



±2,000 sf available in prime Greenville location

- Turn-key office space with high end finishes
- Space includes: large hard-walled offices with floor to ceiling windows on the exterior with a reception/waiting area, tech room, and small breakroom
- Highly visible property with ±18,400 VPD
- Abundant parking on-site
- Close proximity to I-385, Haywood Road, and E North Street
- 5+ years remaining on current lease

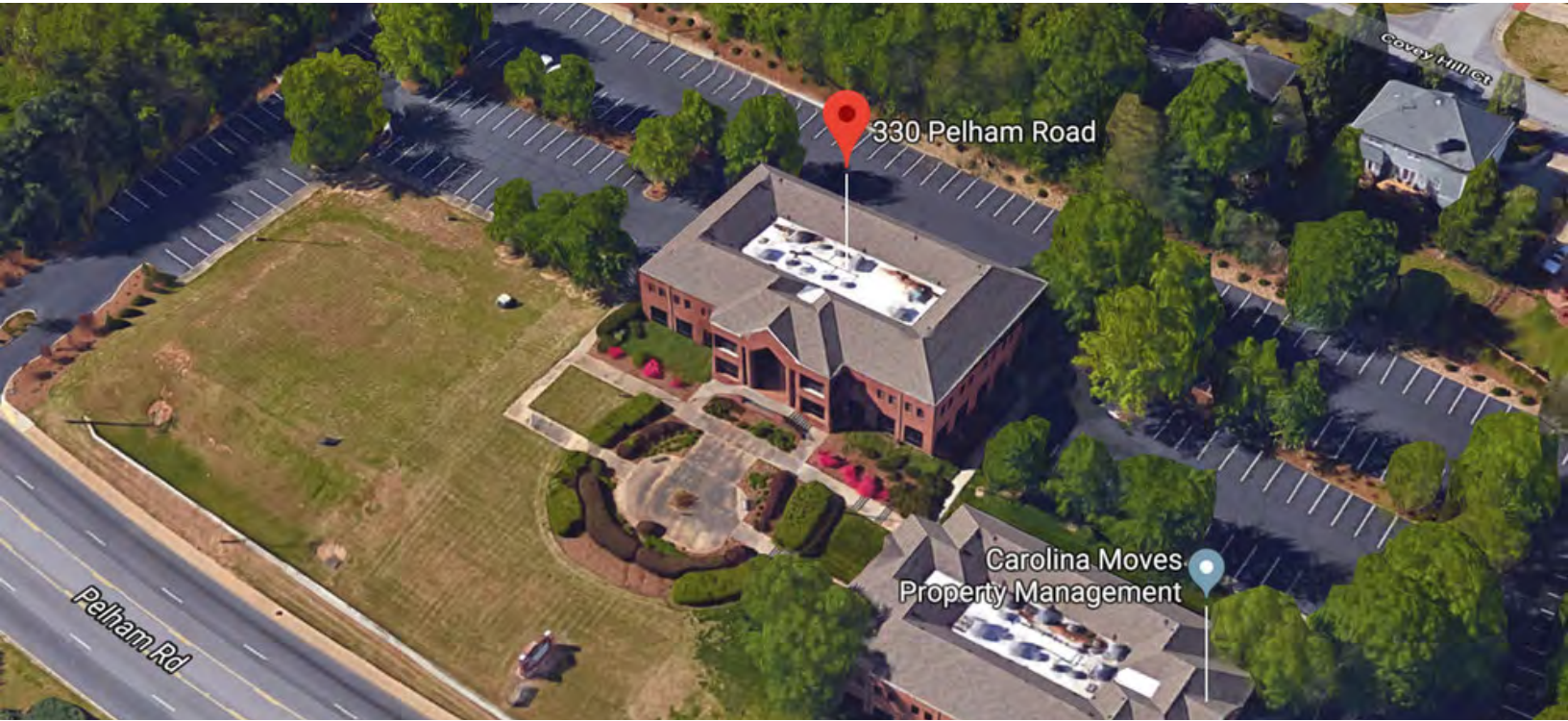
Get more information

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Property Description

Excellent sublease opportunity situated on Pelham Road near I-385, Haywood Road, and East North Street. This ±2,000 sf office space includes six large hard-walled offices with floor to ceiling windows on the exterior with a reception/waiting area, tech room, and small breakroom. This professional office building is strategically located in one of the most easily accessible locations in Greenville and surrounded by many retail/restaurant options. This space is ideal for an office user that needs abundant parking and a high degree of exposure along a heavily trafficked road.

