

701 BROOKFIELD PARKWAY

±129,266 SF
Class A Office Building



Greenville, SC 29607

CBRE



Up to ±129,266 SF Available

Lease Rate: \$26.50/SF Full Service



Three story building – each floor features it's own break room and kitchenette



Easy access to major interstates, I-85 and I-385



Located off Butler Road with quick access to Woodruff Road, Greenville's major retail corridor

PROPERTY DETAILS



Signage opportunity



Space can be subdivided



Ample on-site parking (6/1,000)



Electric vehicle charging stations



New Outdoor Pickleball Court



State of the art fitness center and workout studio



Fully equipped on-site café



Outdoor patio area with lounge furniture and tables

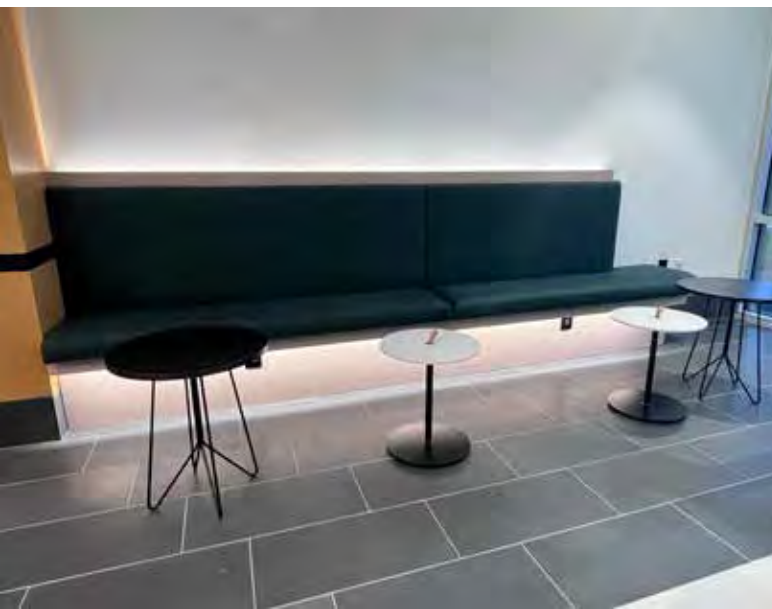


24/7 on-site security and key card access



ON SITE CAFÉ

The cafe, new in 2020, is fully equipped with commercial appliances, two buffet counters and ample dining options both indoor and outdoor.



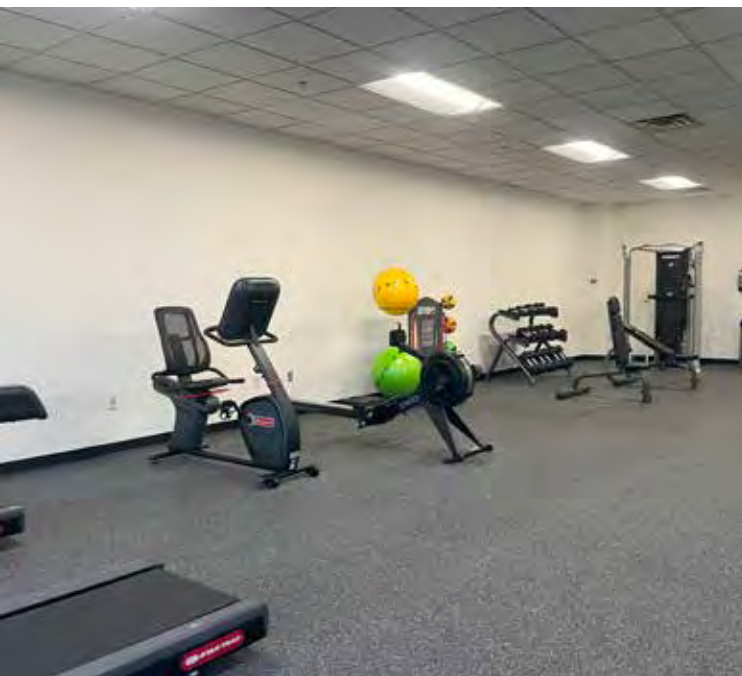
OUTDOOR SPACE

The outdoor lounge area and pickleball court are new in 2024.

