

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

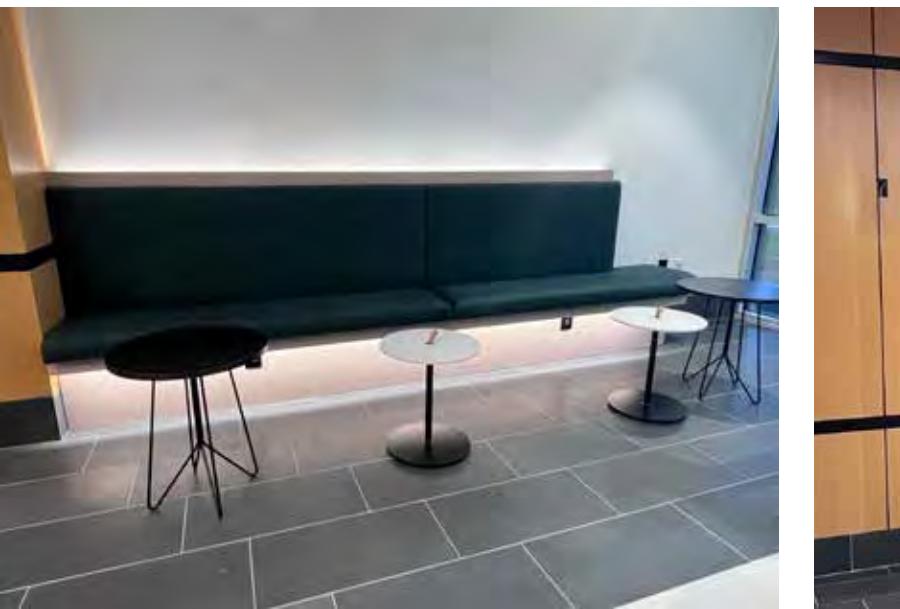


Three story building – each floor features its own break room and kitchenette
Easy access to major interstates, I-85 and I-35
Located off Butler Road with quick access to Woodruff Road, Greenville's major retail corridor



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.



