

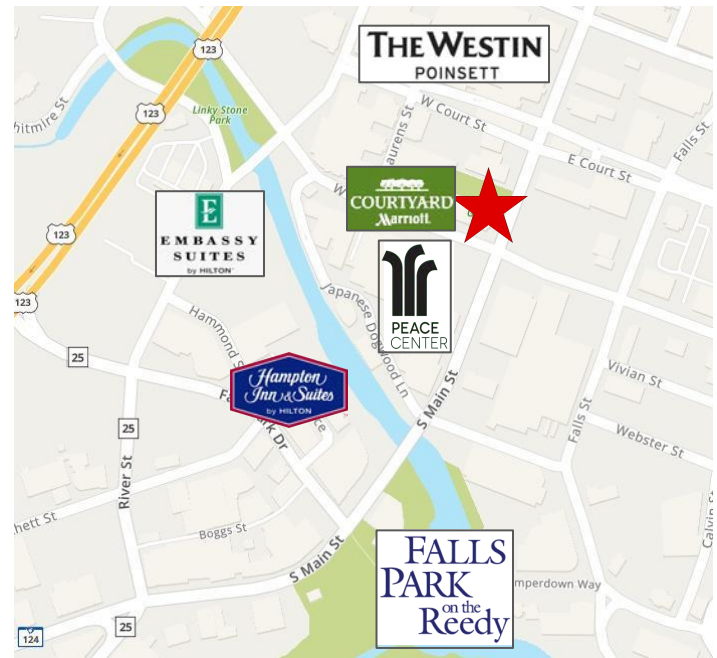


40 W. Broad Street, Suite 210:

- 3,213 SF on second floor
- Shared conference room with full audio/video package & outdoor balcony for entertaining
- Reserved and unreserved parking available in 240 space garage
- Asking rent - \$31/SF

Project Features:

- 54,500 SF of class A office
- 9,400 SF of retail
- 240-car parking garage
- Open-air green plaza
- 135 room hotel - Courtyard by Marriott



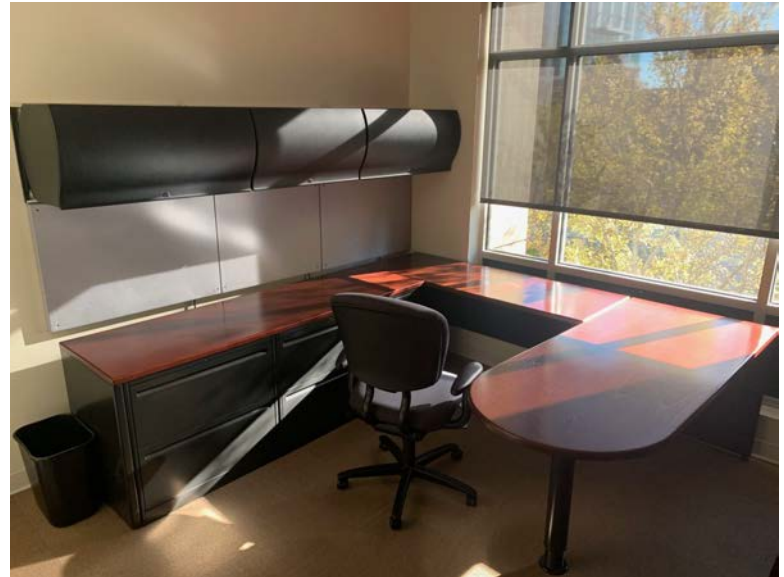
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Conference Room



Individual Office



Cubicles



Kitchen /Storage Area



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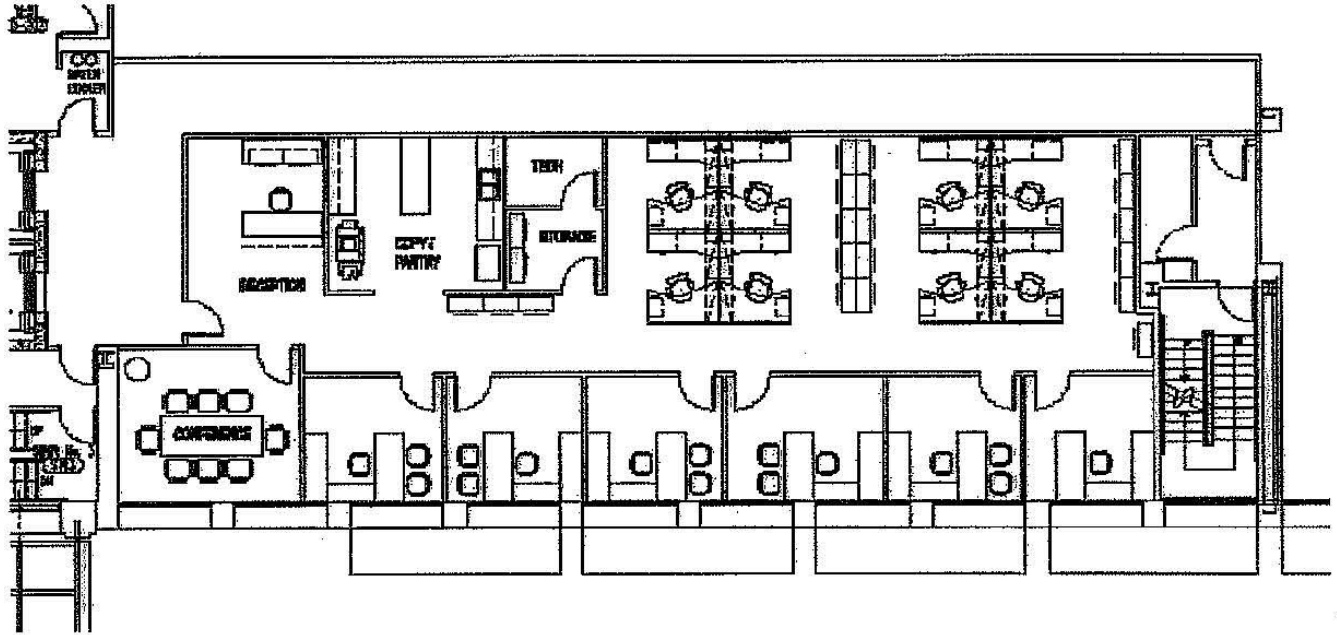


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Floor Plan

Target:
95 people
@ 200 sq ft person
= 19,000 sq ft
@ 10% lease factor
= 1,900 sq ft
Office 3
RFS: 13
TOTAL: 16

Actual:
BSF @ 10% 3,263
OSF = 2,923
Office 6
RFS: 9
TOTAL: 15



1000 North Main Street
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Project: AON Testfit: Greenville, SC			
Site: Main & Broad - 2nd fl			
Project No.	Date: 06.23.19	Sheet No.: 11	Scale: NTS



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