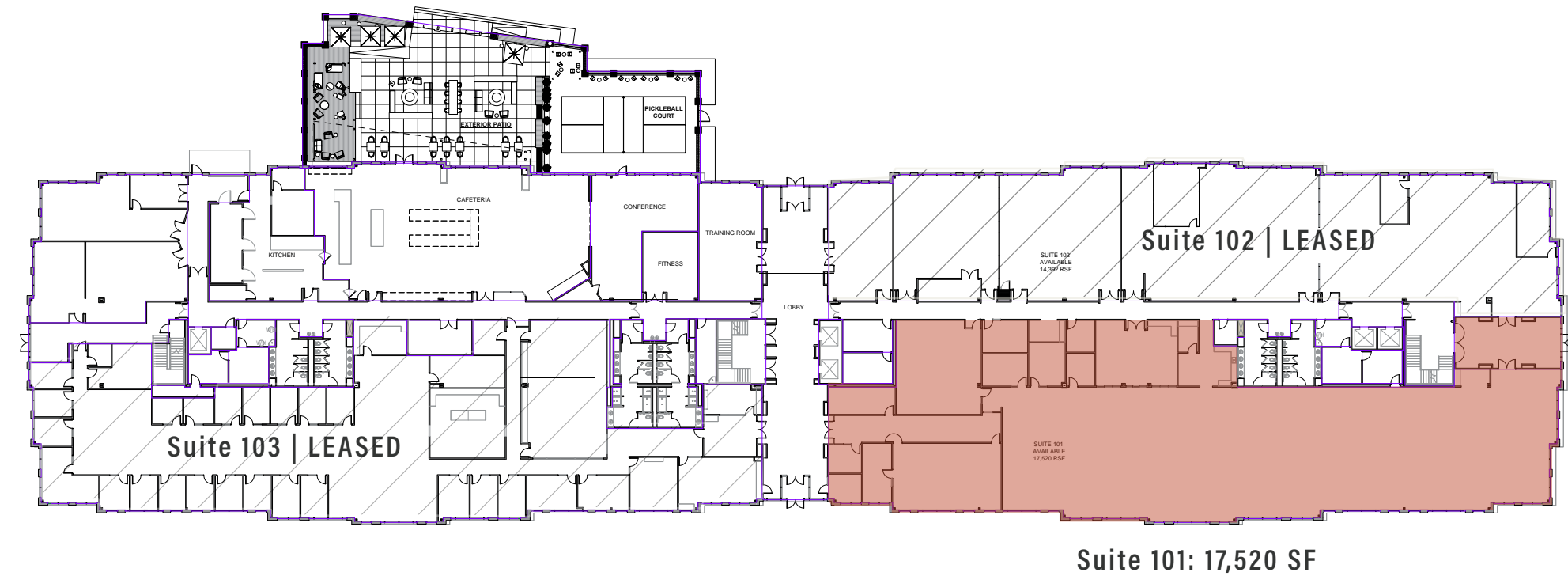


FITNESS CENTER

The fitness center is state of the art and features a workout studio for group classes, men's and women's showers and locker rooms

