

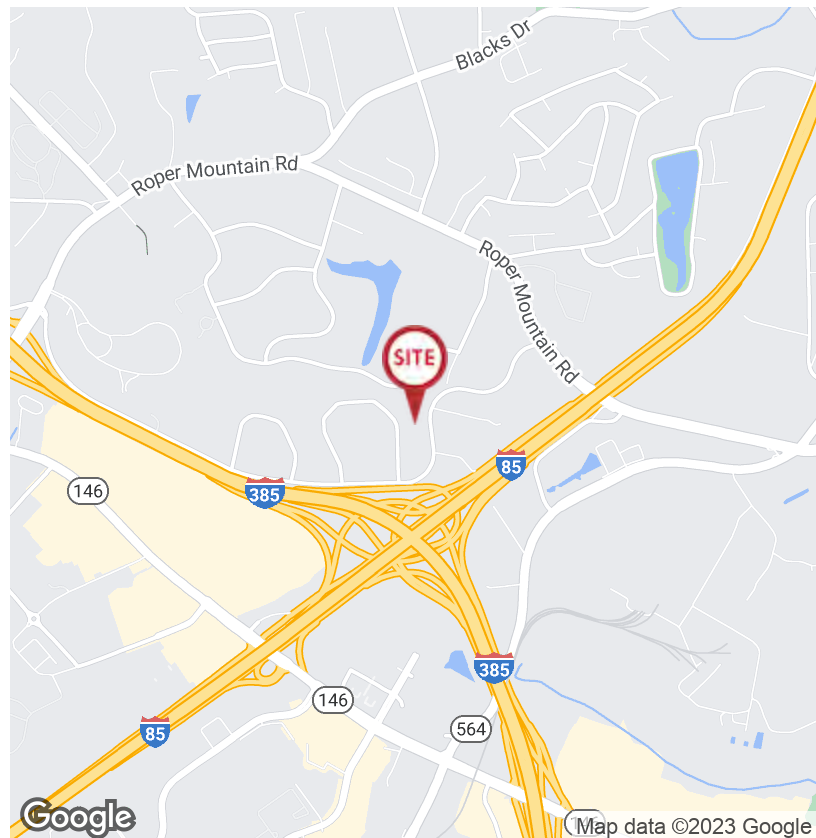
FOR SUBLEASE

7 Independence Pointe, Suite 200 Greenville, SC 29615



Property Features

- Unique opportunity to sublease within the highly sought after office park
- Suite 200: ±5,000 - ±22,790 SF (Subdividable)
- Sublease expires September 30, 2029
- Class A office space
- Fully furnished currently - new subtenant could use furniture or provide their own
- 10 minutes from Downtown Greenville
- I-85 / I-385 interchange (127,900 VPD / 115,900 VPD)
- Robust tenant-focused amenities
- Ample parking
- Exterior marquee signage
- \$22.08/SF/Full Service Asking Rate



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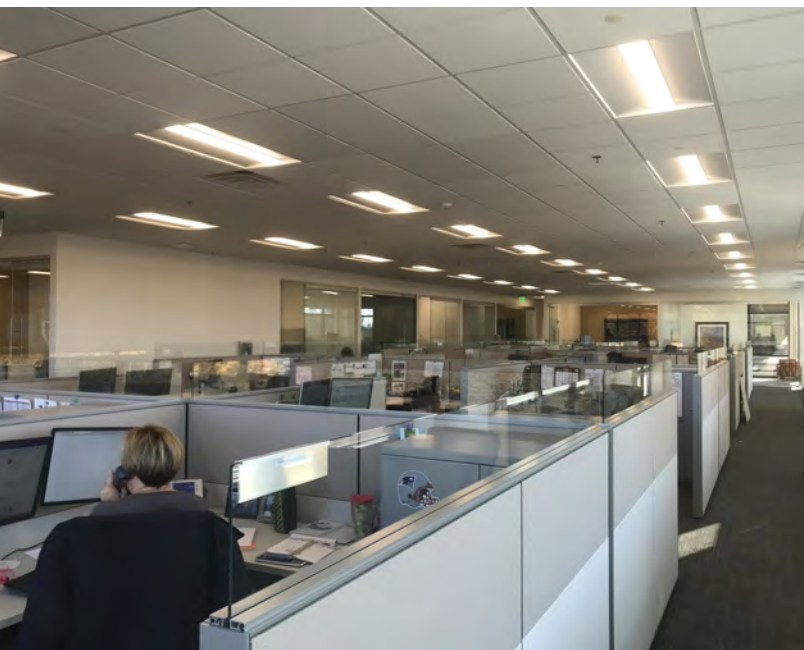
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101 E Washington St
Greenville, SC 29601
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Property Photos

