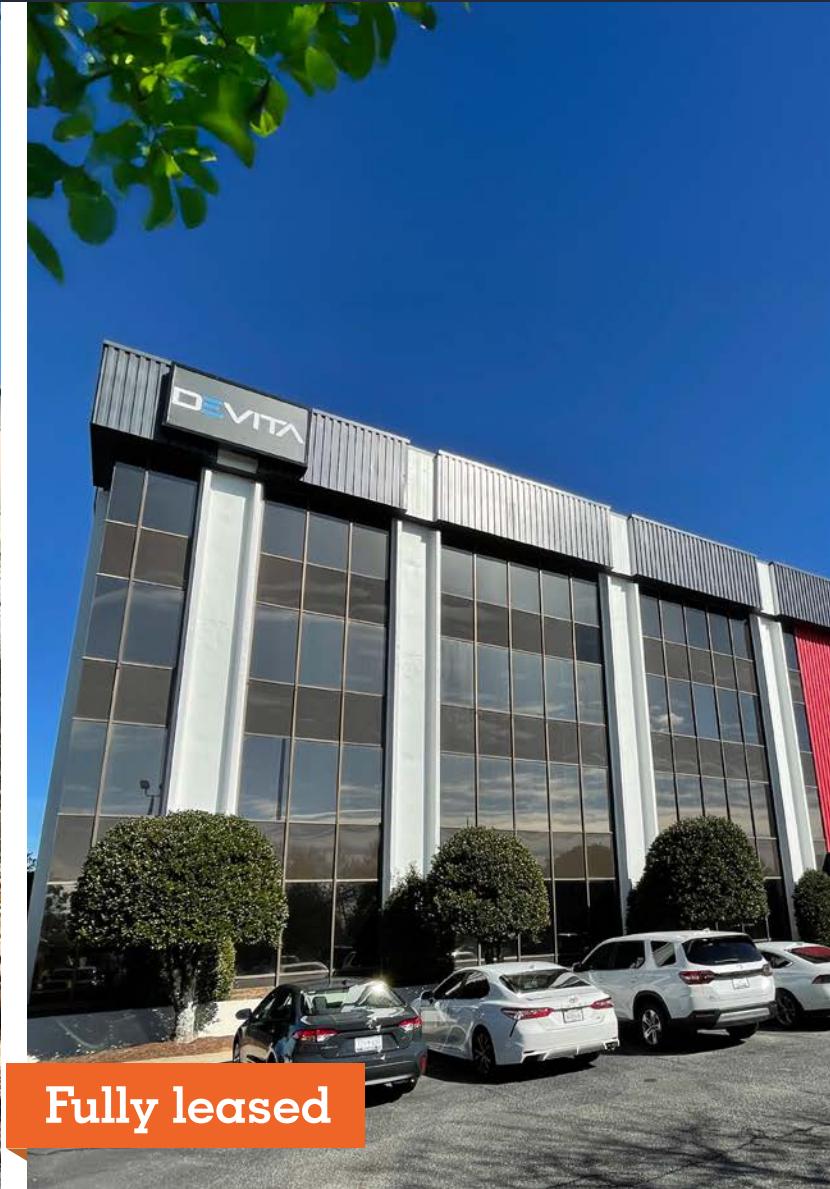


**AVISON  
YOUNG**

# For lease

881 - 2,290 sf office space  
at I-385 and Pleasantburg Drive



## The Piedmont Center

33 & 37 Villa Road | Greenville

### **Chris Prince**

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Vice President

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### **Will Hannah**

Associate

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# Property overview

Piedmont Center is a premier office complex located in the heart of Greenville, South Carolina. The center offers a variety of office space options to fit the needs of any business, from small startups to large corporations. Piedmont Center is also home to a variety of amenities, including conference rooms, a business center, and a variety of nearby restaurants and shops.

Piedmont Center is conveniently located near Interstate 85 and Interstate 385, making it easy to access from anywhere in the Greenville area. The center is also close to a variety of hotels and restaurants, making it a great place to stay for business travelers.

