



330 Pelham Road

BUILDING 100 · SUITE 100A · GREENVILLE, SC



For Sublease

±2,000 SF PROFESSIONAL OFFICE · PELHAM RD / I-385

PRESENTED BY:

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EXECUTIVE SUMMARY



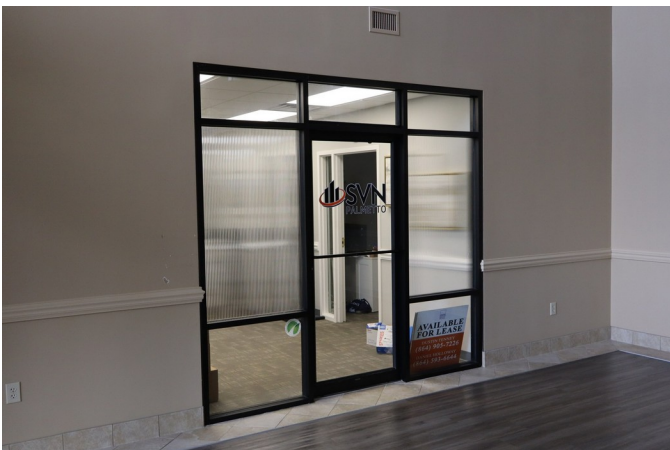
OFFERING SUMMARY

SUBLEASE RATE	\$22.14/SF/Yr (\$3,690/Mo)
RENT STRUCTURE	Full Service (FS)
SPACE AVAILABLE	±2,000 SF
SUBLEASE TERM	Through March 31, 2028
RENEWAL OPTIONS	Two (2) × 1-year options*
ESCALATIONS	3% annually, each July 1
AVAILABILITY	Immediately
PROPERTY TYPE	Professional Office

PROPERTY DESCRIPTION

Fully built-out ±2,000 SF ground-floor office suite in Building 100 at 330 Pelham Road, a two-story, 19,980 SF Class B brick office building (built 2002, renovated 2013) on a landscaped 5.59-acre campus in the Pelham Road submarket. The suite is currently occupied by SVN | Palmetto and is offered for sublease with a term through March 31, 2028, plus two one-year renewal options.

The space is move-in ready with five private offices, a corner conference room, break room, and reception. Full Service rent means one predictable monthly number — a turnkey option for a professional services firm, satellite office, or regional team that needs Pelham Road / I-385 access without a long-term commitment or build-out cost.

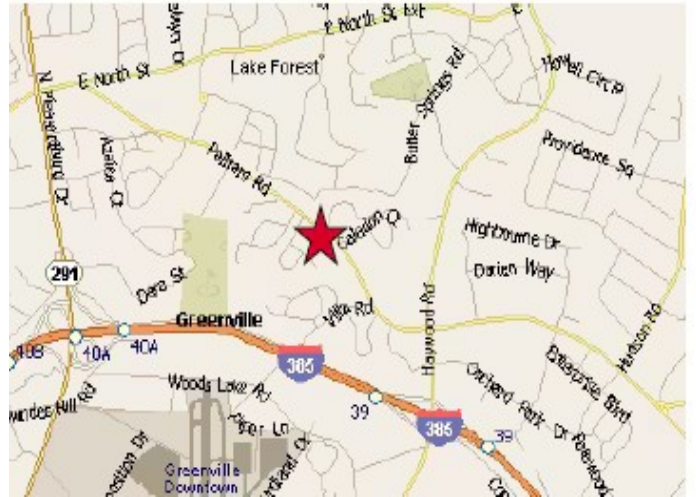


PROPERTY HIGHLIGHTS

- Below market — \$22.14/SF FS vs. \$25.00/SF submarket asking (CoStar)
- Full Service — rent, opex, and utilities in one number
- Turnkey build-out — no construction downtime or TI spend
- Flexible term — through 3/31/2028 with 2 × 1-yr options
- 110 surface spaces (5.5 / 1,000 SF) — free, unreserved
- Pelham Road at I-385 — ±10 min to downtown, ±15 min to GSP

**Renewal options and any sublease are subject to Sublessor and Master Lessor consent per the sublease agreement. Rate shown is current contract rent (Jul 2026 – Jun 2027). Market data per CoStar.*