Independence Office Park



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FLOOR PLAN

Independence Office Park

 22,790 SF
Sublease Option

 17,721 SF
Sublease Option



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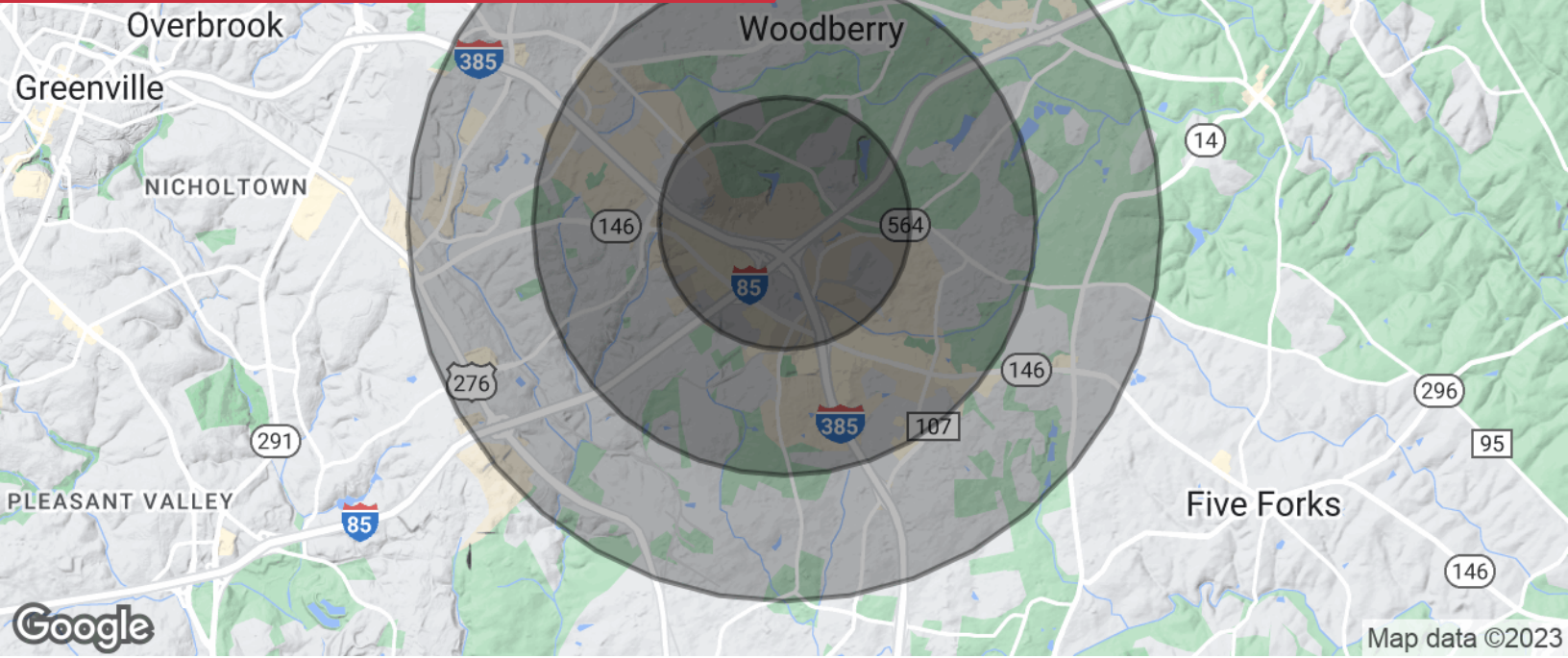
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Demographics

Independence Office Park



Population

1 Mile

2 Miles

3 Miles

Total population	3,961	18,929	49,186
Median age	39.7	38.2	38.6
Median age (male)	41.3	39.2	38.9
Median age (Female)	39.4	38.3	38.7

Households & Income

1 Mile

2 Miles

3 Miles

Total households	2,176	10,019	24,229
# of persons per HH	1.8	1.9	2.0
Average HH income	\$82,217	\$81,514	\$83,622
Average house value	\$265,626	\$251,495	\$261,939

* Demographic data derived from 2020 ACS - US Census