If you are looking for a professional and convenient office space in Greenville, South Carolina, then Piedmont Center is the perfect choice for you. Contact us today to learn more about our office lease opportunities.

## Highlights

- **Full building upgrades in 2024** to include:
  - New flooring, wall coverings, ceiling tiles, LED lights in common areas, and many tenant suites.
  - New elevators
  - New elevator cabs
  - New building signage
- Landlord is ready and willing to provide **turn-key buildouts**, customized for tenant specs
- Located at the intersection of N Pleasantburg Drive and I-385 for **easy access** to anywhere in Greenville
- **Most extensive LL work package** on the market
- **Full service** rental rates.



# Property overview



**Total RSF**  
±143,865



**Site area**  
±8.57 acres



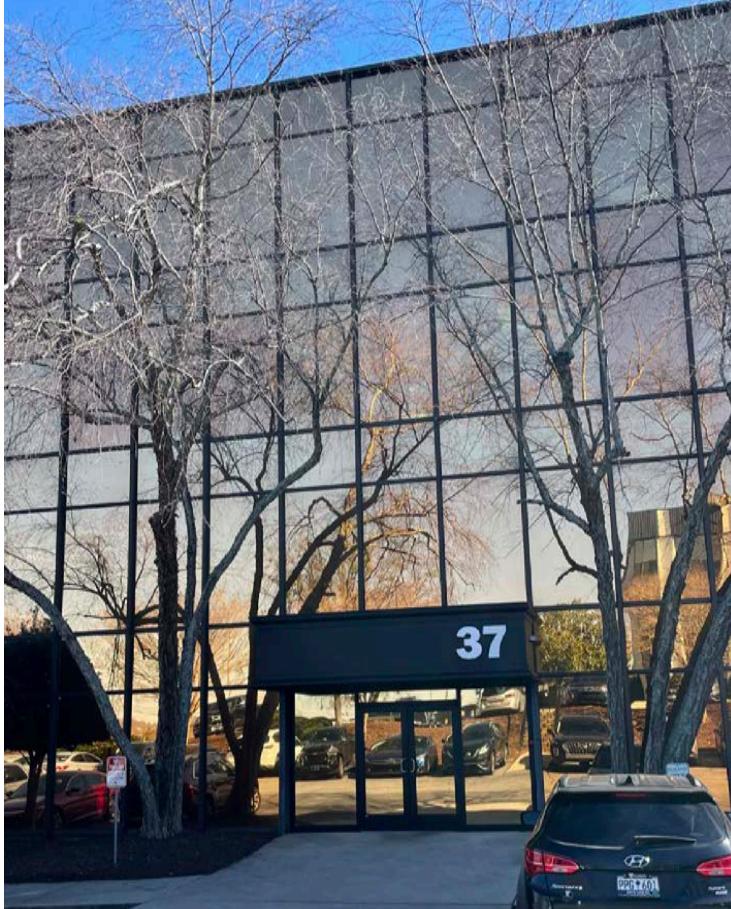
**Parking**  
569 spaces



**Zoning Office**

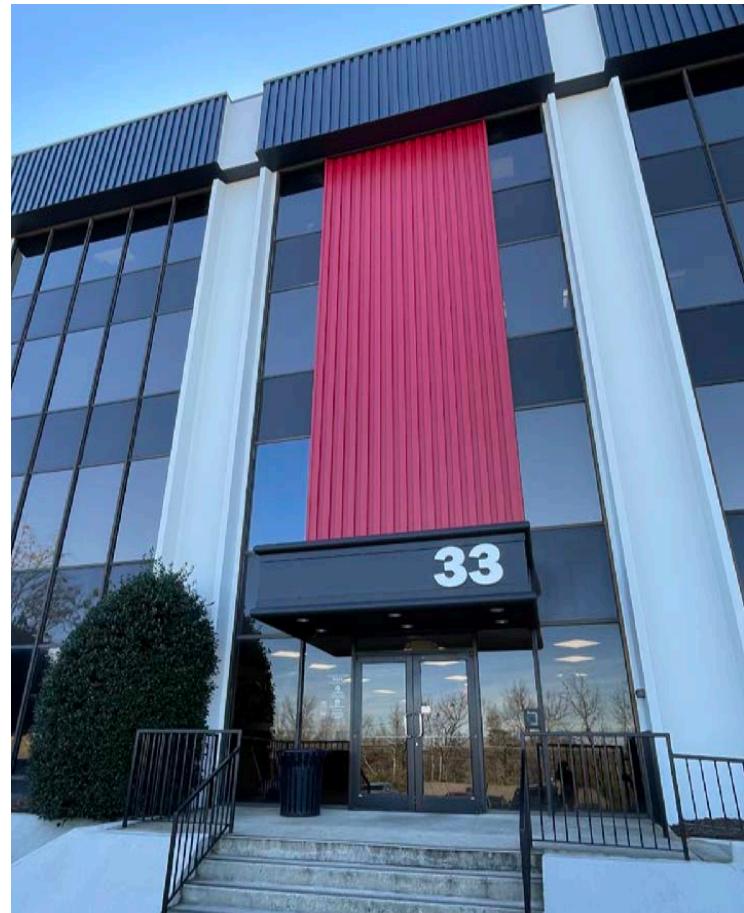
## 37 Villa Road | Greenville, SC

<b>Total RSF</b>	±77,227
<b>Elevators</b>	2
<b># of floors</b>	5
<b>Year built/renovated</b>	1973/2024
<b>Utilities</b>	Duke Power Greenville Water



## 33 Villa Road | Greenville, SC

<b>Total RSF</b>	±66,638
<b>Elevators</b>	2
<b># of floors</b>	4
<b>Year built/renovated</b>	1974/2024
<b>Utilities</b>	Duke Power Greenville Water