PROPERTY SUMMARY



PROPERTY SPECIFICATIONS

ADDRESS	330 Pelham Rd, Bldg 100 · Ste 100A
RENTABLE SF	±2,000 SF (1st floor)
RENT STRUCTURE	Full Service
BUILDING	19,980 SF · 2-story · Class B
CONSTRUCTION	Masonry / brick
YEAR BUILT / RENOVATED	2002 / 2013
CAMPUS	±5.59 AC · 2 buildings
PARKING	110 surface · 5.53 / 1,000 SF
CURRENT OCCUPANT	SVN Palmetto (relocating)

IDEAL USERS

- Professional services (law, CPA, insurance, financial)
- Regional / satellite office for a brand entering the Upstate
- Medical admin, staffing, engineering, or tech teams
- Growth-stage firm needing a fast, low-cost move-in

SUBLEASE RENT SCHEDULE

PERIOD	MONTHLY	ANNUAL	\$/SF/YR
Apr 2025 – Jun 2025	\$3,478.33	\$41,740	\$20.87
Jul 2025 – Jun 2026	\$3,582.68	\$42,992	\$21.50
Jul 2026 – Jun 2027	\$3,690.16	\$44,282	\$22.14
Jul 2027 – Mar 2028	\$3,800.87	\$45,610	\$22.81

Shaded row = current period. Option years (Apr 2028 – Mar 2030): at the escalated rate per the rent schedule, subject to Sublessor and Master Lessor consent. Security deposit equal to one month's rent.

SUITE OVERVIEW

- Branded reception / waiting area off the building lobby
- Corner conference room with windows on two walls
- Five (5) private offices with doors, most with exterior windows
- Open work area for admin / support staff
- Kitchenette / break area
- Furniture in place — available, negotiable
- Central HVAC; shared lobby, restrooms, and elevators

FLOOR PLAN



SUITE 100A · ±2,000 SF (SHADED)

SUITE LAYOUT

- Ground-floor corner suite in Building 100 with windows on two exterior walls
- Glass storefront suite entrance off the building lobby plus direct exterior access
- Five perimeter private offices, corner conference room, and break room off the reception area
- Shared building lobby, restrooms, and elevator serve the suite
- 5 private offices · conference room · break room · reception / open area

AERIAL VIEW



330 Pelham Road campus — Building 100 (pinned) with adjacent office and medical buildings, central courtyard, and wrap-around surface parking fronting Pelham Road.

PARCEL INFORMATION

PIN / TAX MAP #	0279000200611
OWNER OF RECORD	Interchange Holdings, LLC
LAND USE	421: Office – General
JURISDICTION	Greenville County
PARCEL SIZE	±0.44 AC

BUILDING 100 PARCEL



Greenville County GIS, 9/4/2026. Not a survey.