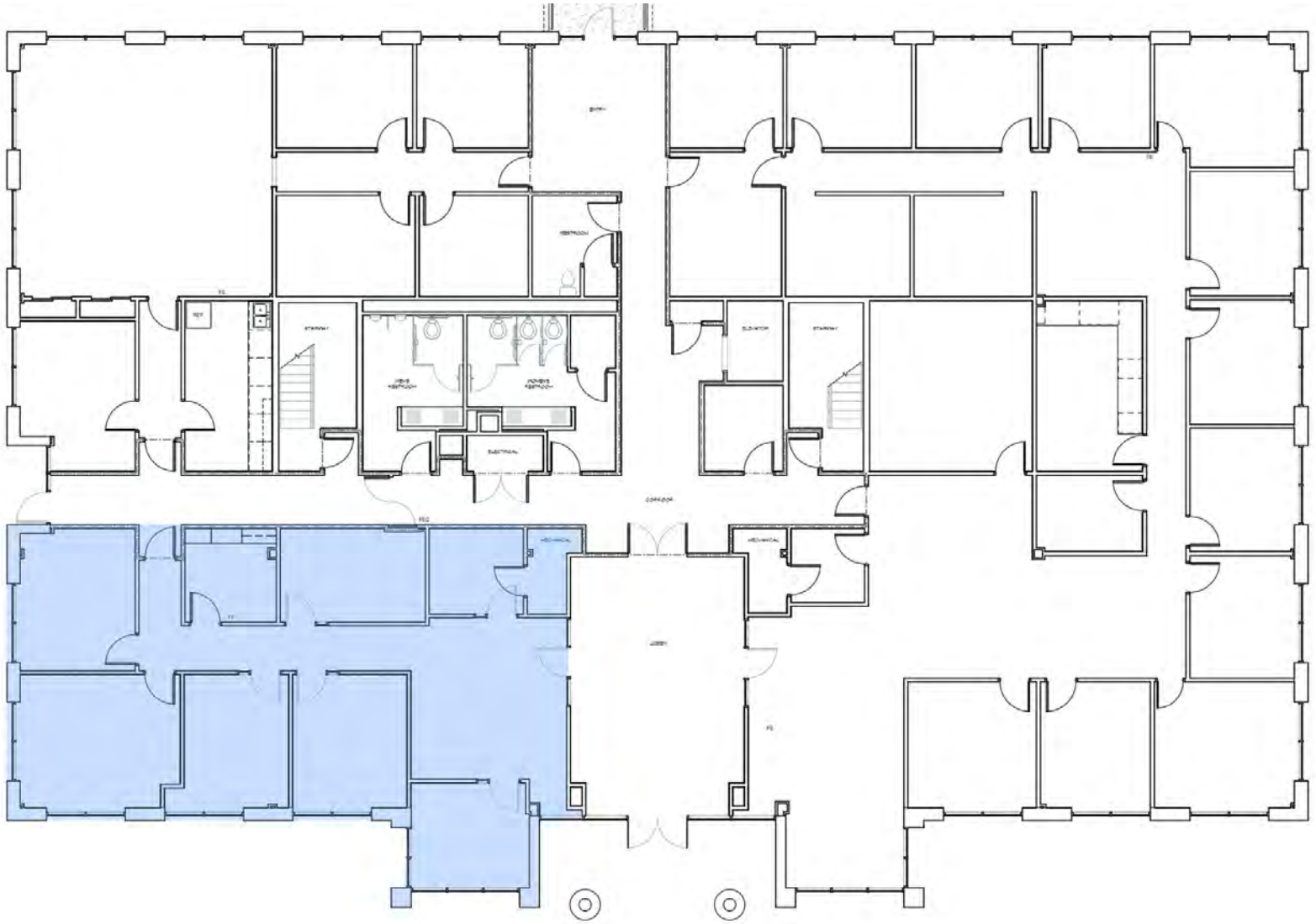
Offering Summary

Lease Rate:	\$21.00 SF/yr (Full Service)
Available SF:	2,000 SF
Building Size:	19,980 SF