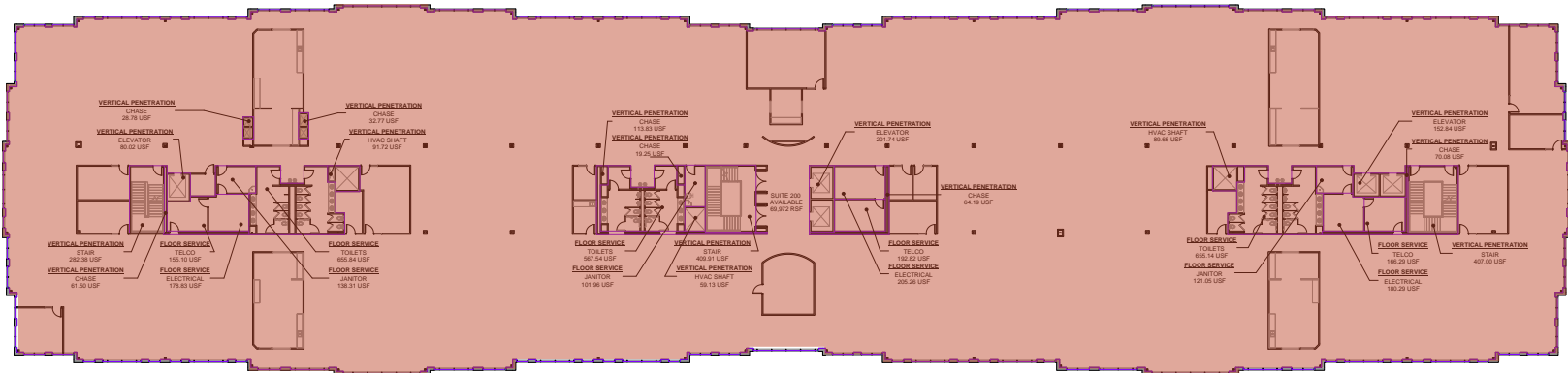


FIRST FLOOR
17,520 SF AVAILABLE

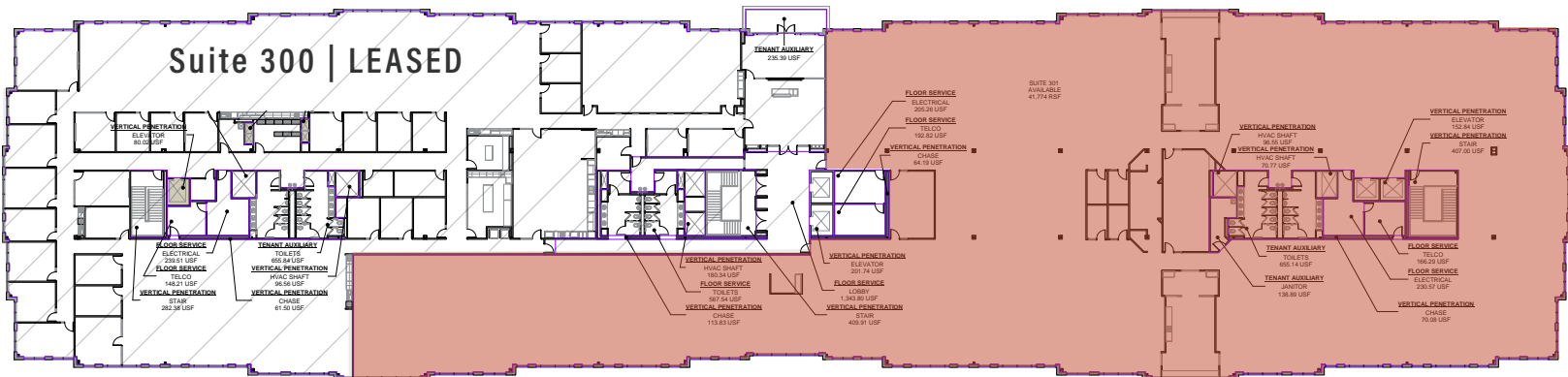


SECOND FLOOR
69,972 SF AVAILABLE

Suite 200: 69,972 SF

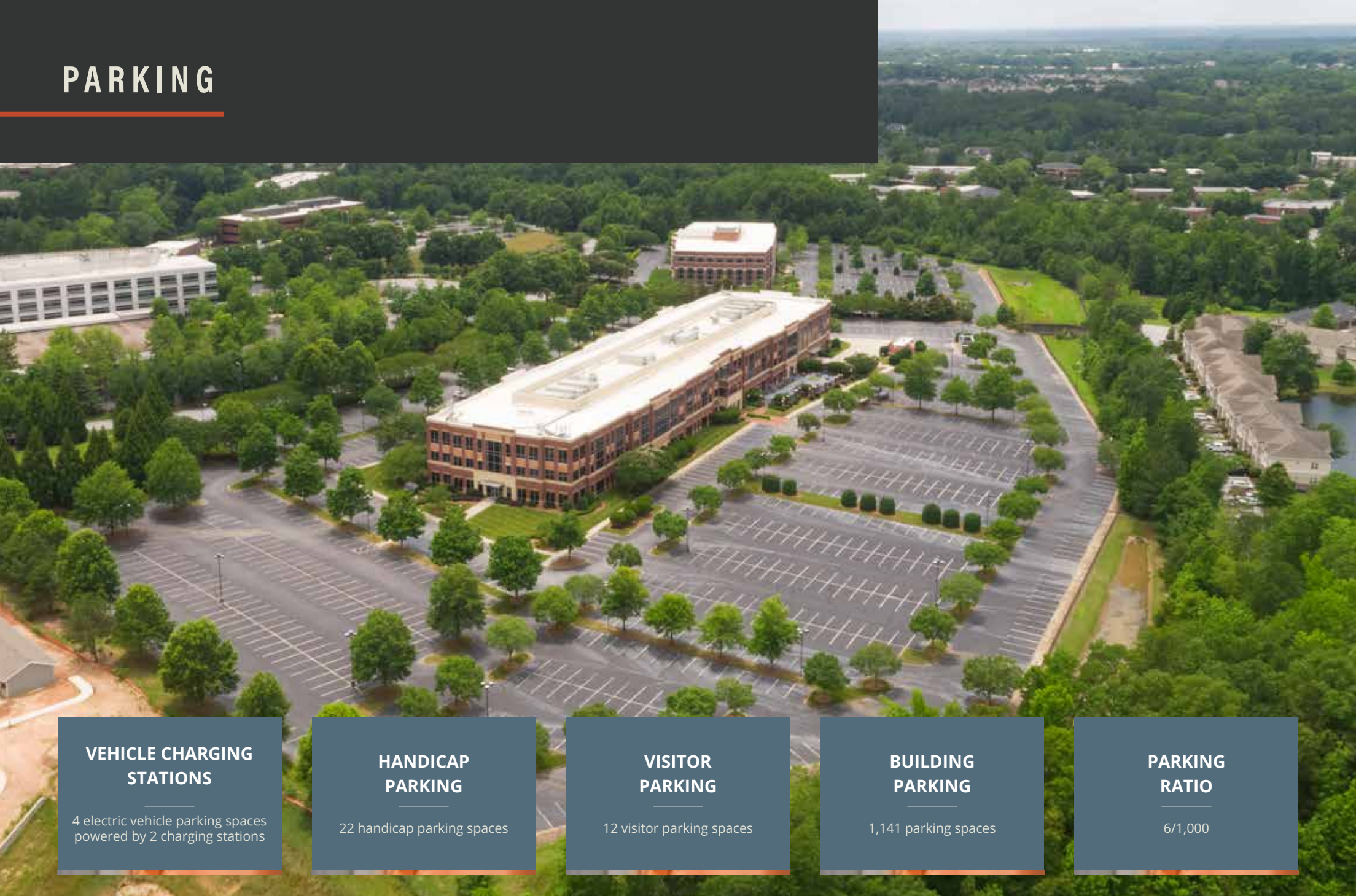


THIRD FLOOR
41,774 SF AVAILABLE



