

-101-

N MAIN



GREENVILLE, SOUTH CAROLINA
CONFIDENTIAL OFFERING MEMORANDUM





01

THE
OFFERING

EXCLUSIVELY FOR MEMBERS

EXECUTIVE SUMMARY

101 N MAIN

Jones Lang Lasalle (“JLL”), has been retained as the exclusive sales representative for 101 N Main Street, a premier, Class A multi-tenant office tower located in Greenville, South Carolina. 101 N Main Street is a 15-story CBD office building developed in 1973 and renovated in 2019. The Property offers 193,823 square feet of rentable space and is ideally located at the intersection of N Main St and W Washington St. Currently 83% occupied, 101 N Main Street sits in the core of Greenville’s Central Business District and is surrounded by several of Greenville’s most visible points of interest including Bon Secours Wellness Arena, Fluor Field, Unity Park, and the Reedy River.

101 N Main Street offers the value-add investor a truly rare opportunity to acquire significant critical mass in burgeoning Downtown Greenville. Current market conditions further complement the incredible opportunity that exists for a potential investor to lease up approximately 17% of the building at substantially higher rents than previously achieved. Greenville rental rates have grown nearly 27% since 2020 as the Southeast continues to be a target of numerous corporate relocations.





ADDRESS

101 N MAIN STREET,
GREENVILLE, SOUTH CAROLINA 29601

YEAR BUILT (RENOVATED)

1973 (2014 & 2019)

NET RENTABLE AREA

193,823 SF

OCCUPANCY

83%

WALT

5.0 YEARS

PARKING

TWO CONNECTED PUBLIC GARAGES
WITH BUILDING ALLOTMENT
5.31/1,000 SF



UNITY PARK

DISTRICT WEST
365 UNITS

TRAILSIDE AT REEDY POINT
215 UNITS

RIVER'S EDGE
140 UNITS

101
N MAIN

CANVAS LOFTS
48 UNITS

ALOFT HOTEL
144 ROOMS

HYATT REGENCY
327 ROOMS

KONNICHWA

N ACADEMY ST

COURTYARD BY MARRIOTT
135 ROOMS

THE WESTIN
200 ROOMS

CITY TAVERN

100 E WASHINGTON ST
44 UNITS

ABANICO
TAPAS BAR

HALLS CHOPHOUSE

AC HOTEL
196 ROOMS

JUNIPER

STIR

FIREFORGE
CRAFTED BEER

ROOST FREE RANGE
KITECH & BAR

GRAND BOHEMIAN
187 ROOMS

HYATT PLACE
130 ROOMS

SPRINGHILL SUITES
166 ROOMS

LARKIN'S

NORTHAMPTON WINE + DINE

ELLISON ON BROAD
201 UNITS

N CHURCH ST

PUBLIX

MCBEE STATION
197 UNITS

W WASHINGTON ST



MAIN & MAIN LOCATION

SITUATED IN THE HEART OF GREENVILLE'S CITY CENTER THAT IS WALKABLE TO ALL OF DOWNTOWN GREENVILLE'S TRENDY CULINARY AND CULTURAL DESTINATIONS

WITHIN A ONE (1) MILE RADIUS

1.9M

SF OF RETAIL

5,000+

MULTIFAMILY
UNITS

1,150+

MULTIFAMILY UNITS UNDER
CONSTRUCTION/PROPOSED

2,200+

HOTEL KEYS

7.7M

SF OF OFFICE WITH NO NEW
CONSTRUCTION SCHEDULED

WALKABILITY HUB



1 MIN

Walk to
BrickTop's



3 MIN

Walk to
NOMA Square



10 MIN

Walk to Bon Secours
Wellness Arena



12 MIN

Walk to Falls Park
on the Reedy



15 MIN

Walk to
Fluor Field

FOOD & BEVERAGE WITHIN 2 MIN WALK

- METHODICAL COFFEE
- BELLADINA'S PIZZERIA
- SUSHI MURASAKI
- EXYZ BAR
- TUPELO
- SULLY'S STEAMERS SANDWICH
- SCOUT'S DOUGHNUTS
- TRAPPE DOOR
- BRICKTOP'S
- COFFEE UNDERGROUND



SIGNIFICANT RECENT CAPITAL ENHANCEMENTS

Since 2016, nearly \$3 million in recent functional and cosmetic capital enhancement projects have taken place at 101 N Main Street, including an extensive renovation of the lobby and common areas further driving leasing momentum and tenant retention at the Property. These significant investments leave investors with minimal deferred maintenance and allow 101 N Main Street to stand out above the competitive set.