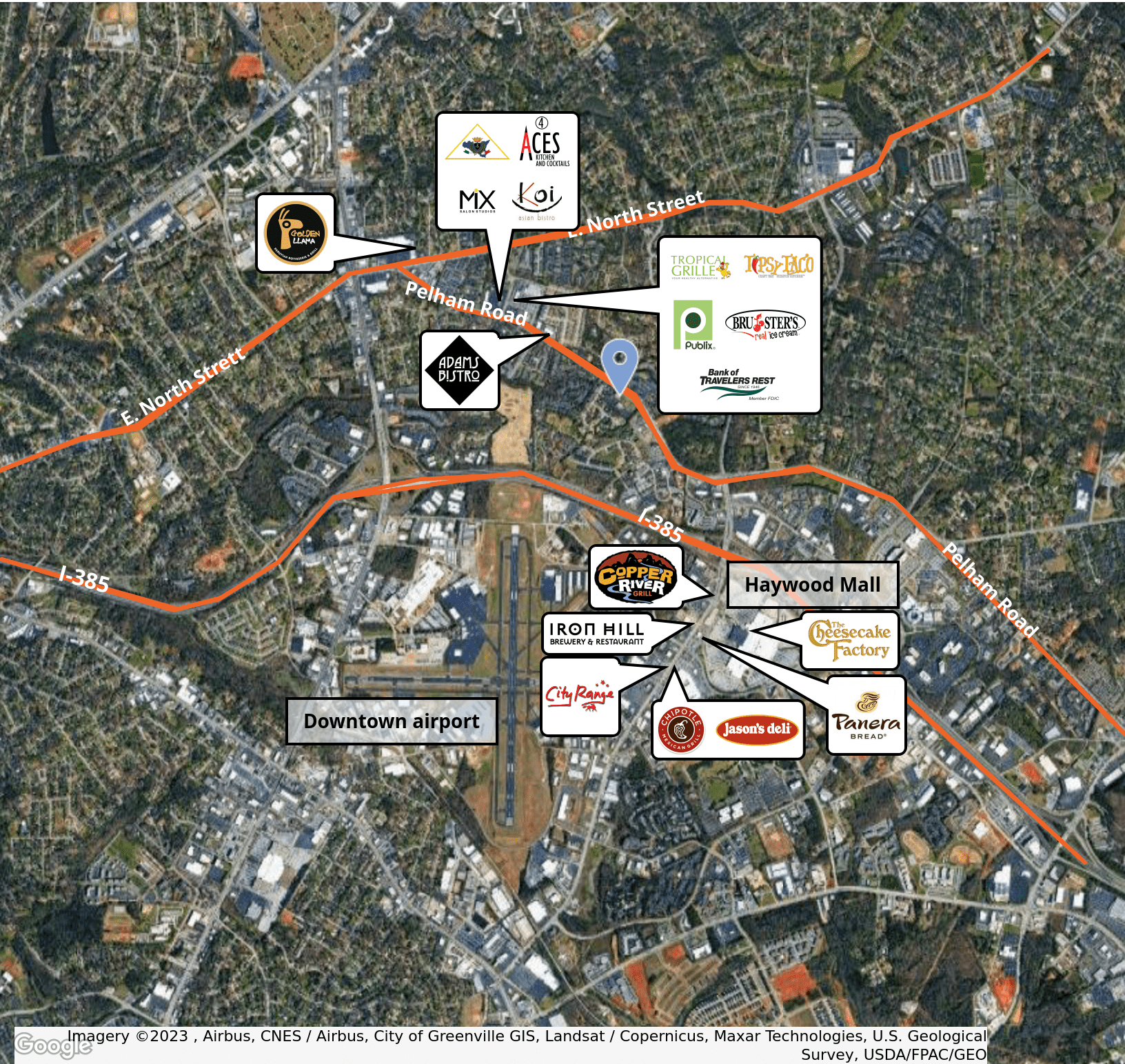
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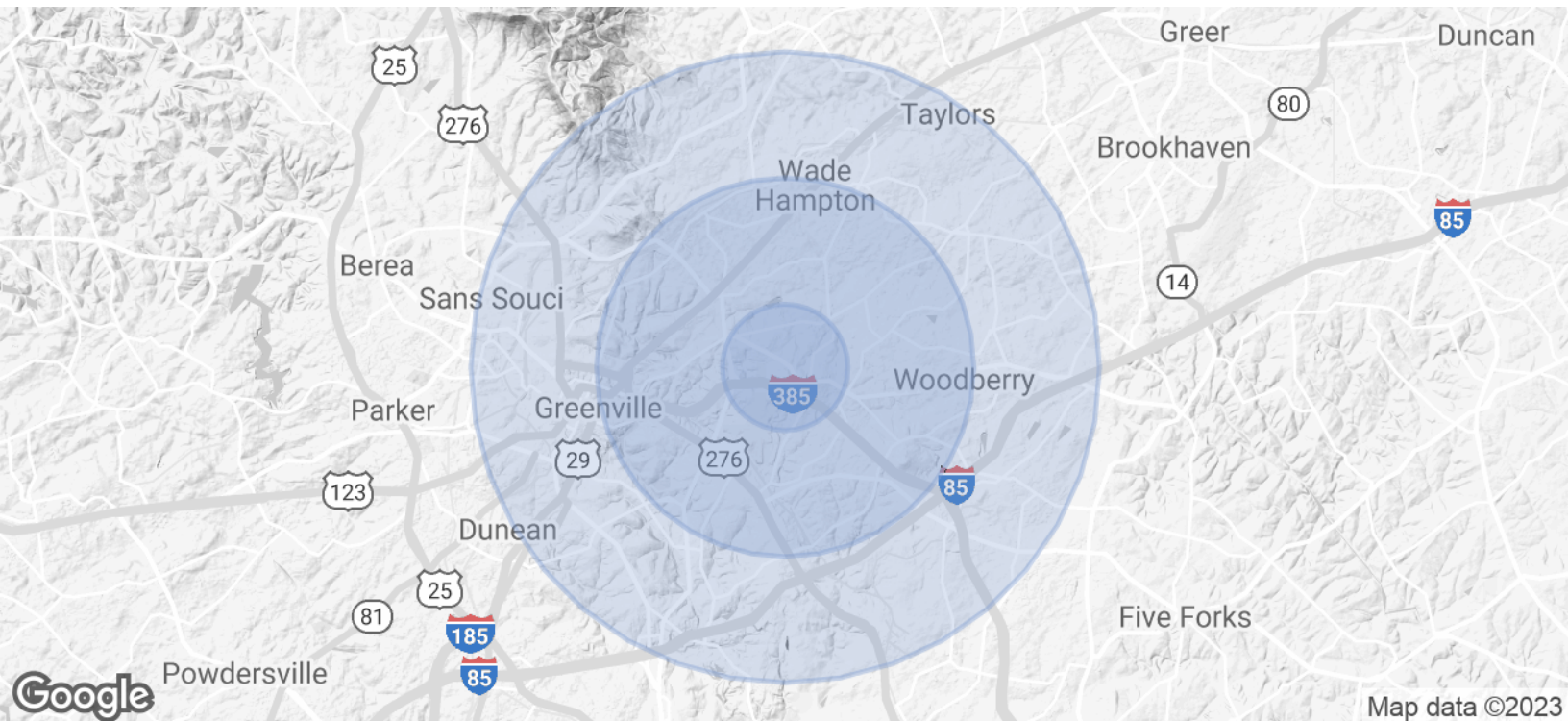
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Population	1 Mile	3 Miles	5 Miles
Total Population	9,721	61,296	145,352
Average Age	35.5	36.4	37.6
Average Age (Male)	30.7	34.5	35.9
Average Age (Female)	42.9	38.9	39.4