# Available spaces

37 VILLA ROAD

Suite	Floor	Size (sf)	Price	Type
100	1	1,233	\$19.00/sf	Full service
208	2	1,422	\$19.00/sf	Full service
210	2	881	\$1,600/month	Full service



**Fully leased**

33 VILLA ROAD



# Current tenants

## 37 VILLA ROAD

### First floor

- Seismic Control Products
- Fort Hill Associate, LLC
- Xu CPA, LLC
- Lasik Vision Institute
- The Nature Conservancy

### Fourth floor

- JDPLAW, LLC
- Robbins Media Group
- SLED
- JusticeWorks Behavioral Care
- Clinical Assessment Services
- Aptim Federal Services, LLC
- Monge & Associates
- Cianbro Corporation
- Loebssack & Brownlee, PLCC

### Second floor

- SC Mentor
- THS National, LLC
- Sarah B. McGuire
- Cooke Insurance & Financial Services, Inc.
- Holt Consulting
- AppleOne, Inc.

### Third floor

- Clay Consulting, LLC
- Prometric, Inc.
- Fulcum Osteopathic Wellness, LLC
- Eaton Corporation
- Passport Health Holdings, LLC
- Continuum of Care
- Assisting Hands Greer

### Fifth floor

- Angilis Engineering, Inc.
- NUS Consulting Group
- Oceanic Counseling Group

## Fully leased

## 33 VILLA ROAD

### First floor

- Upper State Apartment Association
- James S. Farrin, PC
- Sinclair (WLOS TV Station)

### Second floor

- SC Department of Public Safety

### Third floor

- DeVita & Associates, Inc.