101 N MAIN STREET - RECENT CAPITAL PROJECTS

CAPITAL PROJECTS COMPLETED

Lobby & Common Area Renovations	\$1,235,152
HVAC, Chiller & Controls	\$659,597
Elevator Modernization	\$213,993
Spec Suite Buildout	\$159,229
Floor Fireproofing	\$122,699
Deck Repairs	\$102,618
Water Pumps	\$69,549
BDA Installation	\$66,134
Restroom Upgrades	\$40,180
Miscellaneous	\$27,973
Amenity Center Renovation	\$27,024
TOTAL 101 N MAIN CAPITAL PROJECTS	\$2,724,148



METHODICAL COFFEE

AMENITY OFFERINGS

101 N MAIN OFFERS BEST IN CLASS BUILDING AMENITIES FOR TENANTS AND VISITORS ALIKE

- METHODICAL COFFEE
- INTEGRATED LOBBY LOUNGE
- PLAZA WITH MULTIPLE RESTAURANTS
- FITNESS CENTER
- OUTDOOR TERRACE WITH PUTTING GREEN
- FULL-TIME SECURITY
- DECKED PARKING



FITNESS CENTER



OUTDOOR PATIO & PUTTING GREEN

IMMEDIATE UPSIDE POTENTIAL

5.0

YEARS WEIGHTED
AVERAGE LEASE TERM

\$28.06

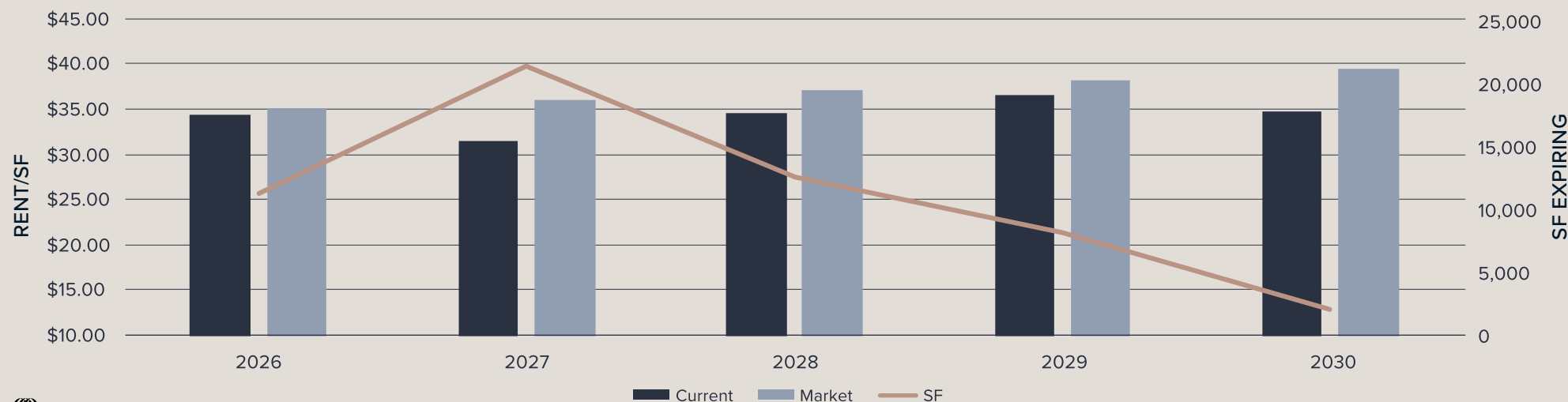
CURRENT WEIGHTED
AVERAGE IN-PLACE
RENTS AT 101 N MAIN

\$35.00

CURRENT MARKET
RENTS AT 101 N MAIN

101 N Main Street offers investors a value-add acquisition opportunity that features a strong tenant roster and attractive stability with 5.0 years of WALT coupled with immediate upside potential. Today, 101 N Main Street is 83% occupied and with strong post-pandemic leasing velocity, presenting a clear mark to market opportunity. Prospective investors will have the ability to continue riding the tailwinds of this positive leasing momentum and benefit from additional leasing in a submarket that has seen rental rates increase nearly 27% between 2020 and 2026.

MARK TO MARKET WITHIN 5 YEAR HOLD





LONG-TERM TENANCY WITH A CREDIT-WORTHY ANCHOR

As the anchor tenant at 101 N Main, Canal Insurance occupies 76,258 square feet (39% of total RBA) spanning five full floors within the building. Founded in 1939 in Greenville, South Carolina, Canal Insurance has shown great commitment to the city, calling it home for more than 80 years. The company recently expanded their operations and relocated their headquarters to 101 N Main from a nearby suburb. Now serving as their largest office and HQ, nearly 350 Canal employees work out of this location.

