



INDEPENDENCE CORPORATE PARK



**1,000 – 30,000 SF
WORKSPACES LEASING AT
I-85 / I-385 INTERCHANGE IN
GREENVILLE, SOUTH CAROLINA**

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THE SIMPSON ORGANIZATION

Colliers



LEGEND

- = Available Space
- = Fully Leased

PROPERTY HIGHLIGHTS

Independence Corporate Park is a connected, seven-building office campus located at the I-85/ I-385 interchange in Greenville, SC. Recently acquired by new owner The Simpson Organization, the park's recently modernized interiors and lakeside walking paths will soon be complemented by the fully reimagined centralized amenity clubhouse. From the fully amenitized Clubhouse and on-site management to ample free parking and wellness-driven campus experiences, discover Independence Corporate Park's elevated offering.



7-BUILDING CAMPUS COMMUNITY

With indoor/outdoor seating in a park-like setting



EXTERIOR PAINT AND SIGN ENHANCEMENTS

Located throughout the campus



REIMAGINED CLUBHOUSE AMENITIES

The amenity core is actively undergoing renovation to offer new tenant-enriching experiences



CONNECTED I-85 / I-385 ACCESS

Direct connection to Atlanta, Charlotte and the GSP International Airport



PARK-LIKE CAMPUS SETTING



RECENTLY MODERNIZED INTERIORS

ACCESS AMPLIFIED

When you office at the interchange of I-85 and I-385, coming to and from the office is an embraceable daily ritual. With connectivity to the GSP International Airport as well as major area cities such as Atlanta and Charlotte, welcome clients and visitors from Greenville and beyond.



DRIVE TIMES

HAYWOOD MALL	2 Minutes
DOWNTOWN GREENVILLE AIRPORT	5 Minutes
BON SECOURS HEALTH SYSTEM	5 Minutes
DOWNTOWN GREENVILLE	10 Minutes
SPARTANBURG	38 Minutes



AREA FEATURES

Positioned just 10 minutes from Greenville's vibrant Downtown core, Independence Corporate Park offers quick, convenient access to choice multi-family, retail, dining and entertainment destinations that promote talent retention.



DINING

- The Sunflower Cafe
(on-site)
- Another Broken Egg Cafe
- Bonefish Grill
- Chick-Fil-A
- Fusion Japanese Steakhouse + Sushi Bar
- Fuddruckers
- La Parilla Mexican Restaurant
- Longhorn Steakhouse
- Panera Bread
- Yard House
- 7 Brew Coffee



WELLNESS

- Orangetheory Fitness
- 4Balance Fitness
- Planet Fitness



LODGING

- Candlewood Suites IHG
- Residence Inn by Marriott
- Hilton Garden Inn
- Hampton Inn

