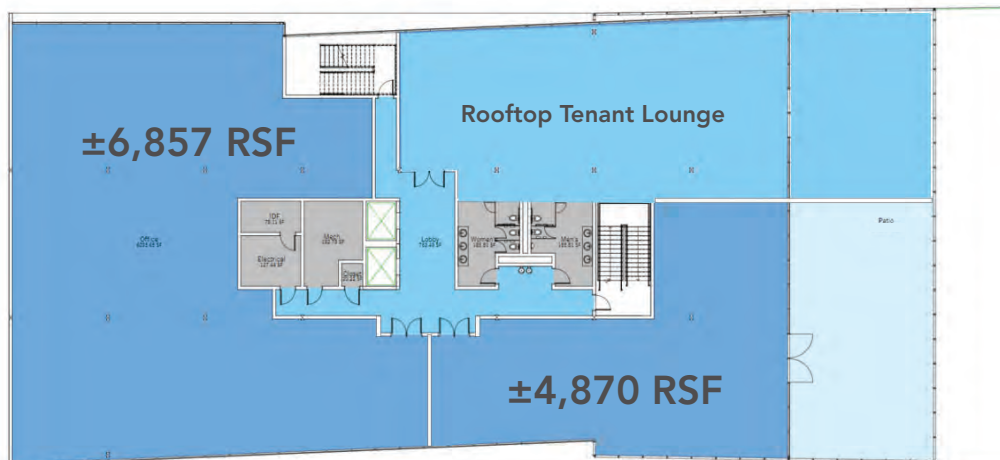
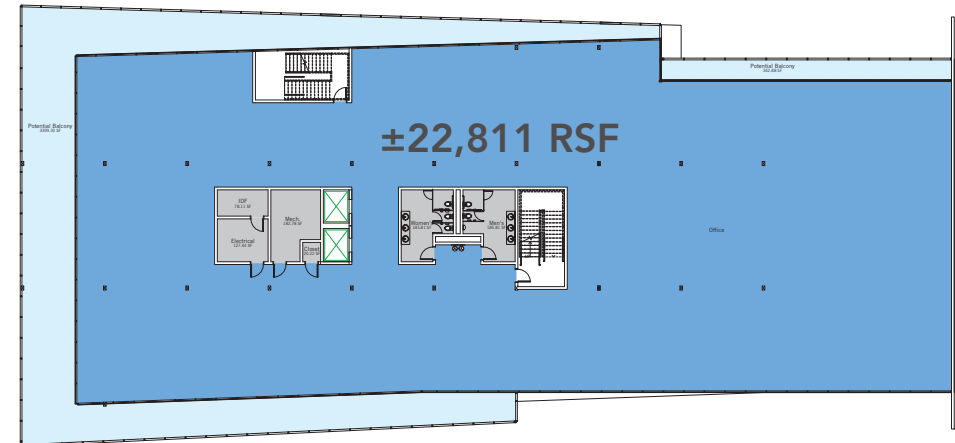
Level 3

±7,709 - ±19,568 RSF



Level 4

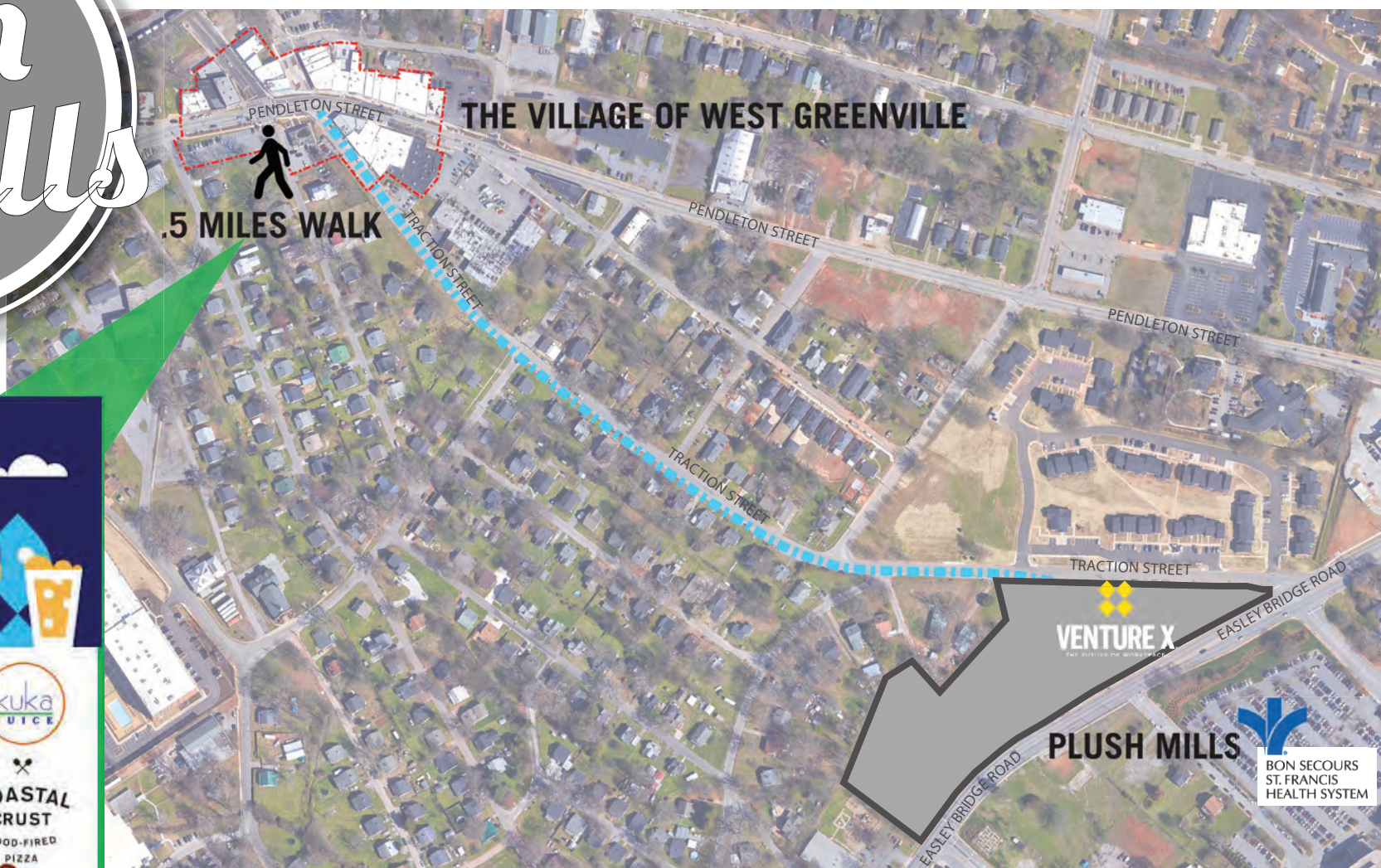
±22,811 RSF



Level 5

4,870 - ±11,727 RSF

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