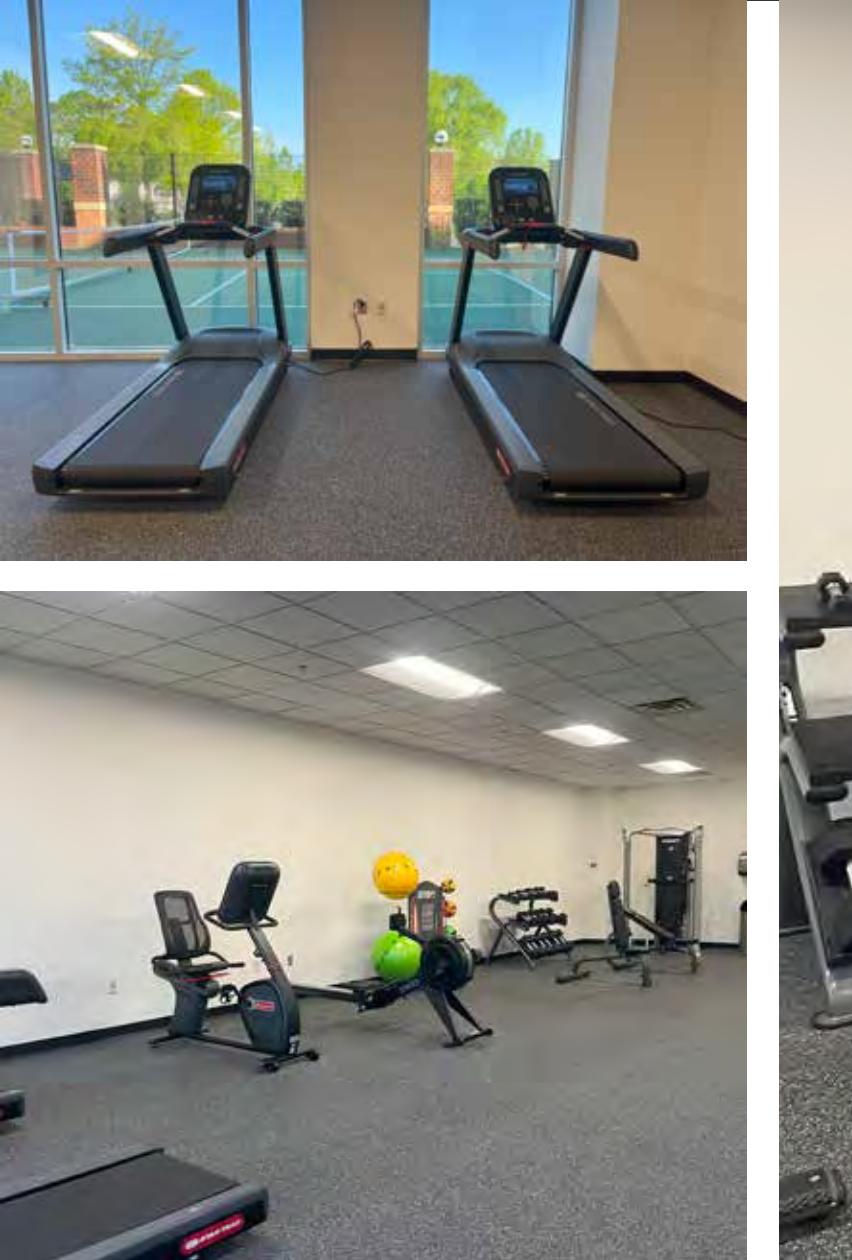
OUTDOOR SPACE

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