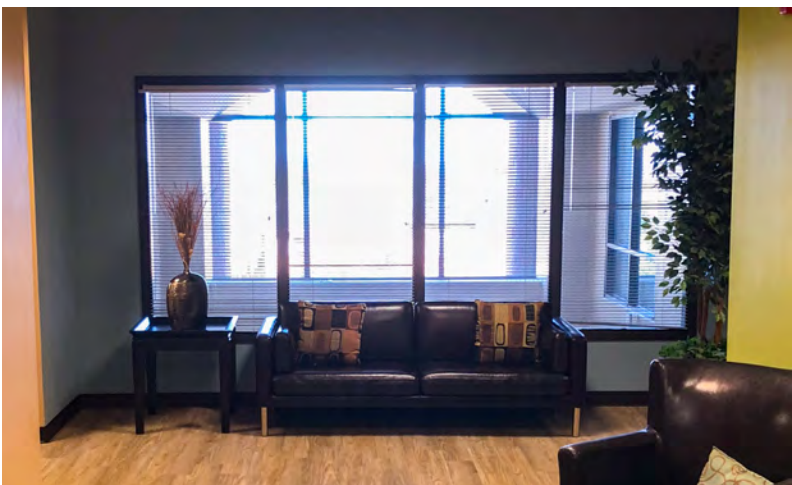
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,865	26,388	62,033
# of Persons per HH	2.0	2.3	2.3
Average HH Income	\$50,039	\$59,894	\$67,669
Average House Value	\$175,178	\$208,493	\$219,471

* Demographic data derived from 2020 ACS - US Census



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Let's talk.

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