



GOLDEN OAKS BUSINESS PARK

FOR LEASE | THOUSAND OAKS BLVD, GREENVILLE, SC 29607

■ ±5,066 – 10,000 SF OFFICE SPACE IN ESTABLISHED BUSINESS PARK

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Available Spaces

Two premium office/flex buildings available at Golden Oaks Business Park, a well-maintained, park-like campus conveniently located just off I-385 with easy access to I-85, Woodruff Road, and East Butler Road — in the heart of Greenville's most active commercial corridor.

1095 THOUSAND OAKS BLVD



Suite A (Upper Level): ±10,000 SF

- Two-story flex/office building
- Clear height: 14' +
- Drive-in door: 1 (10'W x 10'H)
- Loading docks: 2 exterior
- Dock leveler: 1 exterior
- Parking: 30 surface spaces (1.50/1,000 SF)
- Signage available
- Zoned I-1

1100 THOUSAND OAKS BLVD

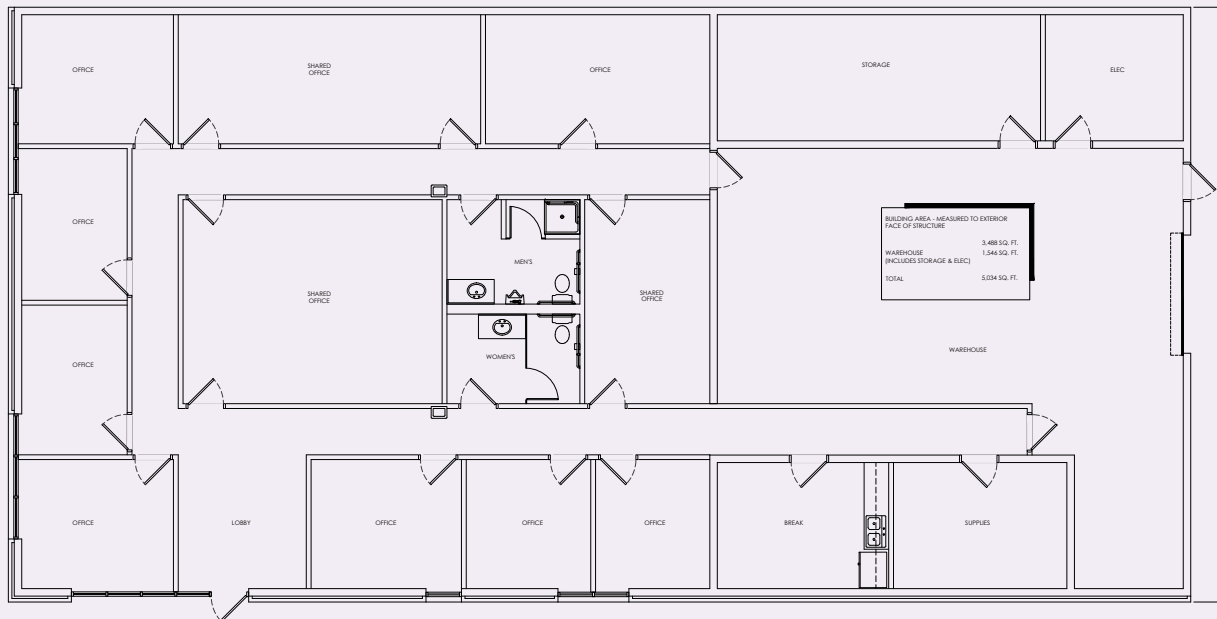
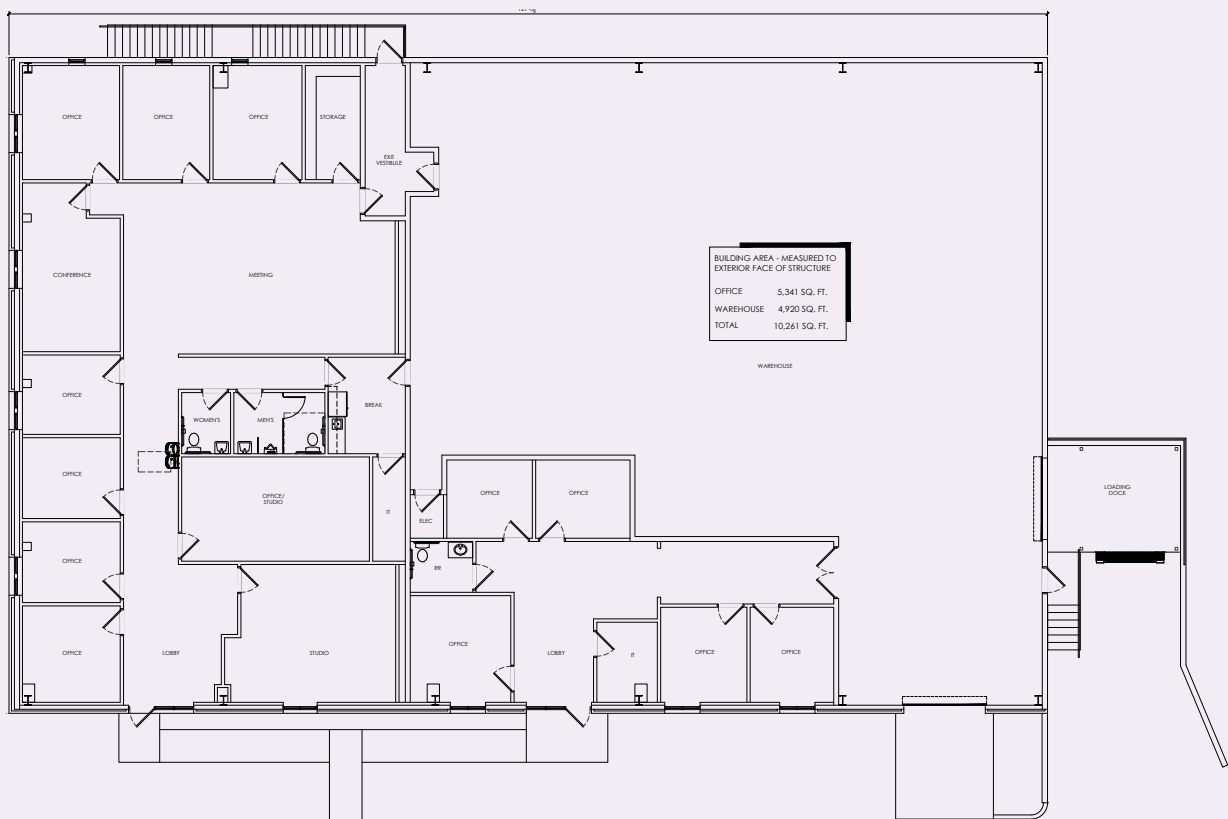


