

201 E MCBEE AVE

GREENVILLE, SC

SYNOVUS

Full-Floor Office
Suite in the **Heart** of
Downtown Greenville

Taylor Allen, SIOR CCIM
Senior Vice President
+1 864 527 5423
taylor.allen@colliers.com

Bailey Tollison, SIOR
Vice President
+1 864 527 5419
bailey.tollison@colliers.com

Max Feild, MRED
Brokerage Associate
+1 864 527 5435
max.feild@colliers.com

Colliers



201 E MCBEE

Opportunity to lease prime
office space in one of the most
sought after downtowns in
the Southeast.



ONE OF THE
SOUTH'S BEST CITIES
Southern Living 2025

PROPERTY HIGHLIGHTS

Colliers is pleased to offer a rare full-floor office opportunity for lease at **201 E McBee Avenue**, a premier office building in the heart of downtown Greenville. The available third floor features up to **±17,789 SF** and is offered at **\$35.00/SF**, providing tenants with the opportunity to secure a significant presence within one of downtown's most recognized office properties. Owned and managed by Hughes Investments, the building benefits from a highly desirable location within walking distance of Greenville's top restaurants, retail destinations and business amenities.



PREMIER LOCATION

201 E McBee Ave is only one block from Main Street in downtown offering unparalleled location and walkability.



VISIBILITY

Prominent exterior building signage for full-floor users, offering premium visibility for your business.



ENTERTAINMENT

Surrounded by downtown Greenville's numerous restaurants, cafes, entertainment and boutiques.



DEDICATED SERVICES

Dedicated property management services by Hughes Investments, Inc. for prompt maintenance responses.



PARKING

201 E McBee offers visitor parking onsite and additional parking in adjacent Spring Street Garage.



WALKABILITY

With access to over 115 retail shops and 200 restaurants, tenants enjoy a highly amenity-rich environment.



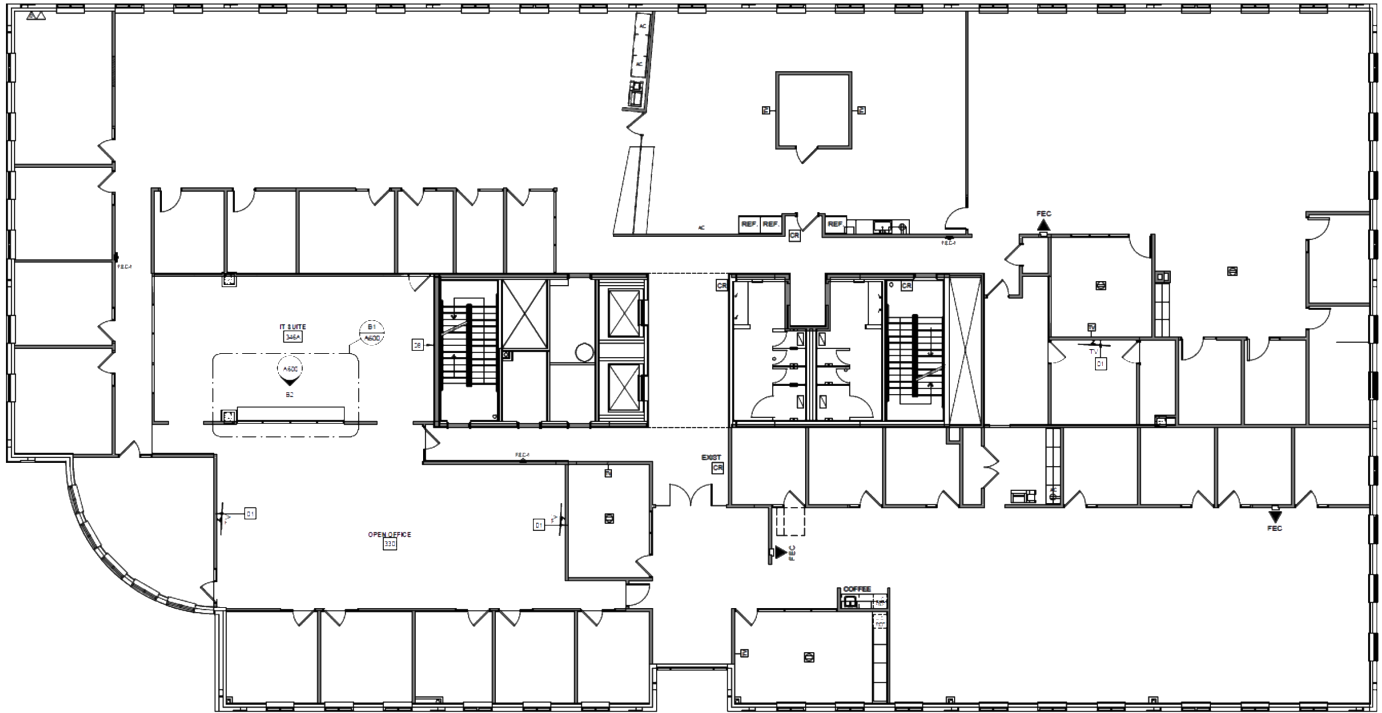
**VIRTUAL
TOUR**



THIRD FLOOR

OFFICE SUITE ±17,789 SF

Asking Rate: \$35.00/SF



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AREA SNAPSHOT

Downtown Greenville Central Business District

RESTAURANTS

- | | |
|--------------------|--------------------------|
| STIR | Trappe Door |
| Paloma | Hall's Chophouse |
| Holy Mollie | Indaco |
| Soby's | Oku |
| Grill Marks | Gianna |
| NoseDive | CAMP |
| Maestro Bistro | Trio - A Brick Oven Cafe |
| Carolina Ale House | BrickTop's |
| Crust & Craft | The Lazy Goat |
| Takosushi | The Jones Oyster Co. |
| Tropical Grille | Up on the Roof |

RETAIL

- Publix
 TD Bank
 CVS
 M Judson Bookstore
 Orvis
 Anthropologie
 Mast General Store
 Free People
 Madewell
 Lululemon
 Truist

ENTERTAINMENT

- Centre Stage
 Peace Center
 Bon Secours Wellness Arena
 Greenville Theatre
 Fluor Field
 Upcountry Museum
 Greenville County Museum of Art
 Gather GVL
 Group Therapy
 SC Children's Theatre
 Greenville Zoo

GREENVILLE, SC

Greenville, SC, is a thriving mid-sized city with a strong business climate and high quality of life. Once a textile hub, it has experienced economic growth driven by major employers like BMW, Michelin and General Electric. Its population continues to expand as people seek a better lifestyle and lower cost of living. As the heart of South Carolina's Upstate region, Greenville boasts a vibrant downtown, cultural attractions, parks and recreational spaces. The city attracts visitors from nearby major markets and has a growing commercial real estate sector. A highly skilled workforce and strong education system support its ongoing economic success, making Greenville a dynamic and welcoming place to live and visit.



**#1 FRIENDLIEST
CITY IN THE US**

Conde Nast



**3RD STRONGEST JOB
MARKET IN AMERICA**

Bloomberg



**AMERICA'S BEST
TOWNS TO VISIT IN 2026**

CNN

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GREENVILLE, SC



Colliers | South Carolina
32 E Broad St - Ste 400
Greenville, SC 29601
+1 864 297 4950

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