PROPERTY PHOTOS



SUITE 100A ENTRANCE



RECEPTION



CONFERENCE ROOM



KITCHENETTE

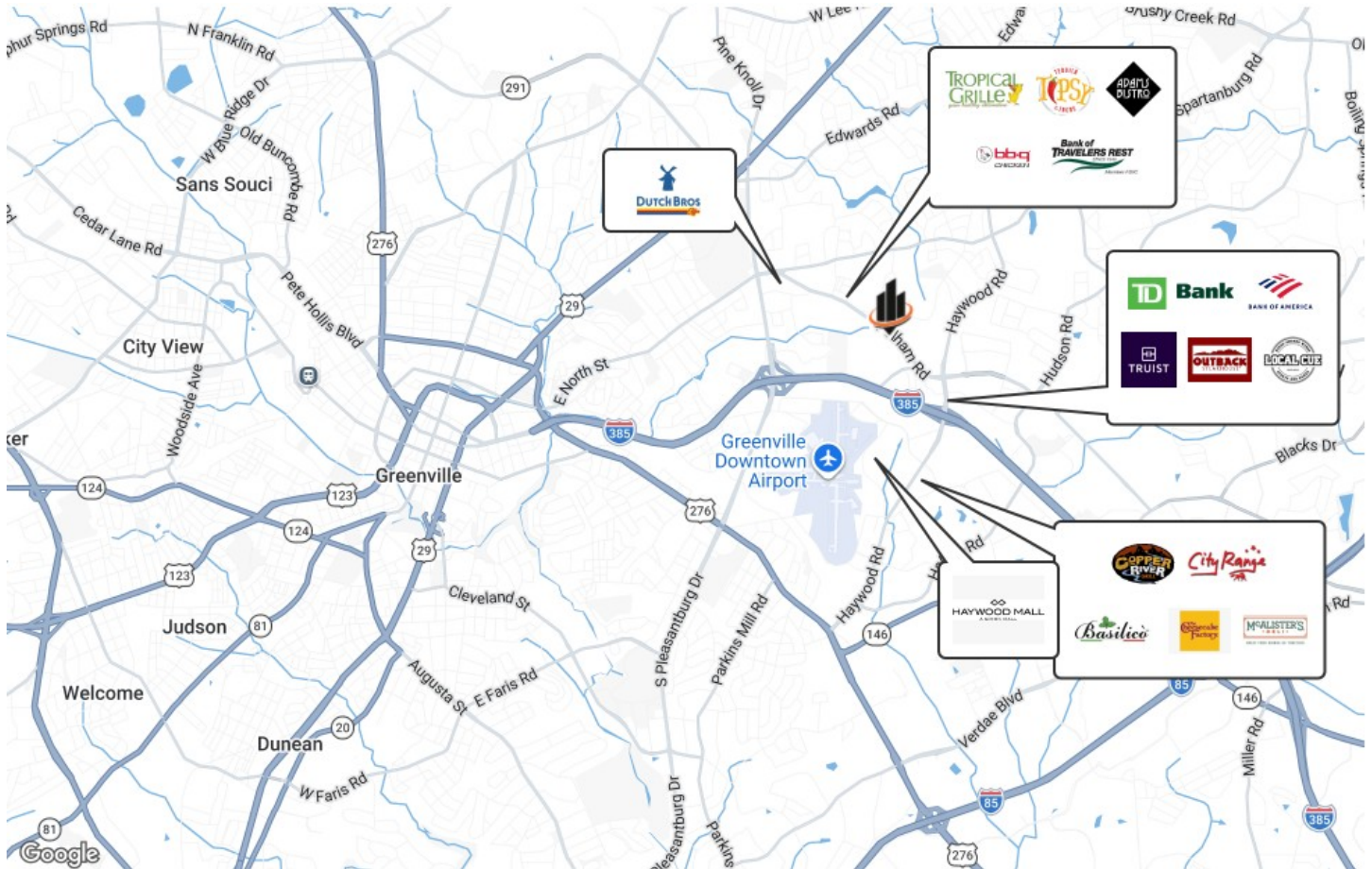


BUILDING 100 ENTRANCE



CAMPUS COURTYARD

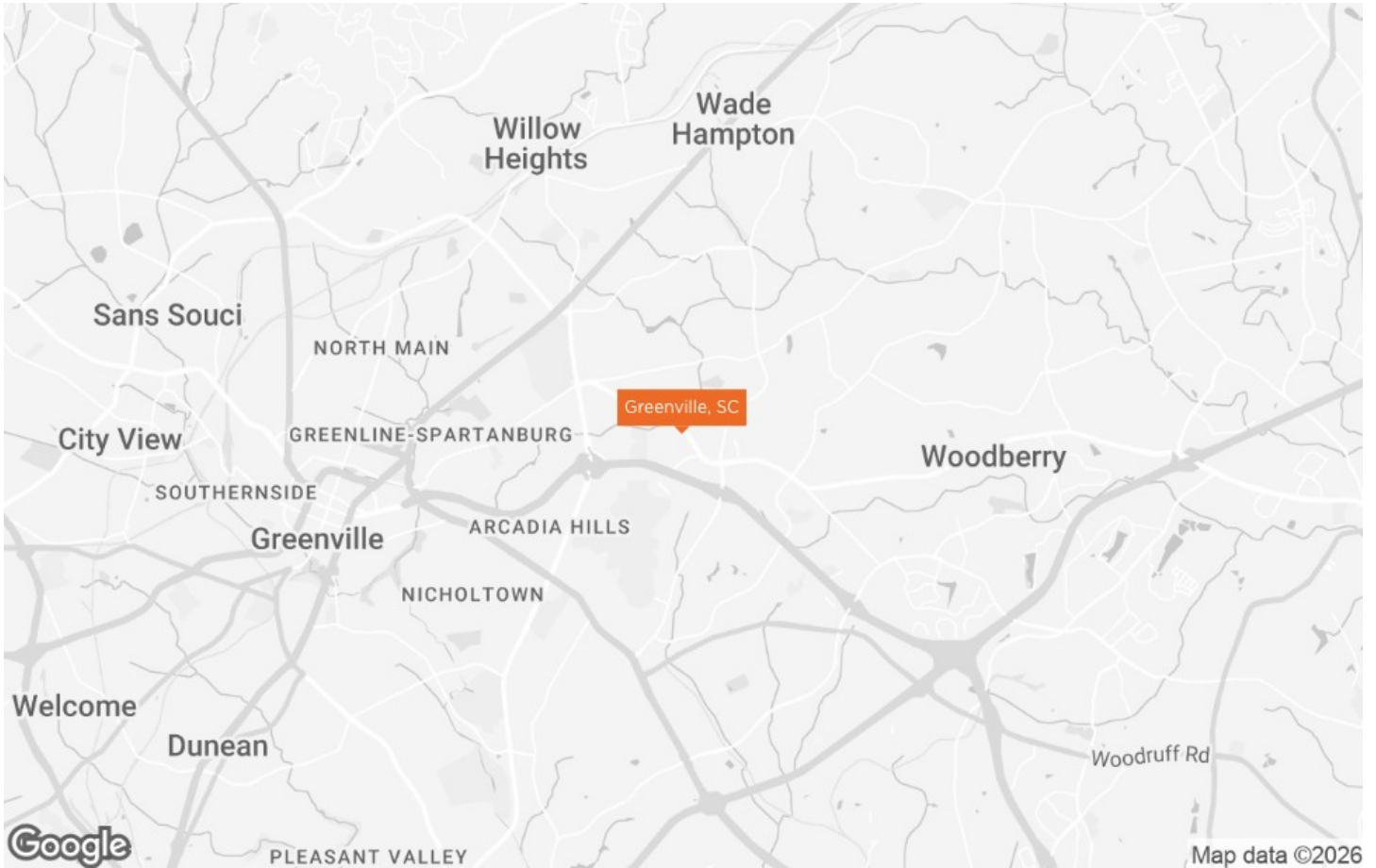
RETAILER MAP



NEARBY RETAIL, DINING & SERVICES

- Haywood Mall — Greenville's regional mall, ±3 minutes
- Full-service dining: Copper River Grill, City Range, Basilico, Cheesecake Factory, Outback
- Fast-casual and coffee: McAlister's, Tropical Grille, Topsy, Dutch Bros, Local Cue
- Banking: TD Bank, Bank of America, Truist, Bank of Travelers Rest
- Downtown Greenville and Greenville Downtown Airport within ±10 minutes