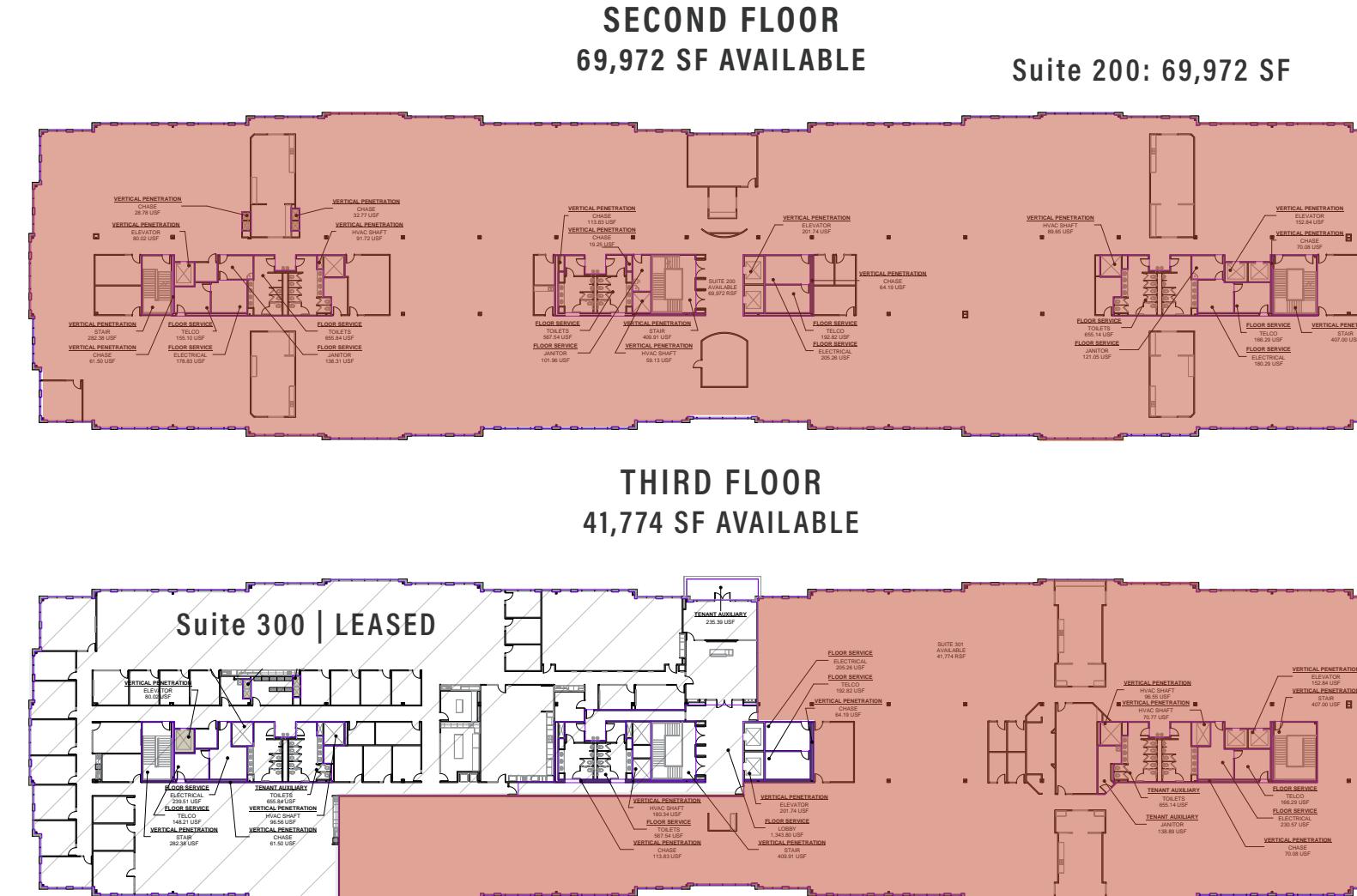
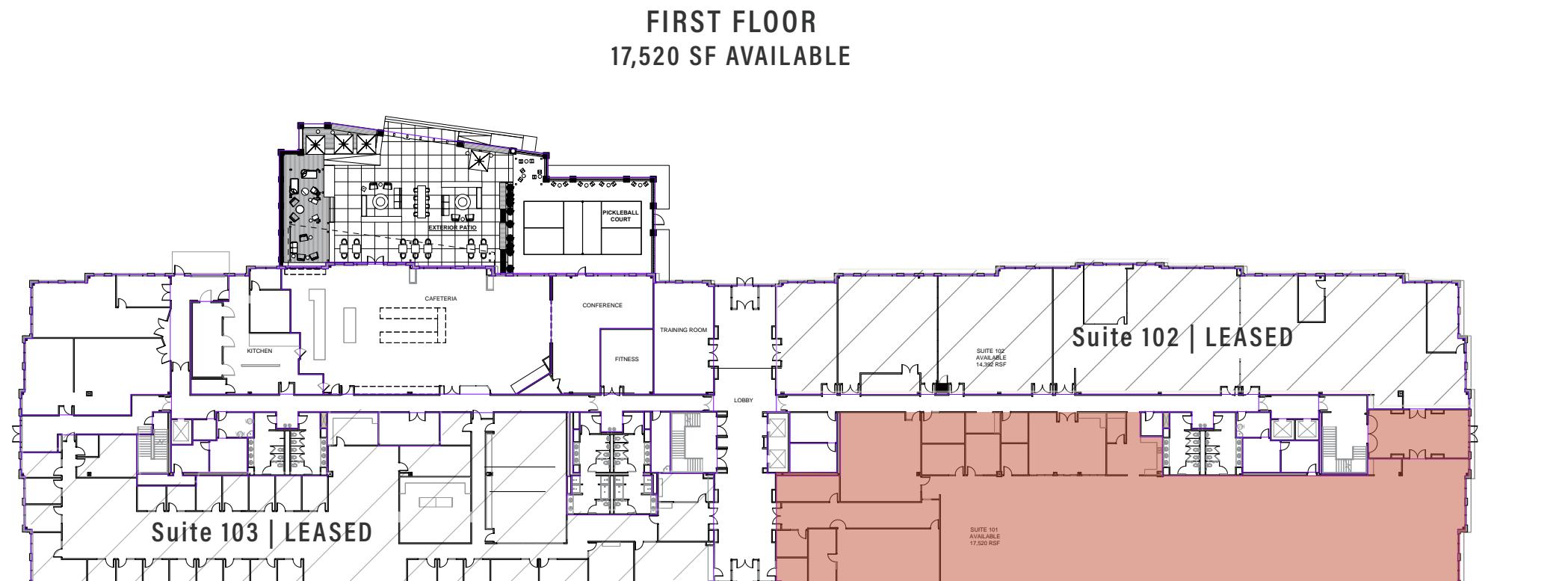
FITNESS CENTER

