

visible from I-85

YOUR LOGO HERE

\*Conceptual Rendering

36 + 38A BOLAND COURT GREENVILLE . SOUTH CAROLINA 29615

*available for lease:*

**36 ±4,130 SF Versatile Flex Space**  
\$11.75/SF + est. \$1.75/SF TICAM  
5-year Term Preferred

**38A ±1,611 SF Recently Renovated Office Space**  
\$16.50/SF NNN + est. \$1.75/SF TICAM  
\$2,450/month  
3-year Minimum Lease Term

**COMBINED ±5,741 SF Combined Office + Flex**  
\$12.75/SF + est. \$1.75/SF TICAM  
\$6,937/month  
5-year Term Preferred



GREENVILLE COUNTY TAX MAP #0533020105100

*exclusively listed by:*

EVAN CHUDYK | [evan@pintailcre.com](mailto:evan@pintailcre.com) | 864.556.4854  
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

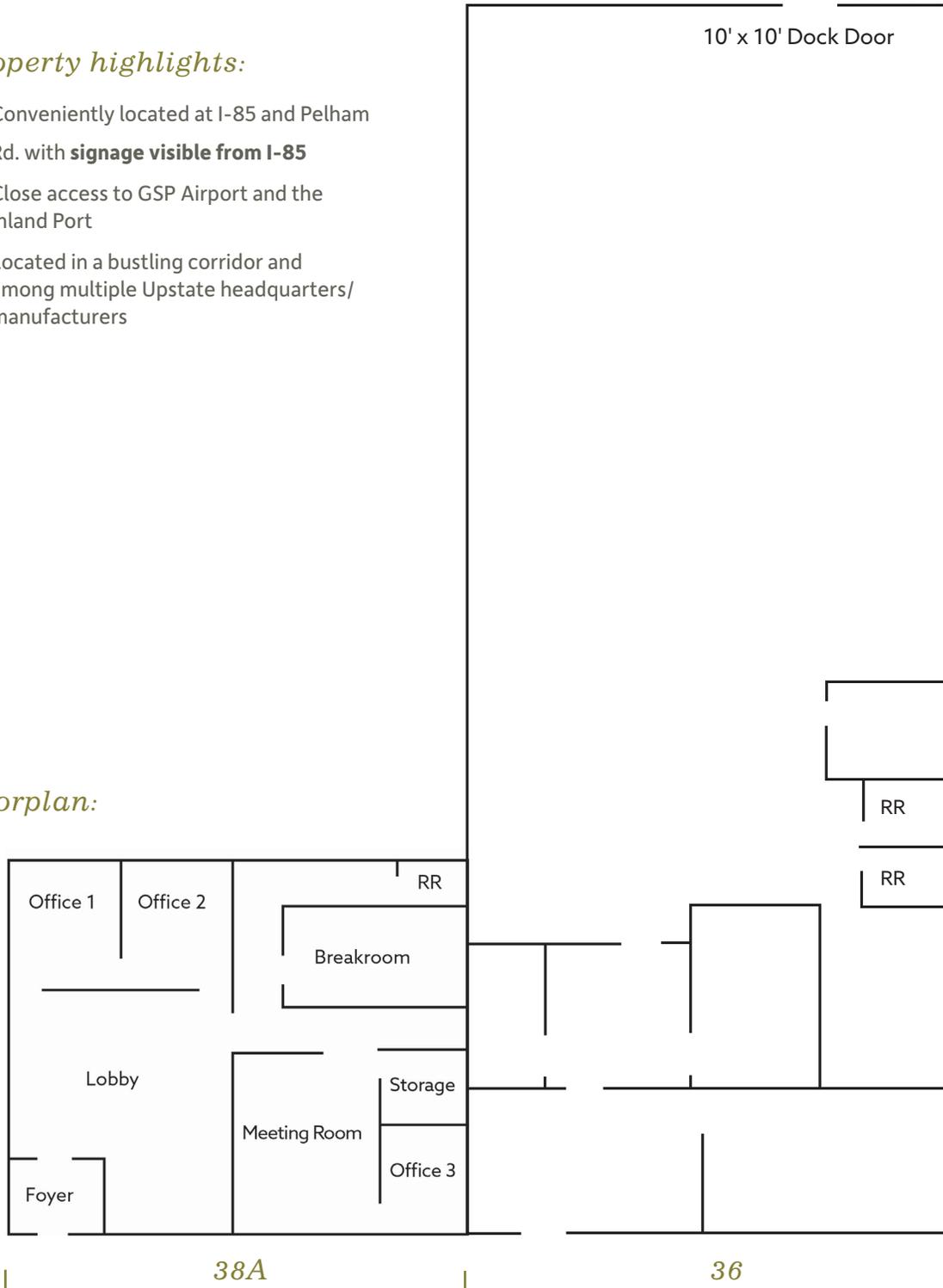
  
**PINTAIL**  
WWW.PINTAILCRE.COM

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## *property highlights:*

- Conveniently located at I-85 and Pelham Rd. with **signage visible from I-85**
- Close access to GSP Airport and the Inland Port
- Located in a bustling corridor and among multiple Upstate headquarters/ manufacturers

## *floorplan:*



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*conference room:*



*lobby:*



*warehouse:*



*location:*

