



FOR LEASE

±3,000 SF MEDICAL OFFICE SPACE

274 B Commonwealth Drive
Greenville, SC



LEE & ASSOCIATES
GREENVILLE/SPARTANBURG

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864.704.1040
LeeUpstate.com

LEASE RATE:

**\$18.00/SF
(NNN)**



EXAM ROOMS
3 EXAM/TREATMENT
ROOMS



PRIVATE OFFICES
3 (THREE)



LAB SPACE
DEDICATED LAB
SPACE



SPECIALIZED AREAS
WAITING ROOM
AND RECEPTION

- **Professional Medical Layout:** Includes reception/waiting area, lab space, exam rooms, private offices, and support space
- **Strategic Greenville Location:** Easy access to I-385, Pelham Rd, and surrounding healthcare providers
- **Ample Free Surface Parking:** Convenient for patients and staff with direct building access
- **Strong Visibility:** Building signage opportunities enhance exposure

PROPERTY PHOTOS



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201 W. McBee Ave, Suite 400, Greenville, SC 29601
320 E. Main Street, Suite 430, Spartanburg, SC 29302
LeeUpstate.com | 864.704.1040



LOCATION OVERVIEW



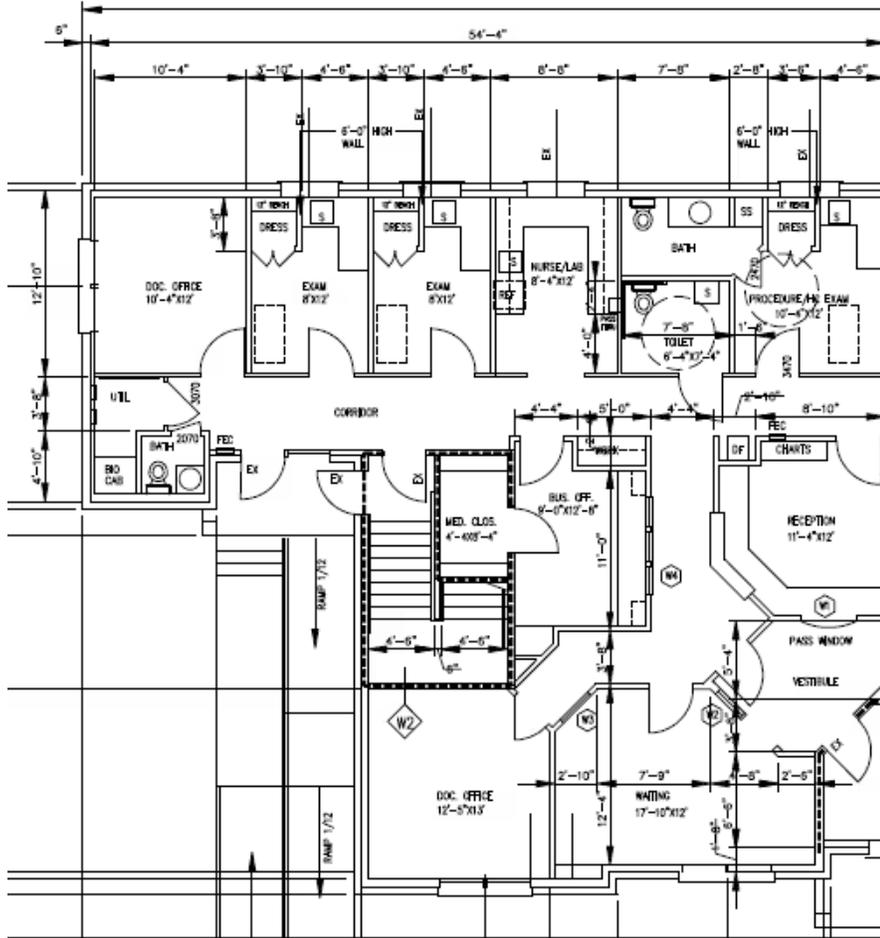
[Click Here to View the Interactive Map](#)

- 1 Epiphany Dermatology
- 2 Vital Care of Greenville
- 3 St. Francis Therapy Center
- 4 St. Francis Eastside
- 5 Prisma Health Patewood
- 6 Patewood Medical Campus
- 7 Tollison Orthodontics
- 8 Carolina Health Innovation
- 9 Advanced Hearing Solutions
- 10 Allergy Partners of the Upstate

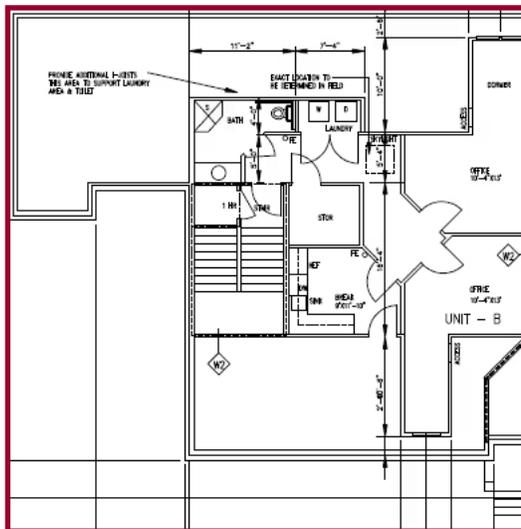
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FLOOR PLAN



Downstairs Floor Plan



Upstairs Floor Plan





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LEARN MORE CALL TODAY



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