LOCATION MAP



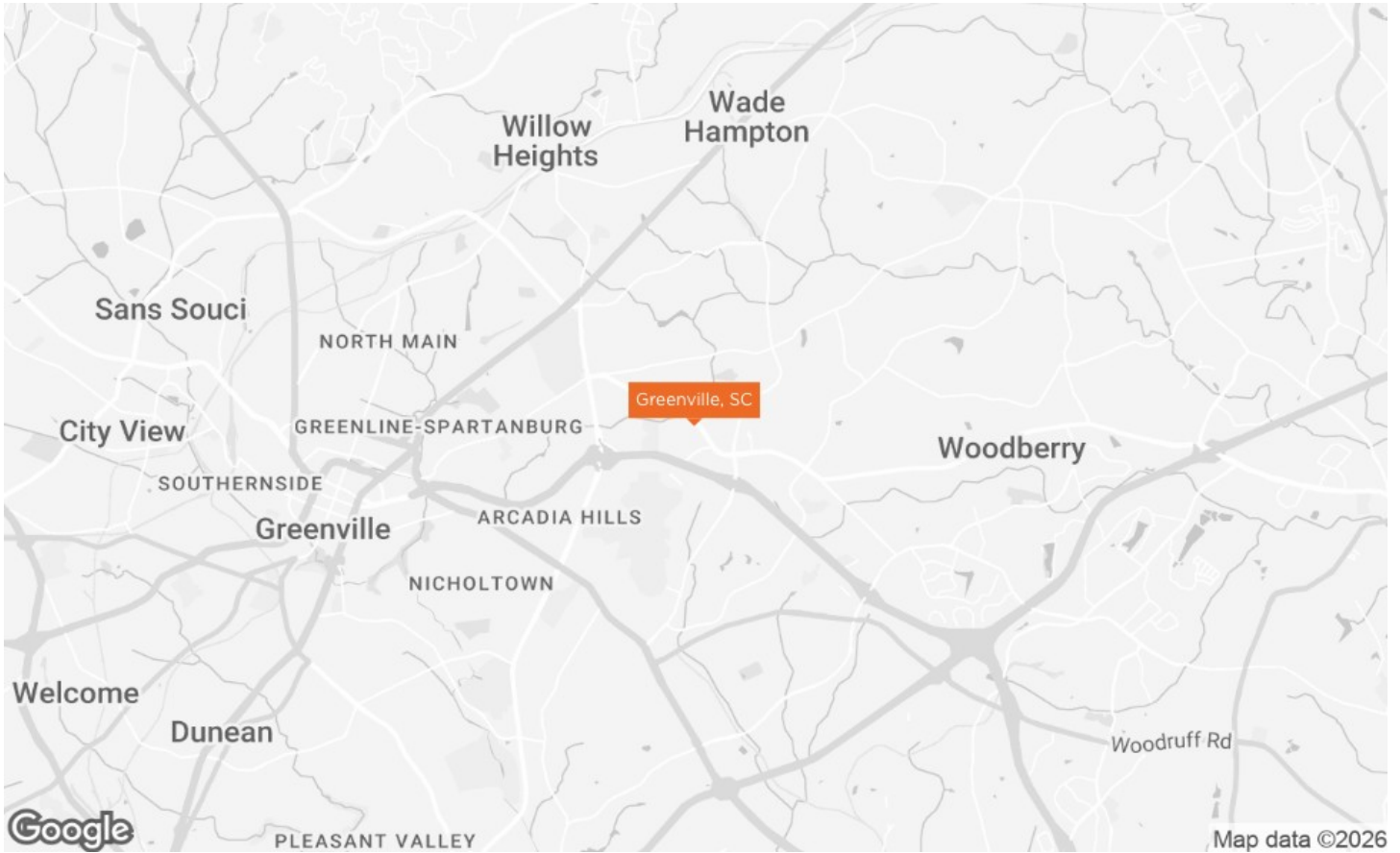
DRIVE TIMES

I-385 INTERCHANGE (EXIT 39)	±2 min	I-85 (VIA I-385 OR PELHAM RD)	±8 min
HAYWOOD MALL / HAYWOOD RD RETAIL	±3 min	GSP INTERNATIONAL AIRPORT	±15 min
DOWNTOWN GREENVILLE	±10 min	WOODRUFF ROAD CORRIDOR	±10 min

LOCATION DESCRIPTION

330 Pelham Road sits at the Pelham Road / I-385 interchange on Greenville's east side, next to the Haywood Mall retail hub and ten minutes from downtown. I-385 connects directly to I-85, GSP airport, and the Woodruff Road growth corridor. The location works for firms that serve clients across the Upstate and want highway access and daily-needs retail at the door without a downtown address or downtown parking.