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

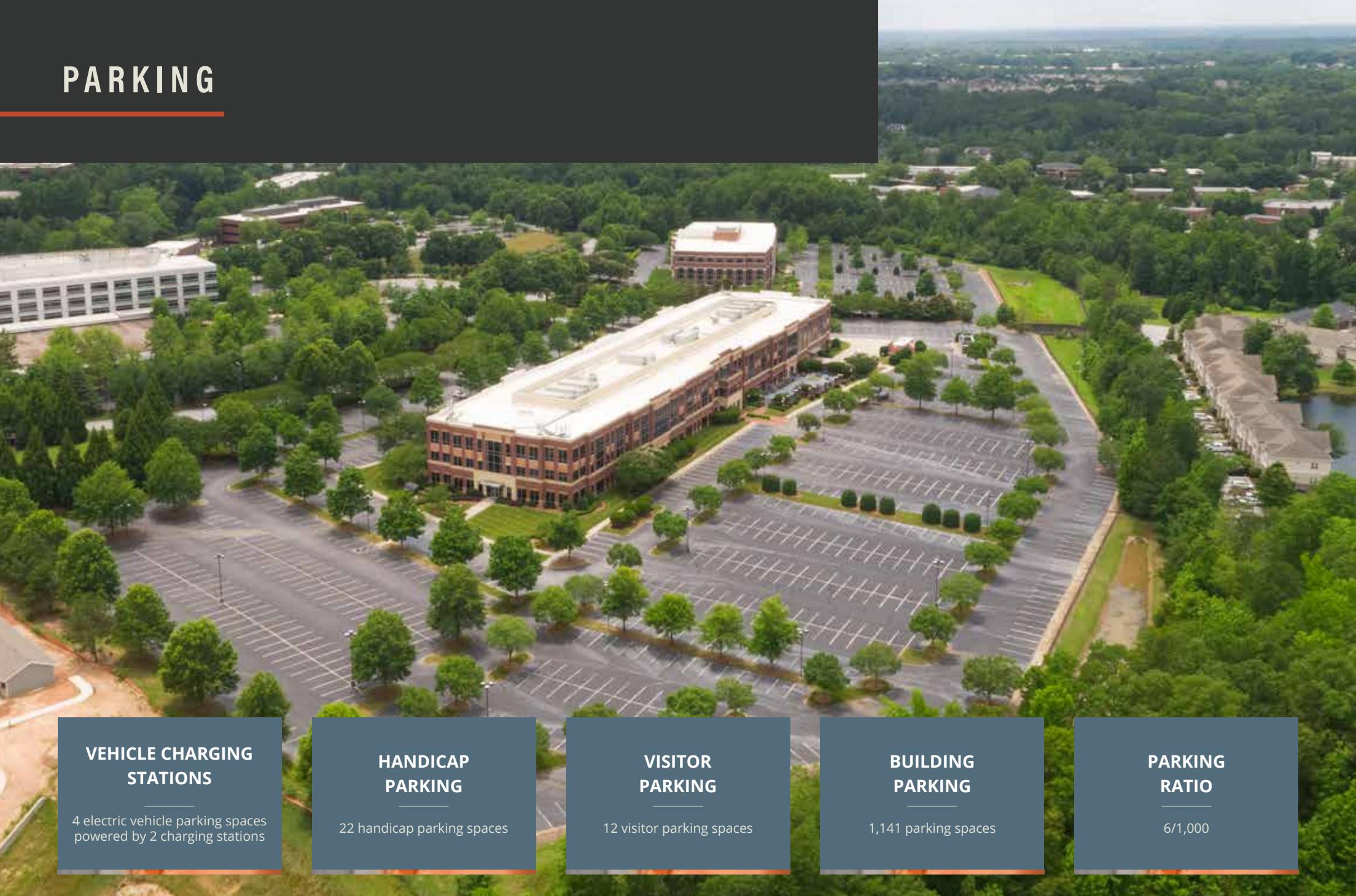


FLOOR PLANS

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BROOKFIELD PARKWAY