Full Building (Single tenant): ±5,066 SF

- Single-story flex/office building
- Clear height: 14'
- Drive-in door: 1 (10'W x 10'H)
- Parking: 12 surface spaces (2.36/1,000 SF)
- Signage available
- Zoned I-1

LEASE RATE: \$16/SF NNN | EST. NNNs \$2.10/SF

Floorplans



UNMATCHED LOCAL & REGIONAL REACH

5 minutes from I-85 & I-385

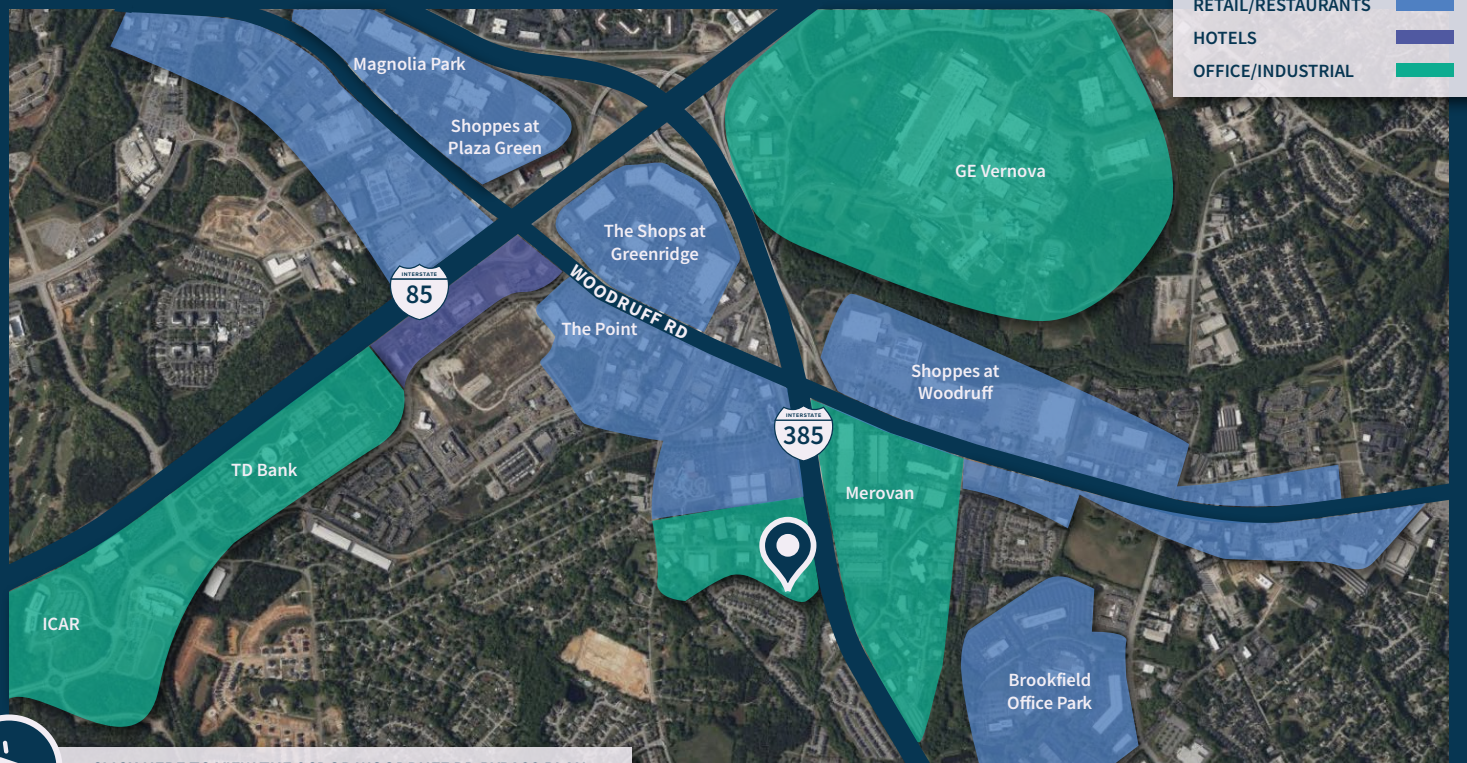
12 minutes from GSP Int'l Airport
and Greenville Downtown Airport

15 minutes from Greenville
Central Business District



AMENITIES

SURROUNDED BY HOTELS, RETAILERS,
RESTAURANTS AND INDUSTRIAL/OFFICE PARKS

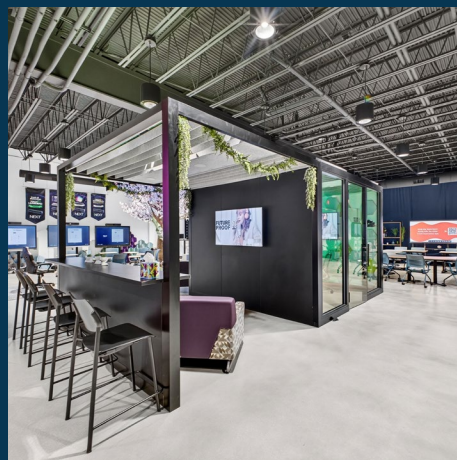


[CLICK HERE TO VIEW THE SCDOR WOODRUFF RD BYPASS PLAN](#)