DEMOGRAPHICS

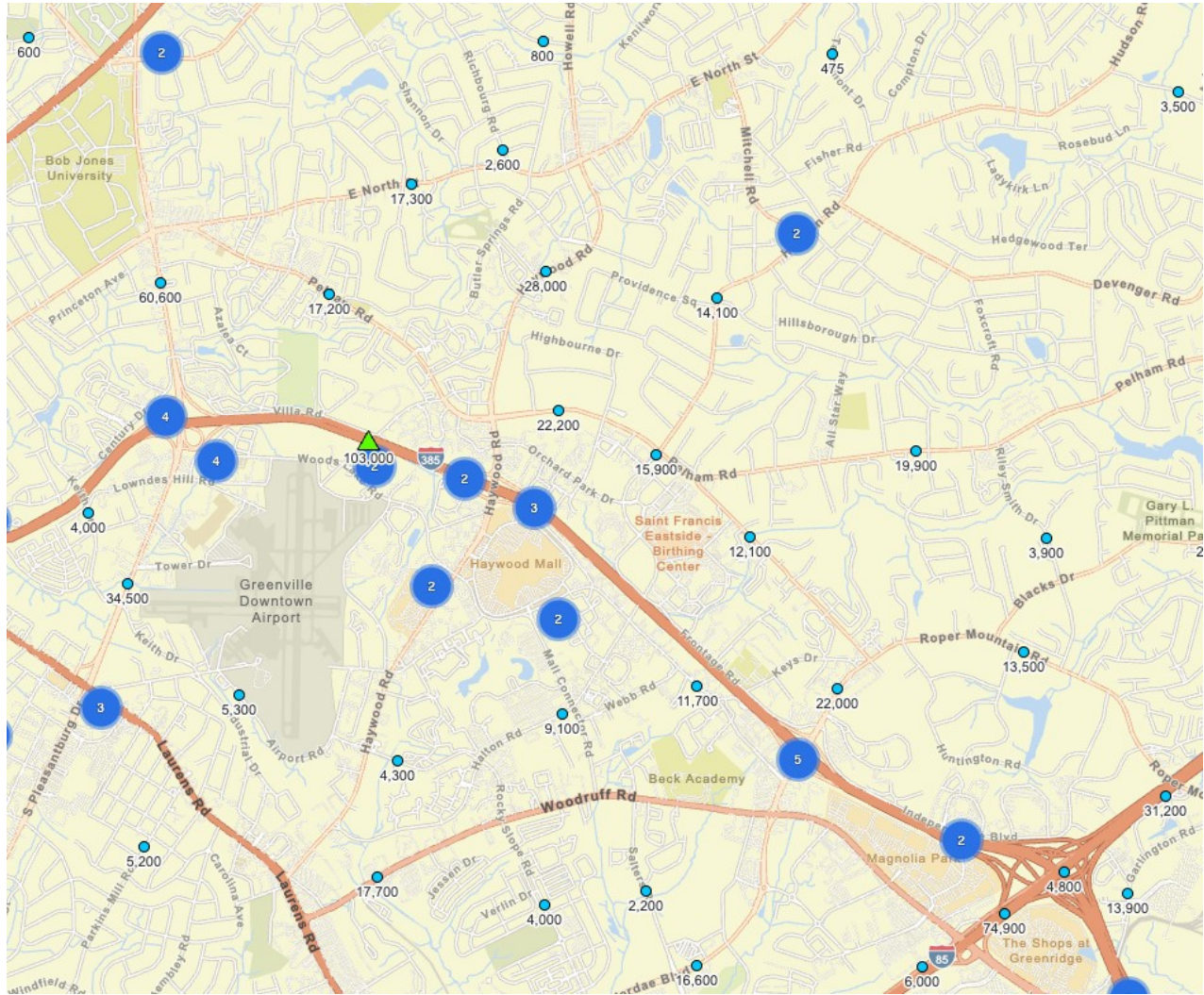


DEMOGRAPHICS SNAPSHOT

DISTANCE	1 MILE	3 MILES	5 MILES
POPULATION (2026)	±9,981	±75,064	±190,161
AVERAGE AGE	±38.8	±39.6	±40.1
AVERAGE HOUSEHOLD INCOME	±\$91,230	±\$115,289	±\$124,375
MEDIAN HOME VALUE	±\$460,777	±\$519,296	±\$547,852
EMPLOYMENT POPULATION 16+	±8,116	±60,975	±153,738

Source: STI PopStats, 2026 Q2 via SiteSeer. Rings measured from 330 Pelham Rd.

TRAFFIC & ACCESS



Source: SCDOT AADT via Placer.ai. Site marked ▲.

TRAFFIC COUNTS (AADT)

I-385 @ PELHAM RD	±103,000 VPD
PELHAM RD (WEST OF HAYWOOD)	±22,200 VPD
PELHAM RD @ HAYWOOD RD	±15,900 VPD
HAYWOOD RD	±28,000 VPD

ACCESS & VISIBILITY

- Direct access from Pelham Road — [confirm curb cuts / signal]
- Building signage — [confirm suite/monument signage rights]
- On-site surface parking, free
- I-385 Exit 39 within ±2 minutes; I-85 via I-385

SUBLEASE RATE VS. MARKET

	ASKING RENT	SUBLEASE DISCOUNT
Suite 100A Sublease	\$22.14/SF FS	—
330 Pelham Rd — direct (landlord)	\$24.00/SF FS	-8%
Pelham Rd Submarket, 1-3 Star	\$25.00/SF FS	-11%
Greenville Market Overall	\$25.90/SF FS	-15%

Source: CoStar, Pelham Road submarket, Q1 2025. Submarket vacancy 14.5%; 253,613 SF leased trailing 12 months. Update before distribution.

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