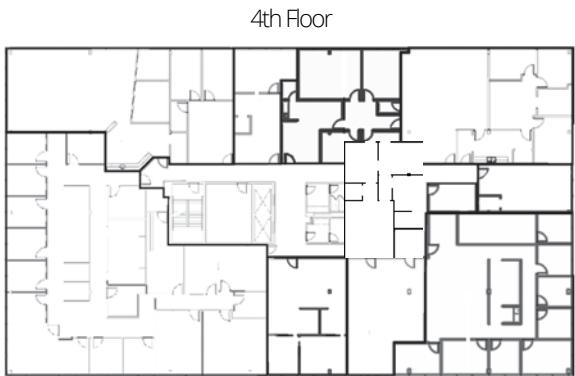
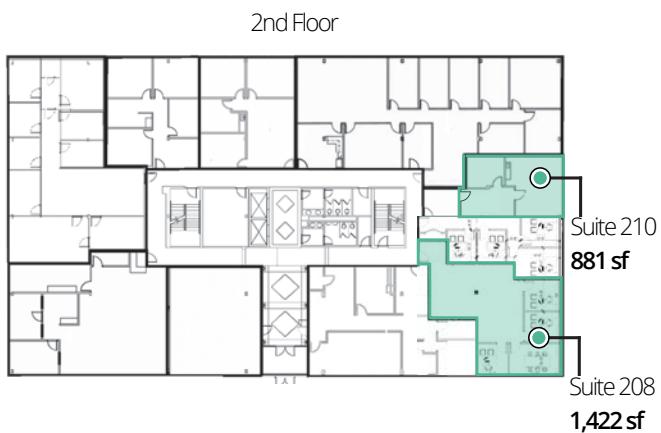
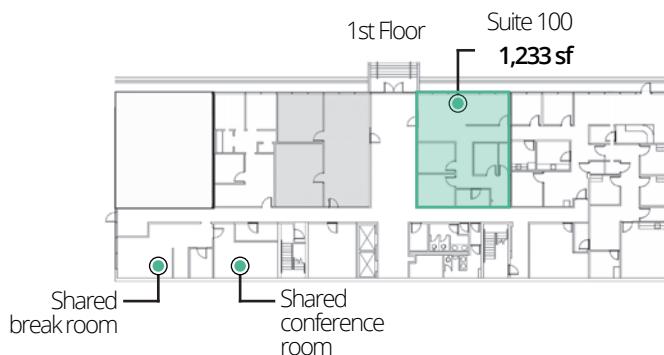
### Fourth floor