Suite 301: 41,774 SF

PARKING



VEHICLE CHARGING STATIONS

4 electric vehicle parking spaces powered by 2 charging stations

HANDICAP PARKING

22 handicap parking spaces

VISITOR PARKING

12 visitor parking spaces

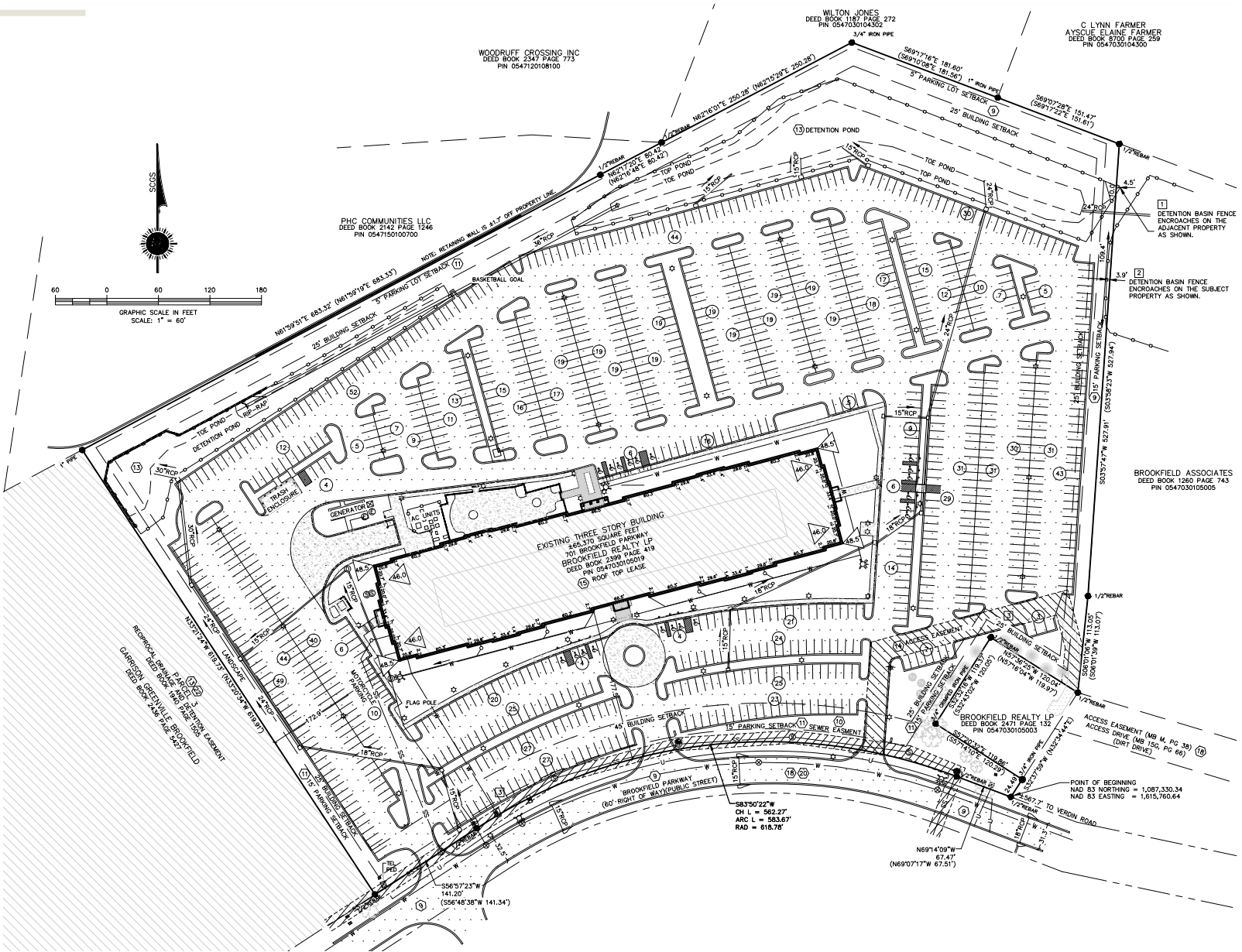
BUILDING PARKING

1,141 parking spaces

PARKING RATIO

6/1,000

SITE PLAN



ACCESS

Conveniently located on Butler Road in Greenville, SC. The property benefits from the easy accessibility to two major interstates as well as an international airport, less than 8 miles away.