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

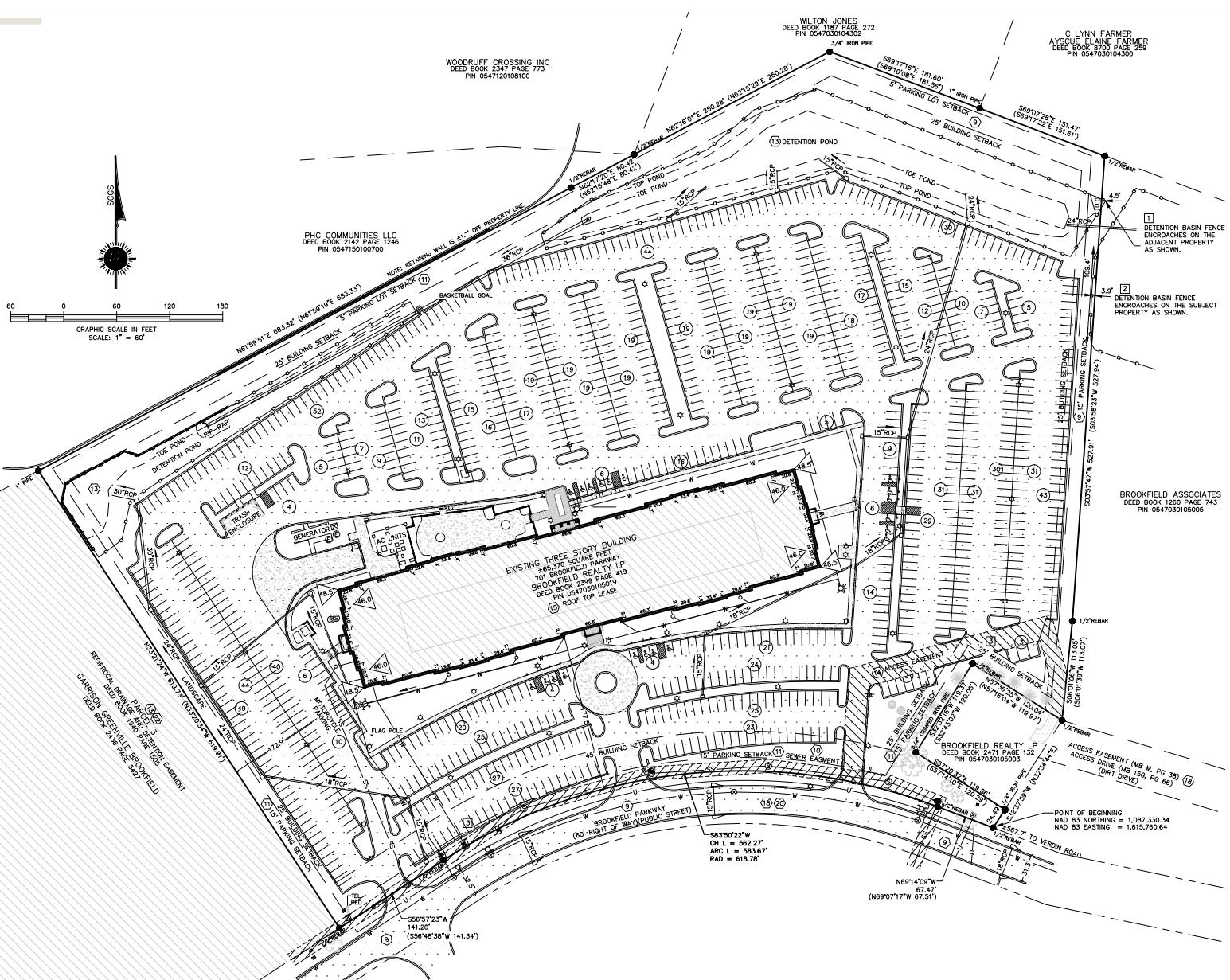
BUILDING PARKING

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.