- SC Department of Revenue

# Floor plans

37 VILLA ROAD

 **Available**

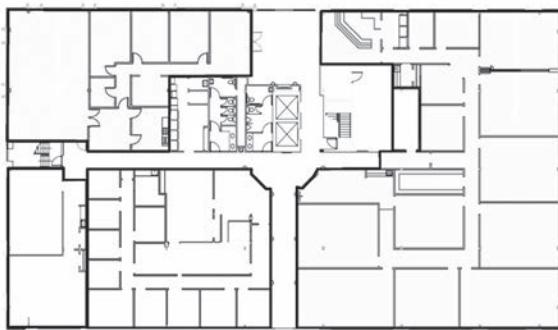


# Floor plans

Fully leased

33 VILLA ROAD

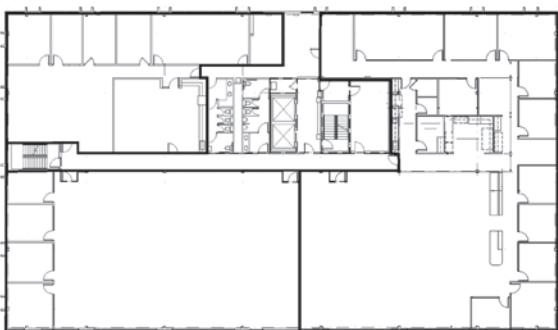
1st Floor



2nd Floor



3rd Floor



4th Floor



# Retail amenities

Within 3 mile radius of Piedmont Center



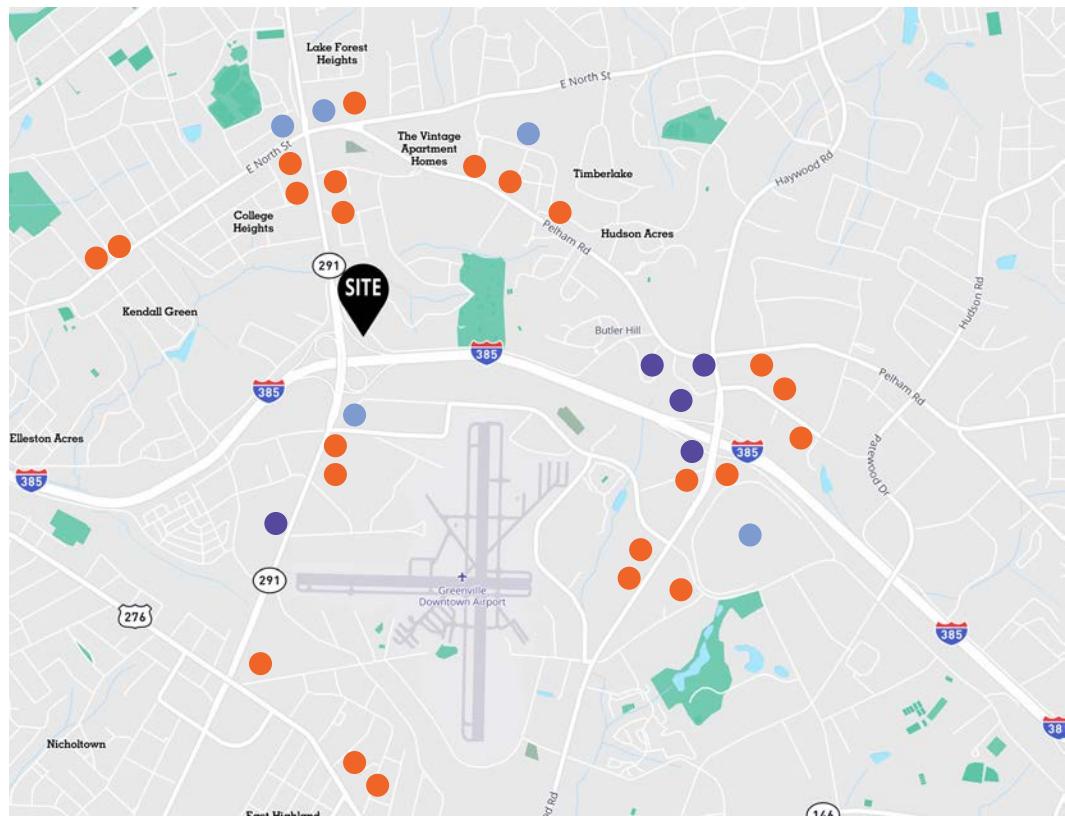
**325**  
Restaurants/bars



**41**  
Hotels & lodging



**91**  
Entertainment venues



## Restaurants

- S&S Cafeteria
- Irashiai Sushi
- Outback Steakhouse
- Fork & Plough
- Capri's Italian
- Adams Bistro
- Sonic
- Krispy Kreme
- Bimini's Oyster Bar & Seafood
- Pho Noodleville
- Copper River Grill
- CityRange Steakhouse
- White Duck Taco

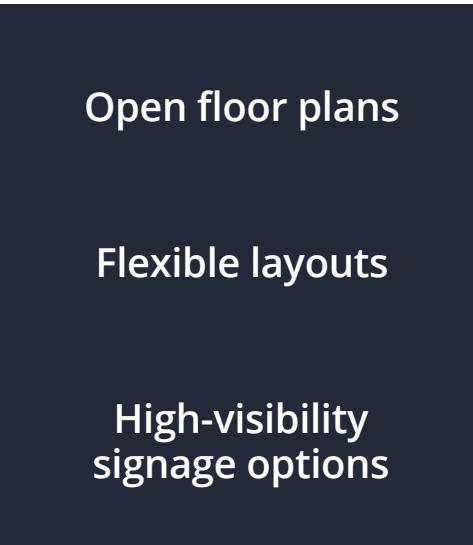
## Hotels

- Hilton Greenville
- La Quinta Inn & Suites
- Hyatt Place
- Hampton Inn – I-385/Haywood
- Sleep Inn at Greenville Convention Center

## Retail

- Haywood Mall
- Publix Supermarket
- Walgreen's Pharmacy
- CVS Pharmacy
- QuikTrip