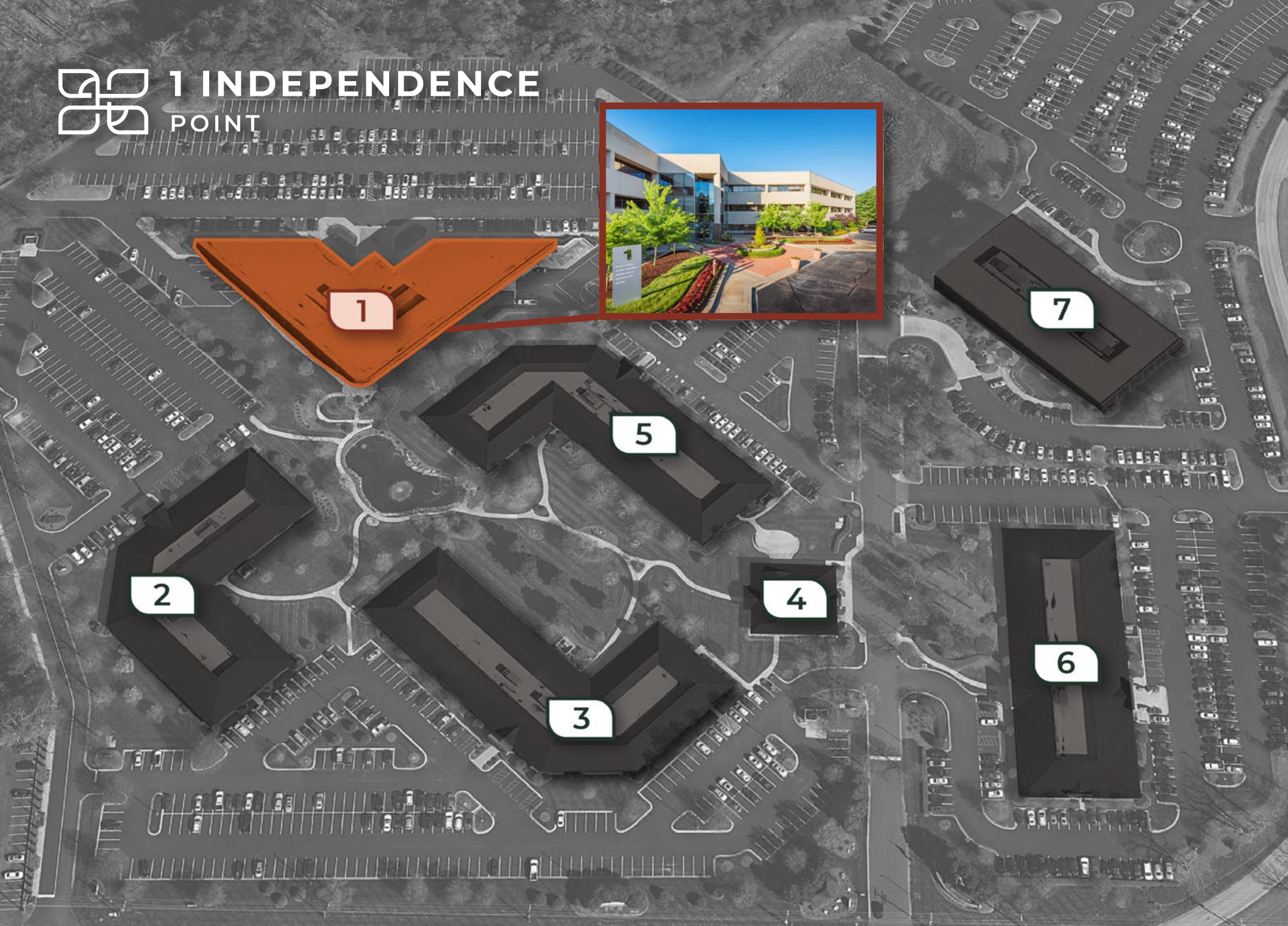


SERVICES

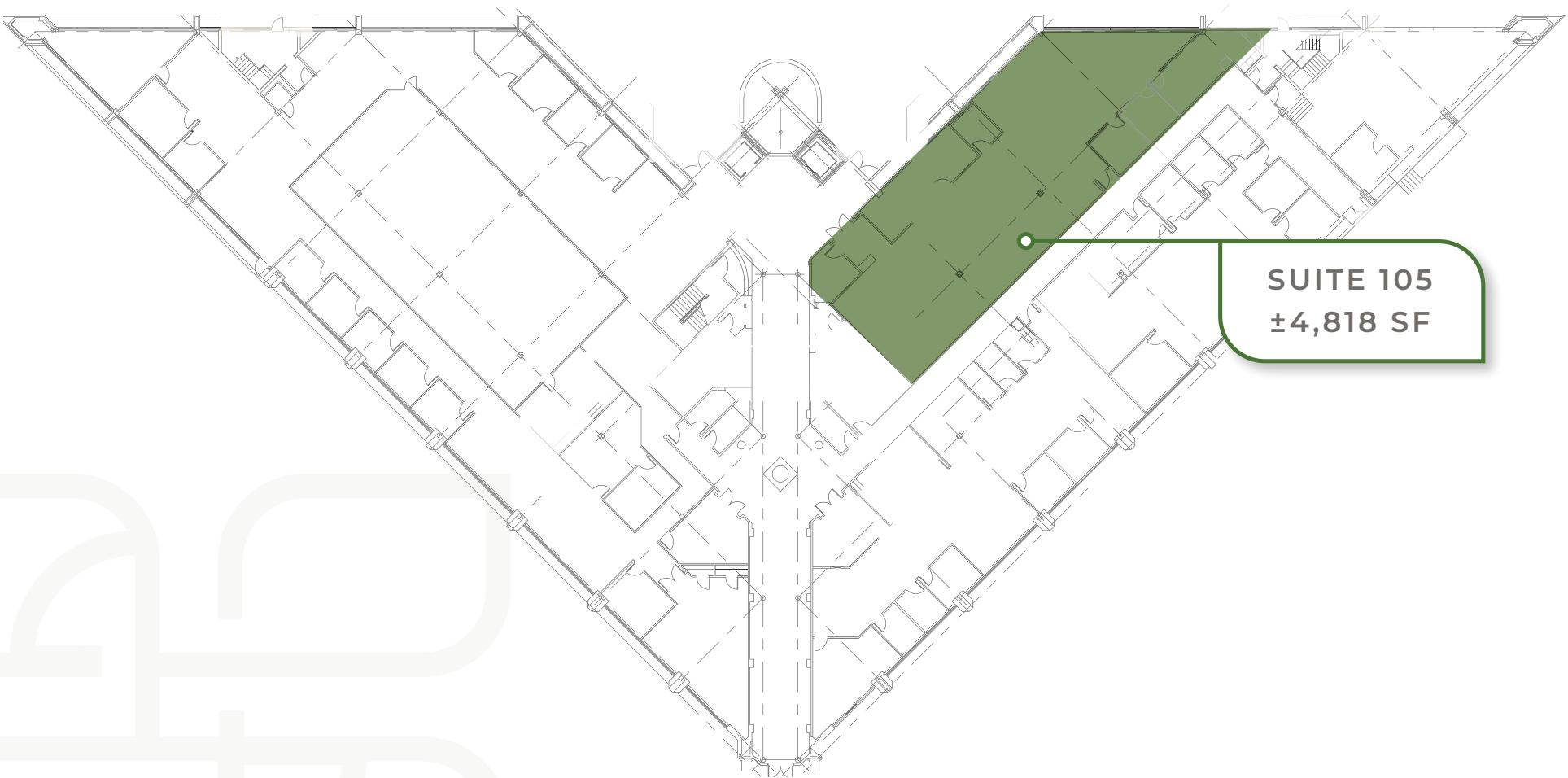
- Costco Wholesale
- Home Depot
- Lowes
- Publix
- Target
- Trader Joes
- UPS
- Walmart Super Center
- Whole Foods