385
Minutes

•85
Minutes

•26
3 Minutes

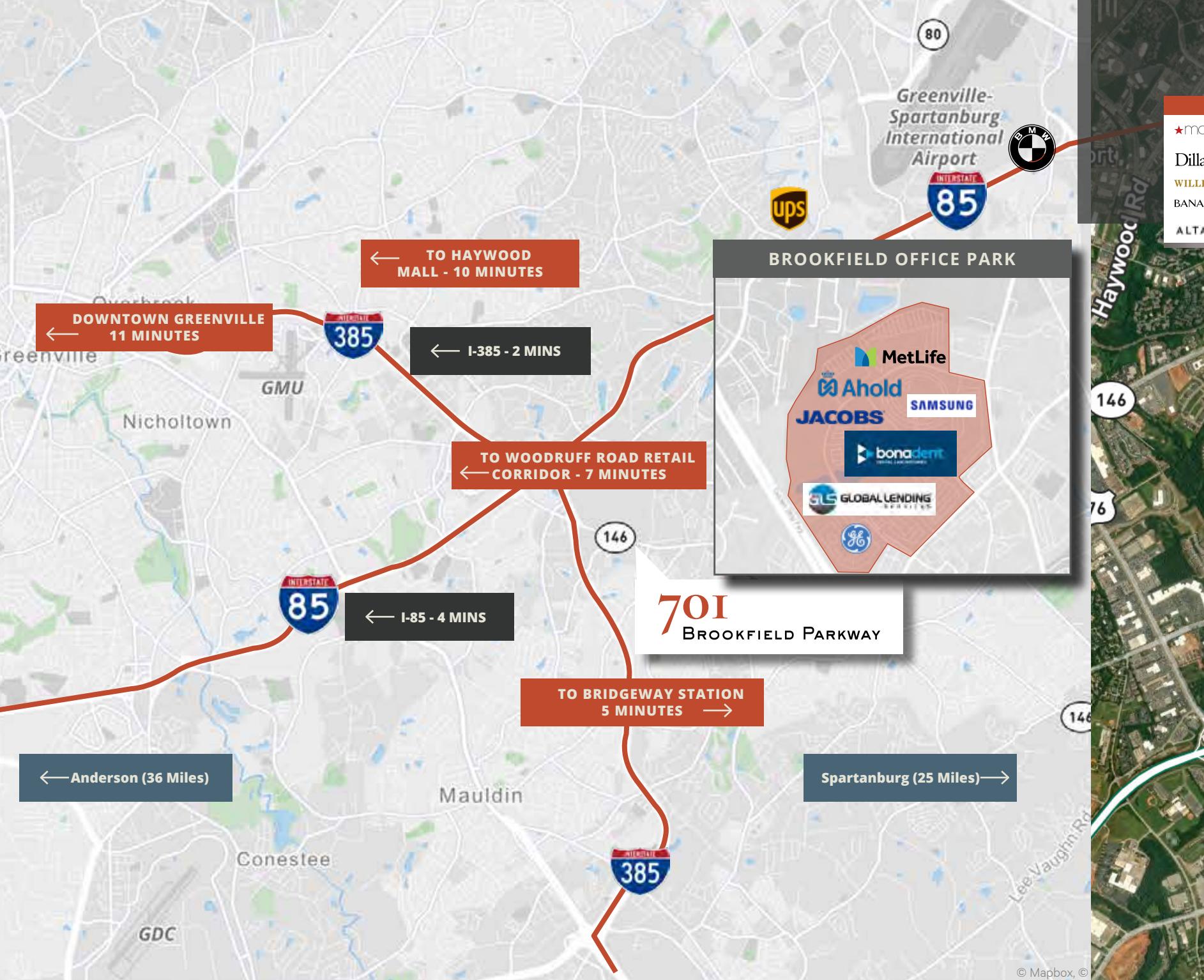
GSP International Airport 2 Minutes

Downtown Greenville 1 Minutes

partanburg, SC

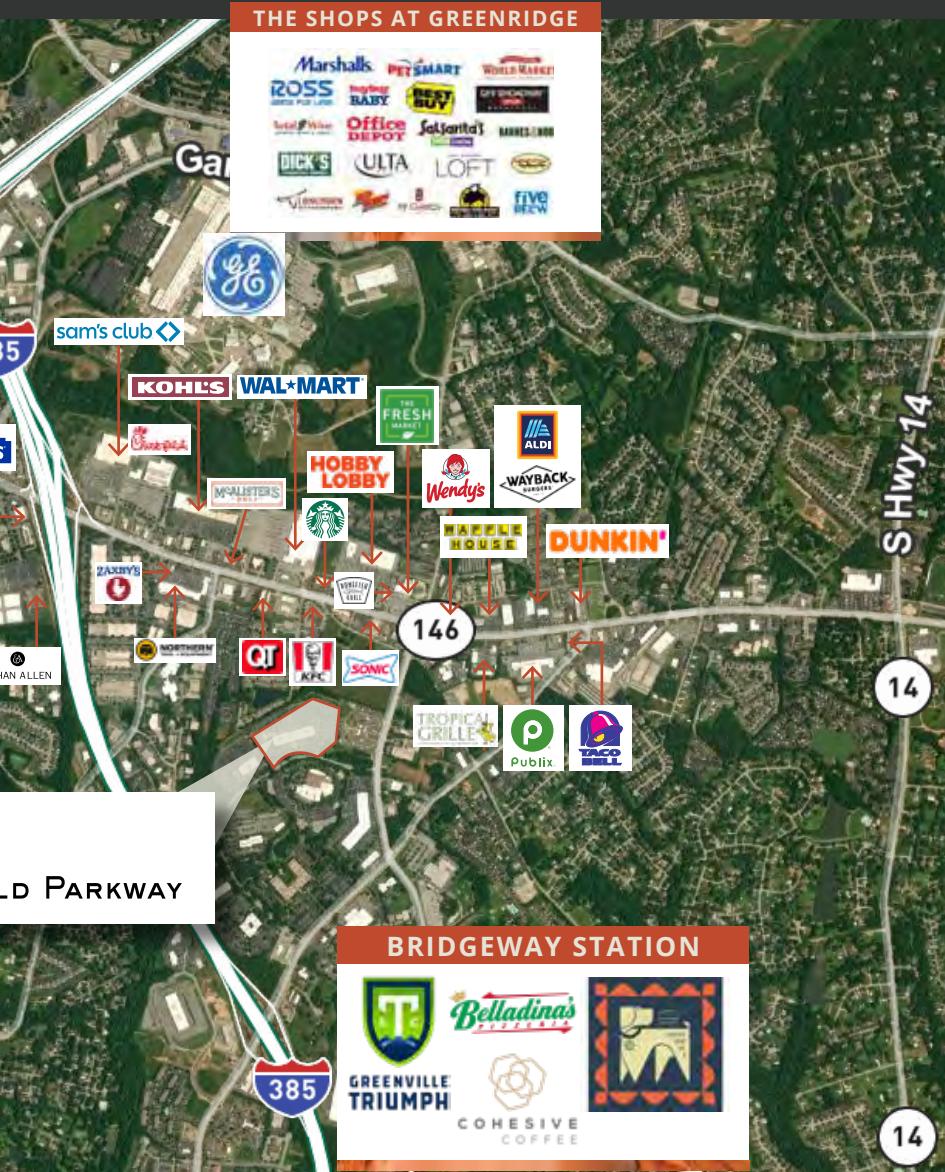
Charlotte, NC

Atlanta, GA



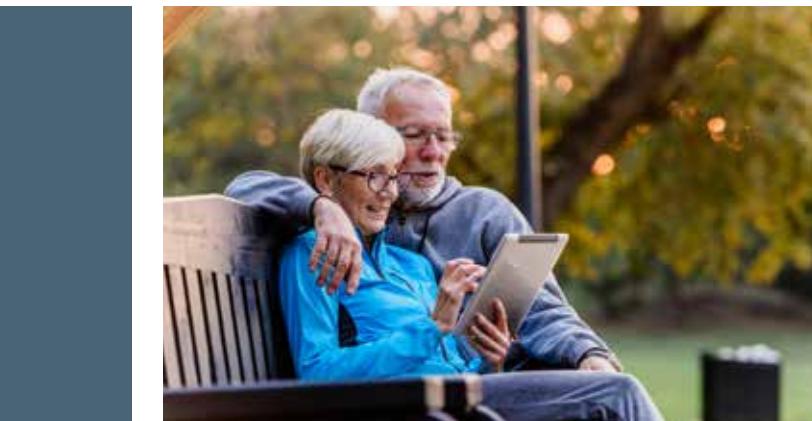
SURROUNDING AREA

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.



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