# Property amenities



# Demographics

## COMMUNITY



**62,498**

Total population



**\$109,065**

Average household income



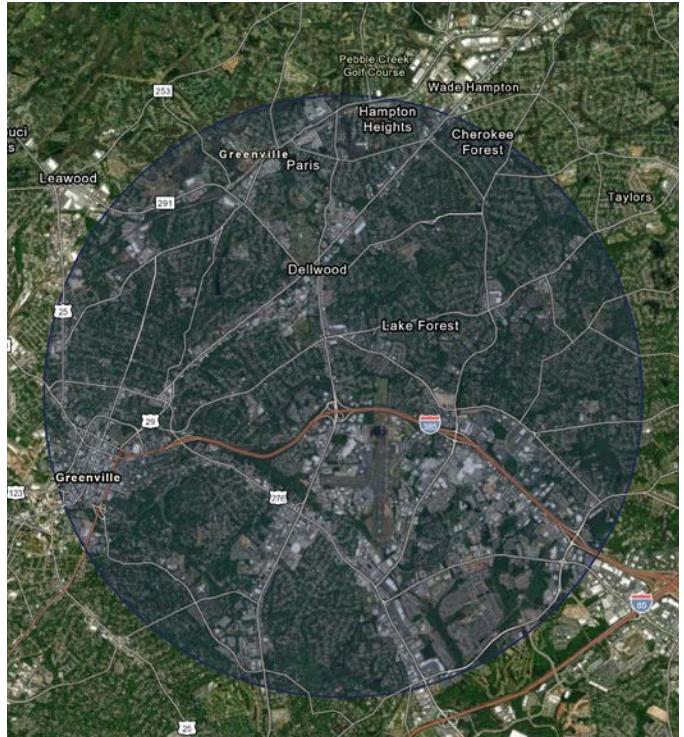
**\$317,487**

Average home value



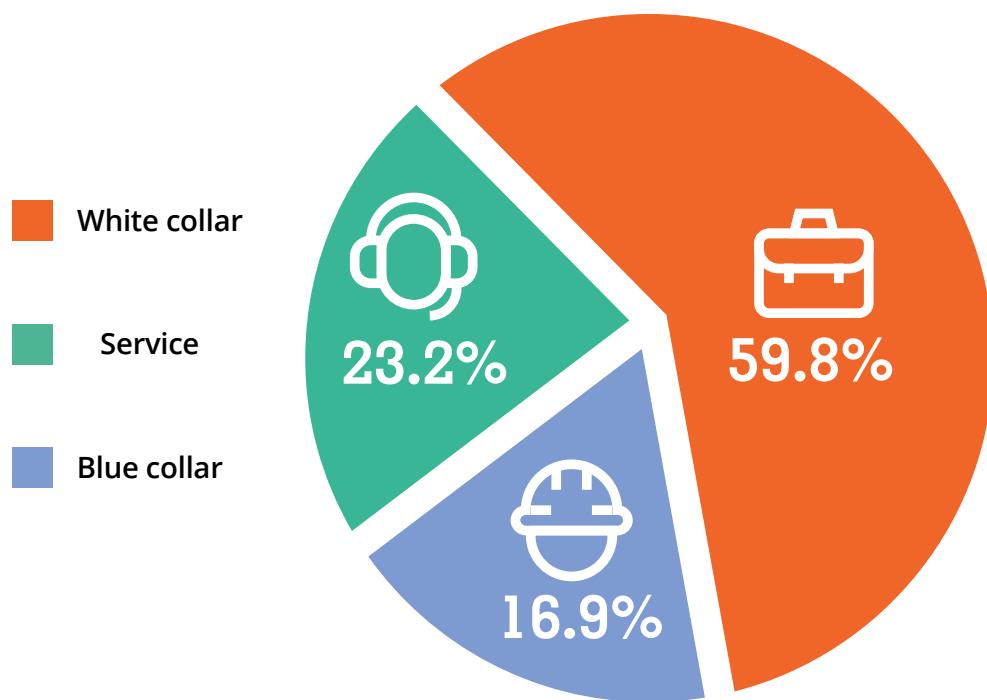
**54%**

Bachelor's/Grad Professional Degree



Demographics within 3 mile radius.

## EMPLOYMENT



**65,202**

Total employees



**5,317**

Total businesses



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# AVISON YOUNG

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