1 INDEPENDENCE POINT



FLOOR ONE

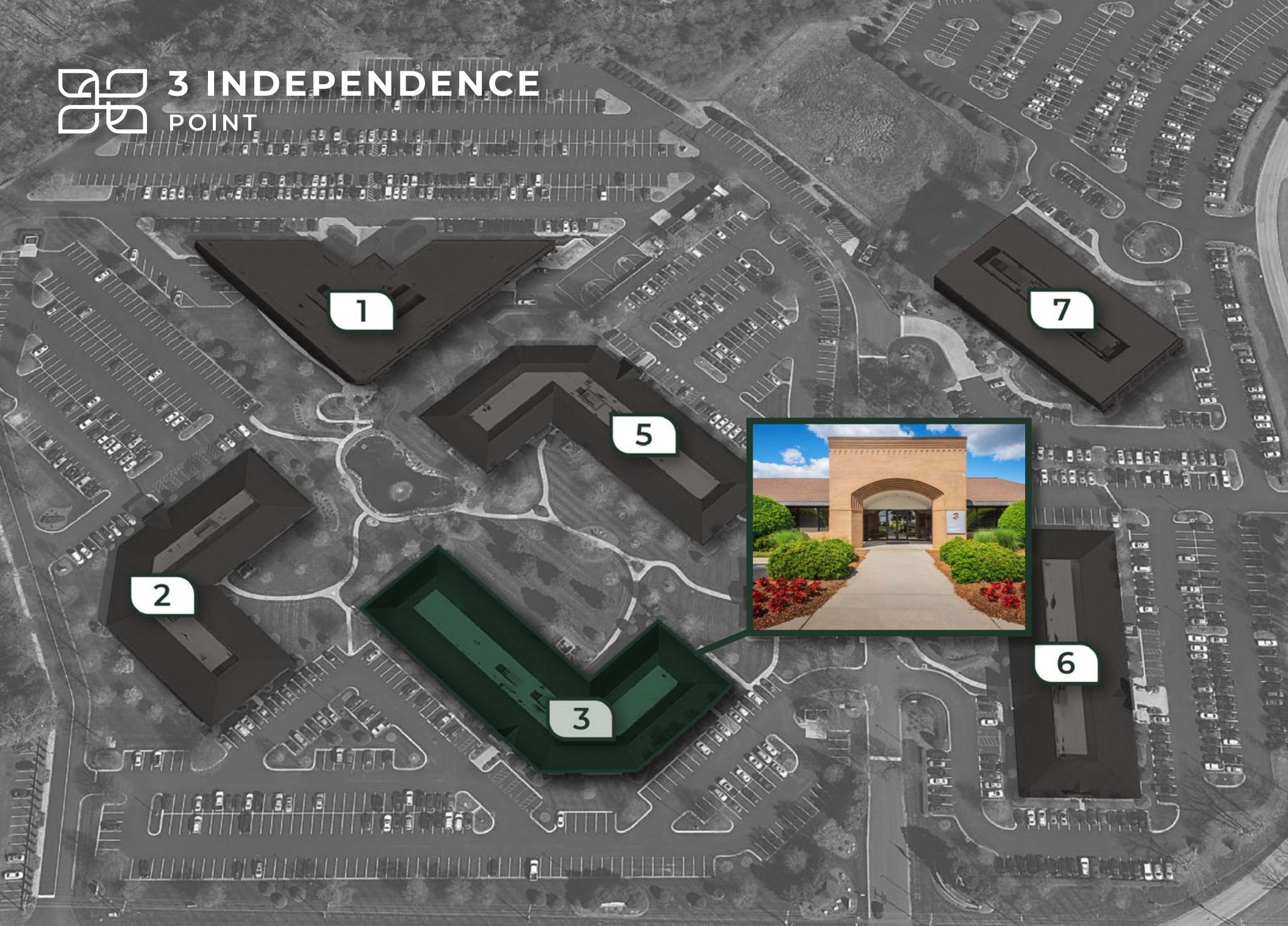


FLOOR TWO

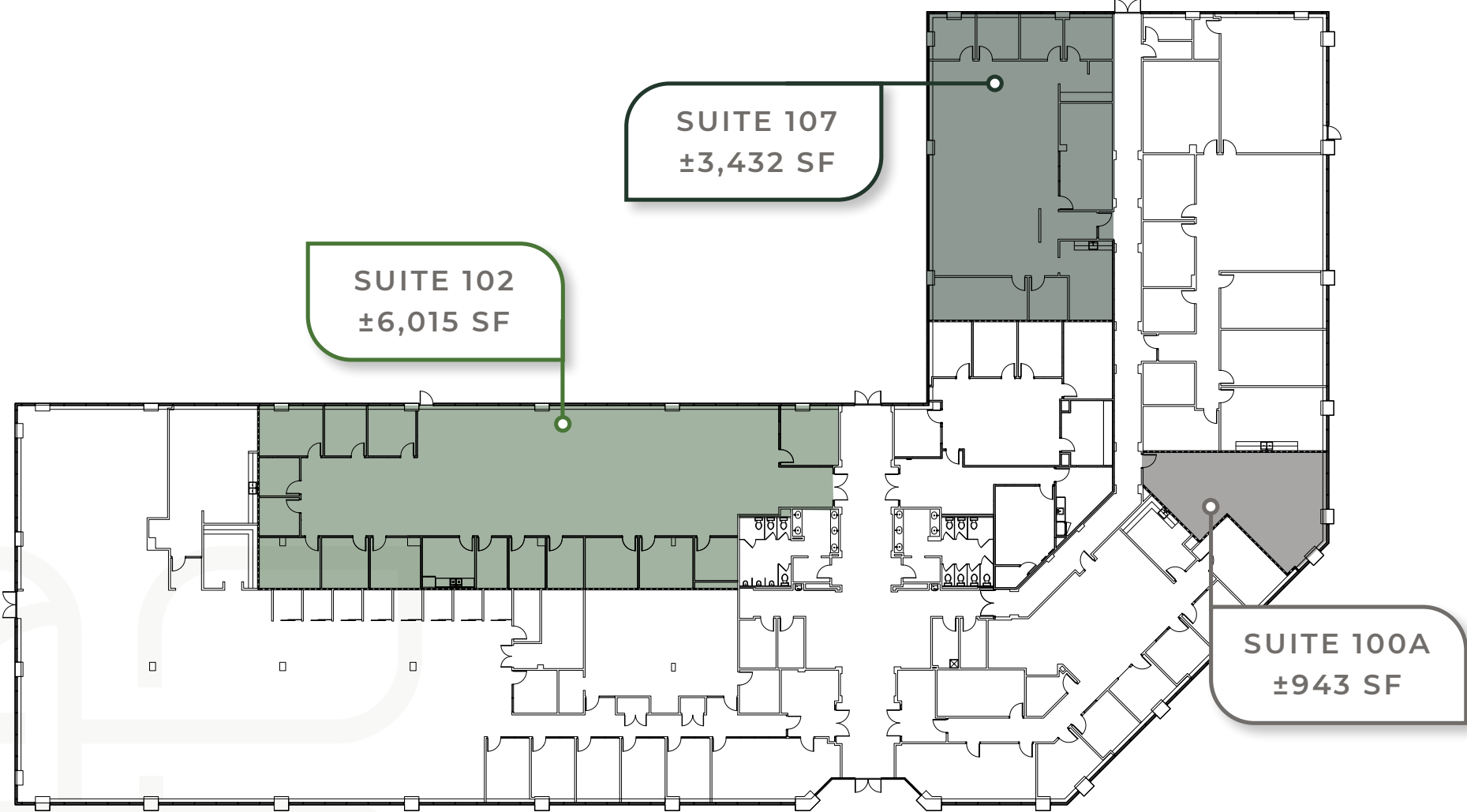




3 INDEPENDENCE POINT

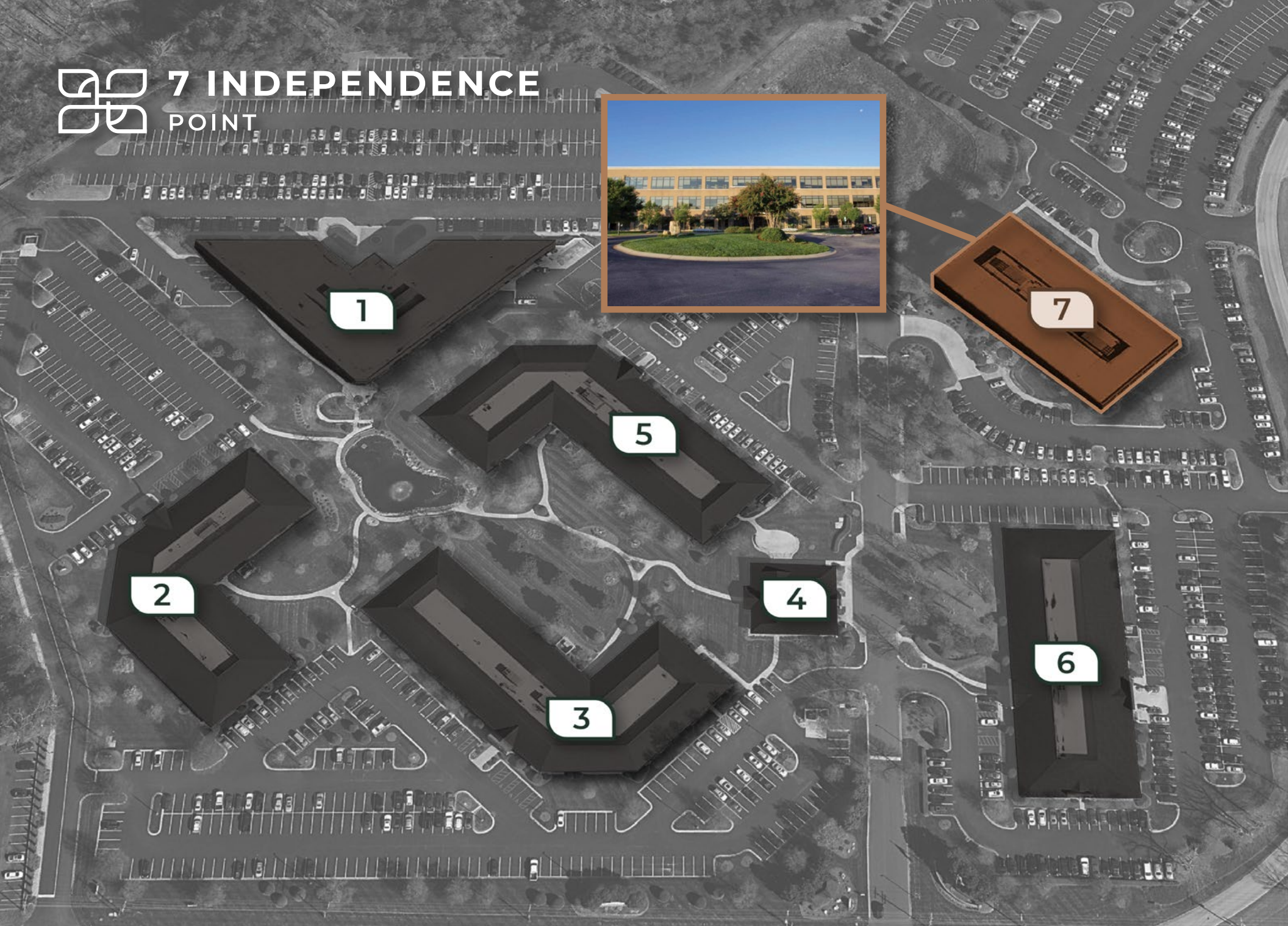


3 INDEPENDENCE POINT



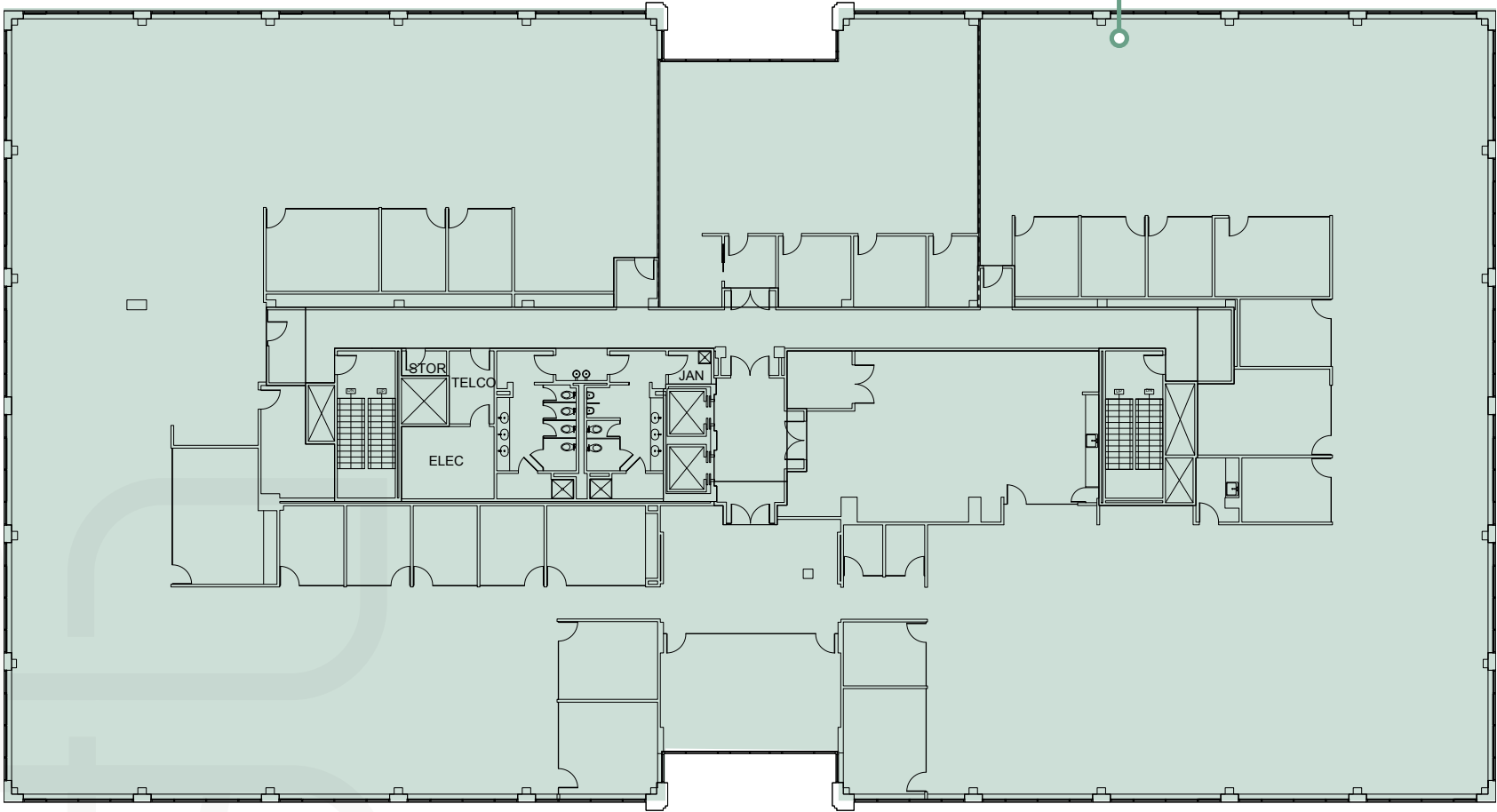


7 INDEPENDENCE POINT



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SUITE 200
±28,806 SF



FEATURED PHOTOS

BUILDING 7, SECOND FLOOR



BREAKROOM



CONFERENCE AREA



WORKSPACE



MEETING ROOMS



TENANT LOUNGE

UNDER TRUSTED OWNERSHIP

Under the proactive ownership of The Simpson Organization (TSO), Independence Corporate Park supports the advancement of the goals, careers and lifestyles of its celebrated tenants. A well capitalized market leader, the security of a well maintained property with the promise of regular maintenance and upkeep adds to the level of professionalism and overall standard for on-site experience. Holding true to its notable mantra of Curated Quality for Life and Work, TSO is thrilled to welcome new tenants to join this unique community.

Visit our website at:

ICPGREENVILLE.COM

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