In addition to Canal's recent long-term commitment to the Property, a number of the most well-known tenants have occupied space for a significant period of time, creating historically stabilized occupancy levels. Tenants such as iHeart Media and Diamond Jewelers of South Carolina have been tenants in the building for more than twenty years. This commitment provides investors with coveted long-term cash flows and unmatched stability to the overall offering.

MARKET SNAPSHOT

ONE OF THE FASTEST GROWING CITIES IN THE SOUTHEAST

Young professionals, growing families, and empty-nesters are drawn to the area's mild four-season climate and stunning Blue Ridge Mountain backdrop to set down roots and take advantage of the area's relatively low cost of living. Greenville's emergence as a thriving business hub drives significant job opportunities in advanced manufacturing, technology, and corporate headquarters, and furthermore creates substantial growth for the healthcare and financial services industries as young professionals and established executives relocate to the area.

Greenville is strategically located near several major universities, including Clemson University, Furman University, and the University of South Carolina Upstate, creating a robust pipeline of educated talent. The area benefits from strong partnerships with these institutions, with many graduates choosing to remain in the region due to Greenville's dynamic job market and quality of life.

9.5%

GREENVILLE MSA POPULATION
GROWTH SINCE 2020

NO. 1

BEST PLACES FOR YOUNG
PROFESSIONALS IN SC

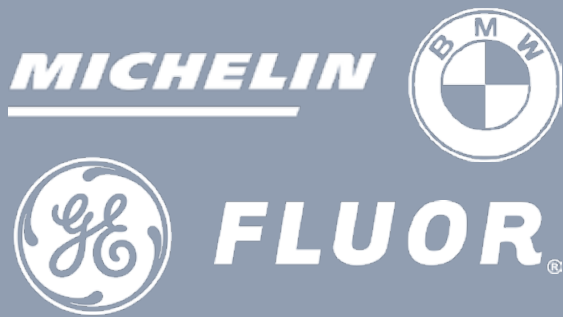
NO. 1

FASTEST GROWING STATE IN
THE UNITED STATES

\$116,188

AVERAGE HOUSEHOLD INCOME IN
DOWNTOWN GREENVILLE

GREENVILLE



BUSINESS DISTRICT ON THE RISE

Greenville has transformed from a textile town into an internationally recognized center for business and innovation. Strategically positioned along the I-85 corridor between Atlanta and Charlotte, Greenville currently hosts more than 250 international companies, including major operations from **BMW, Michelin, GE, and Fluor.**

The cost of doing business in Greenville is especially favorable due to South Carolina's business-friendly tax environment and competitive incentive packages. In addition, the workforce benefits from low turnover and advanced training programs through technical colleges specializing in fields such as advanced manufacturing, automotive technology, and engineering. The strongest industries in the area include advanced manufacturing, automotive, aerospace, technology, healthcare, and corporate headquarters operations.

INVESTMENT ADVISORS

HUSTON GREEN

Managing Director
404.275.1069
huston.green@jll.com

CJ LIUZZO

Director
919.608.1830
cj.liuzzo@jll.com

RYAN CLUTTER

Senior Managing Director
704.526.2805
ryan.clutter@jll.com

DANIEL FLYNN

Senior Director
919.573.4641
daniel.flynn@jll.com

ANALYSTS

CHRIS IRWIN

Associate
317.287.9186
chris.irwin@jll.com

BEN WAYER

Analyst
703.559.5124
ben.wayer@jll.com

DEBT + STRUCTURED FINANCE

CJ KELLY

Managing Director
404.790.6696
cj.kelly@jll.com

WARREN JOHNSON

Senior Director
704.526.2839
warren.johnson@jll.com



650 SOUTH TRYON STREET | SUITE 600 | CHARLOTTE, NORTH CAROLINA | 28202

4509 CREEDMOOR RD | SUITE 300 | RALEIGH, NORTH CAROLINA | 27609

About JLL

JLL (NYSE:JLL) is a leading global commercial real estate services and investment management company with annual revenue of \$26.1 billion, operations in over 80 countries and a global workforce of more than 113,000 as of March 31, 2026. For over 200 years, clients have trusted JLL, a Fortune 500® company, to help them confidently buy, build, occupy, manage and invest across a variety of industries and property types, including office, industrial, hotel, multi-family, retail and data center properties. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY. Powered by rich global datasets and leading technology capabilities, we provide coordinated, end-to-end delivery of real estate services for a broad range of global clients who represent a wide variety of industries. Through LaSalle Investment Management, we invest for clients on a global basis in both private assets and publicly traded real estate securities. For further information, visit [jll.com](https://www.jll.com).