BY CAR

I-385
2 Minutes

I-85
4 Minutes

I-26
23 Minutes

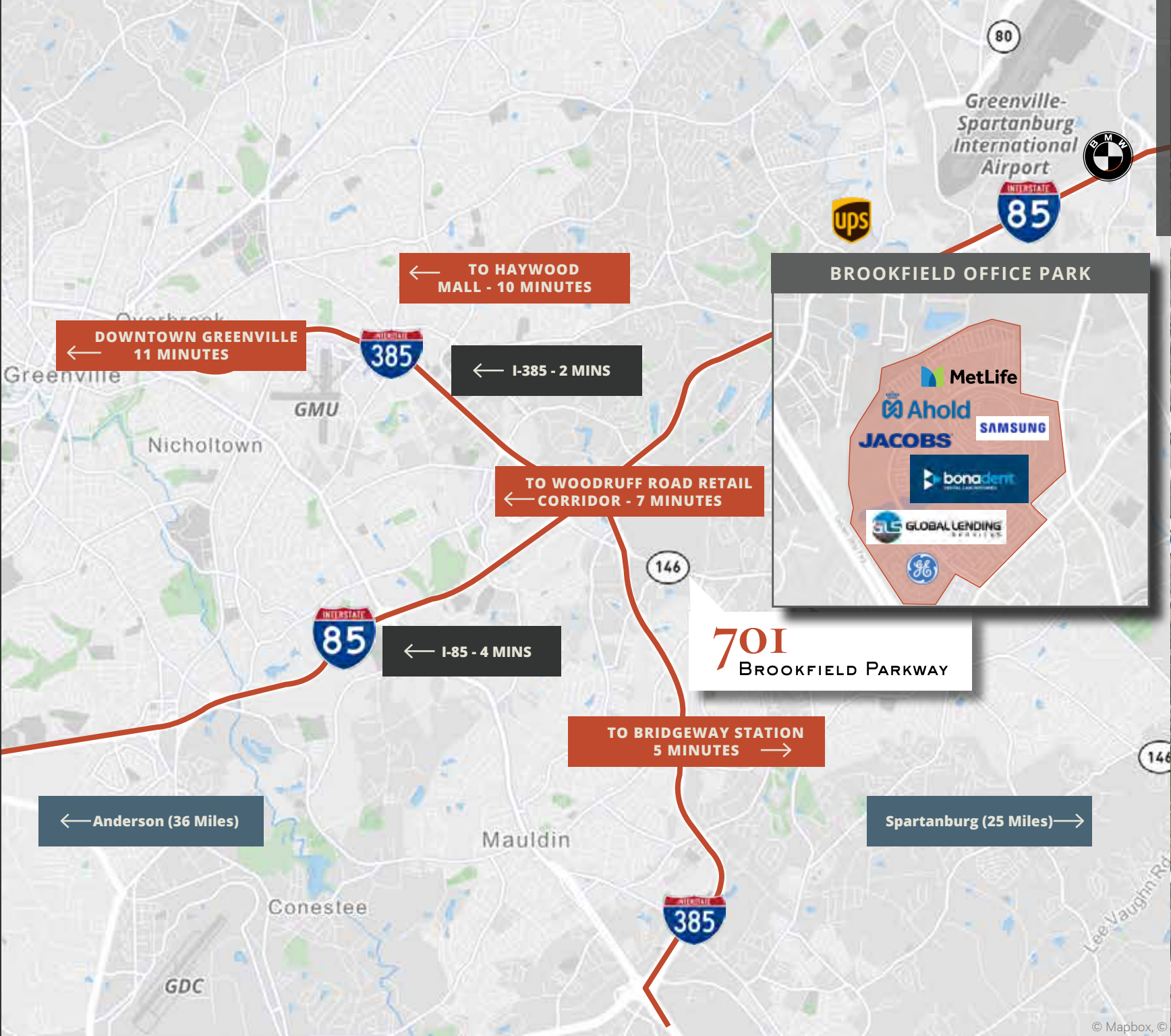
GSP International Airport
12 Minutes

Downtown Greenville
11 Minutes

Spartanburg, SC
32 Minutes

Charlotte, NC
1 Hour 37 Minutes

Atlanta, GA
2 Hours 19 Minutes



SURROUNDING AREA

701 Brookfield is located 1 mile from Greenville's largest restaurant and retail corridor and less than 2 miles from BridgeWay Station, the new 38-acre mixed-use urban village and future home to Greenville Triumph soccer stadium.



GREENVILLE, SOUTH CAROLINA

Renowned for its exceptional business climate and superior quality of life, the Upstate of South Carolina is bursting with growth, start-ups, and a robust economy. With its affordable standard of living, low crime, great schools, and a vibrant culture, Greenville is a mid-sized city with a small-town heart; the perfect combination for business location or expansion.

#9

AFFORDABLE U.S.
DESTINATIONS FOR 2019

AARP



TOP 10

CITY IN LABOR
FORCE CONFIDENCE

LinkedIn

#3

STRONGEST JOB
MARKET IN AMERICA

Bloomberg
Businessweek



TOP 5

BEST PLACES
TO RETIRE

AARP



#1

FRIENDLIEST CITY
IN THE UNITED STATES

Condé Nast
Traveler



TOP 10

BEST PLACES
TO LIVE, 2016

MEN'S JOURNAL



#1

MICRO AMERICAN
CITY OF THE FUTURE

fDi Intelligence



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