101 N MAIN



JLL

GREENVILLE, SOUTH CAROLINA
CONFIDENTIAL OFFERING MEMORANDUM

THE OFFERING

EXECUTIVE SUMMARY

101 N MAIN

Jones Lang Lasalle (“JLL”) has been retained as the exclusive sales representative for 101 N Main, a premier, Class A multi-tenant office tower located in Greenville, South Carolina. 101 N Main is a 15-story CBD office building developed in 1973 and renovated in 2019. The Property offers 192,654 square feet of rentable space and is ideally located at the intersection of N Main St and W Washington St. Currently 84% occupied, 101 N Main 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 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 16% 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.







INVESTMENT HIGHLIGHTS

- MAIN & MAIN LOCATION
- RECENT CAPITAL ENHANCEMENTS
- HIGH-END AMENITY OFFERINGS
- IMMEDIATE UPSIDE POTENTIAL
- LONG-TERM TENANCY
- BUSINESS DISTRICT ON THE RISE

ADDRESS

101 N MAIN STREET,
GREENVILLE, SOUTH CAROLINA 29601

YEAR BUILT (RENOVATED)

1973 (2019)

NET RENTABLE AREA

192,654 SF

OCCUPANCY

84%

WALT

4.7 YEARS

PARKING

TWO CONNECTED PUBLIC GARAGES
WITH BUILDING ALLOTMENT
5.3I/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
N ACADEMY ST
KONNICHIWA
THE WESTIN
200 ROOMS
CITY TAVERN
COURTYARD BY MARRIOTT
135 ROOMS
100 E WASHINGTON ST
44 UNITS
ABANICO
TAPAS BAR
HALLS CHOPHOUSE
AC HOTEL
196 ROOMS
JUNIPER
STIR
FIREFORGE
CRAFTED BEER
ROOST FREE RANGE
KITCHEN & BAR
GRAND BOHEMIAN
187 ROOMS
HYATT PLACE
130 ROOMS
SPRINGHILL SUITES
166 ROOMS
LARKIN'S
NORTHAMPTON WINE + DINE
N CHURCH ST
PUBLIX
ELLISON ON BROAD
201 UNITS
W WASHINGTON ST
MCBEE STATION
197 UNITS



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	5,000+	1,150+	2,200+	7.7M
SF OF RETAIL	MULTIFAMILY UNITS	MULTIFAMILY UNITS UNDER CONSTRUCTION/PROPOSED	HOTEL KEYS	SF OF OFFICE WITH NO NEW CONSTRUCTION SCHEDULED

WALKABILITY HUB

1 MIN	3 MIN	10 MIN	12 MIN	15 MIN
Walk to BrickTop's	*Walk to NOMA Square*	*Walk to Bon Secours Wellness Arena*	*Walk to Falls Park on the Reedy*	*Walk to Fluor Field*

FOOD & BEVERAGE WITHIN 2 MIN WALK

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



SIGNIFICANT RECENT CAPITAL ENHANCEMENTS

Since 2016, nearly $3 million in recent functional and cosmetic capital enhancement projects have taken place at 101 N Main, including an extensive renovation of the lobby and common areas further driving leasing momentum and tenant retention at the Property. Additionally, ownership has spent over $8 million on tenant improvements over their hold period. These significant investments leave investors with minimal deferred maintenance and allow 101 N Main to stand out above the competitive set.

101 N MAIN - RECENT CAPITAL PROJECTS

CAPITAL PROJECTS COMPLETED	
Total Tenant Improvement Allowance	$8,294,465
Lobby & Common Area Renovations	$1,235,152
HVAC, Chiller & Controls	$659,597
Elevator Modernization	$213,993
Spec Suite Buildouts	$376,152
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	**$11,235,536**


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
- FULL-TIME SECURITY
- DECKED PARKING WITH DIRECT COVERED ACCESS


FITNESS CENTER


OUTDOOR PATIO - CANAL AMENITY

IMMEDIATE UPSIDE POTENTIAL

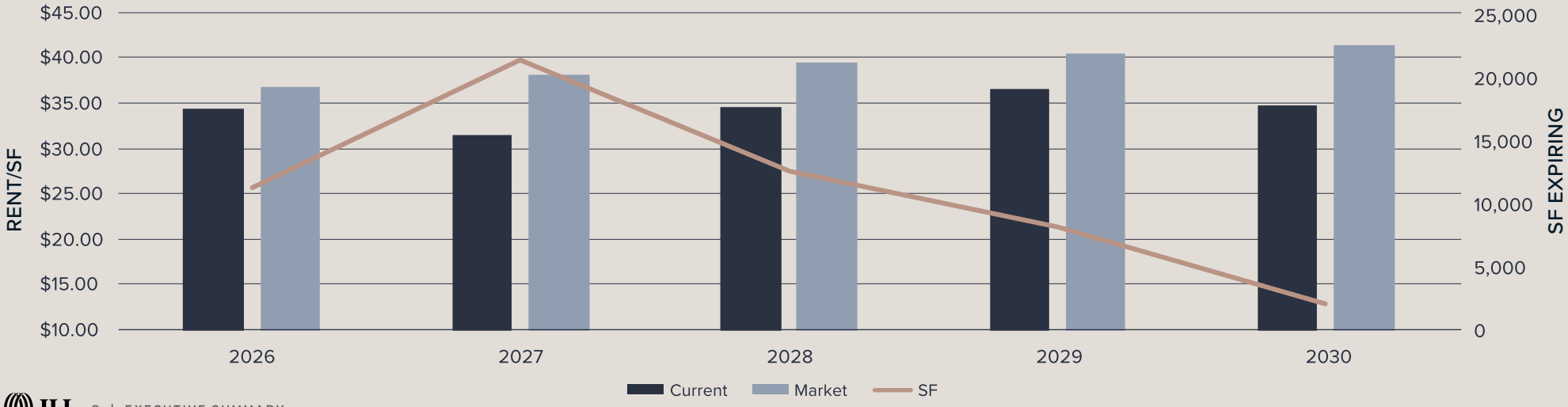
101 N Main offers investors a value-add acquisition opportunity that features a strong tenant roster and attractive stability with 4.7 years of WALT coupled with immediate upside potential. Today, 101 N Main is 84% occupied and with strong post-pandemic leasing velocity, presenting a clear mark to market 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.

4.7
YEARS WEIGHTED AVERAGE LEASE TERM

$28.25
CURRENT WEIGHTED AVERAGE IN-PLACE RENTS AT 101 N MAIN

$37.00
CURRENT MARKET RENTS AT 101 N MAIN

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 77,478 square feet (40% of total RBA) spanning six 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 submarket. Now serving as their largest office and HQ, nearly 250 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 nearly 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 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.

9.7%
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



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.

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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.