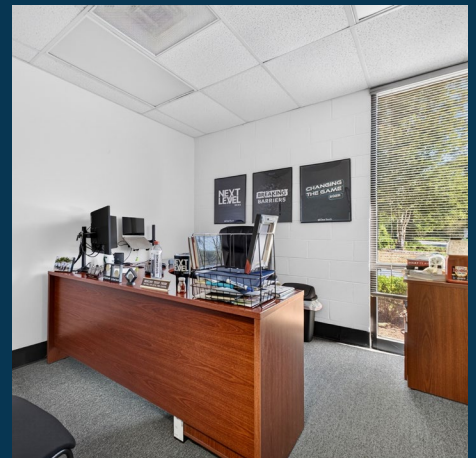
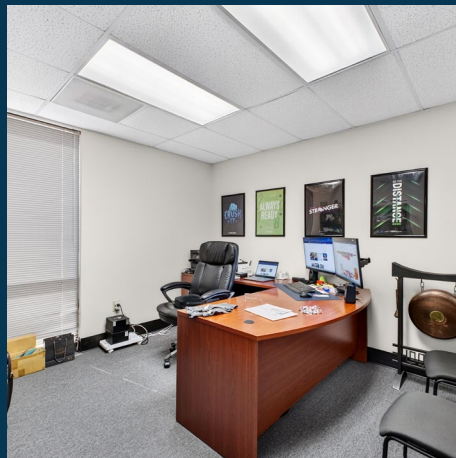
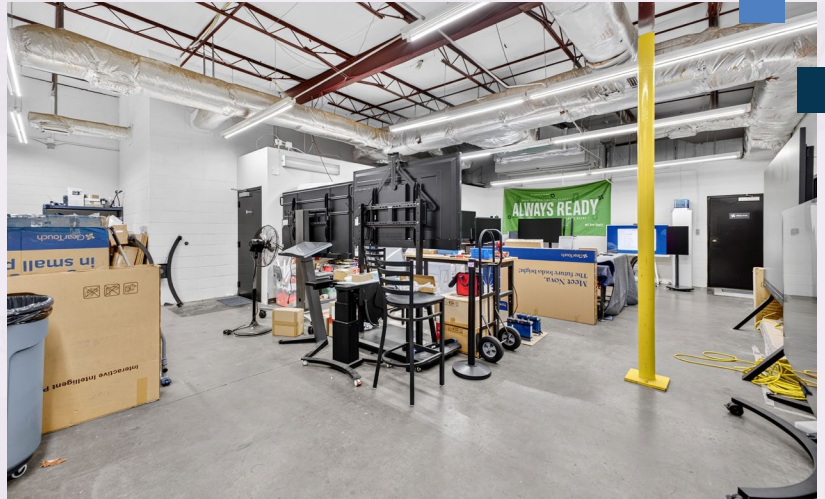
Interior Photos

1095 THOUSAND OAKS BLVD



Interior Photos

1100 THOUSAND OAKS BLVD



Park Features

NEAR I-85, I-385 AND WOODRUFF RD WITH MULTIPLE ACCESS POINTS, INCLUDING NEW ACCESS TO WOODRUFF RD BYPASS

EASY ACCESS TO MEROVAN, CUICAR, AND SURROUNDING INDUSTRIAL/OFFICE PARKS

ALL BUILDINGS ZONED I-1

BRICK AND NATURAL STONE EXTERIOR

QUIET CUL-DE-SAC WITH WELL-LANDSCAPED, MAINTAINED GROUNDS

Demographics

5-MILE RADIUS

POPULATION	AVG. HH INCOME	BUSINESSES	EMPLOYEES	AGES 22-54
144,881	\$94,709	7,185	99,140	46.6%