



# FOR LEASE

## ±1,680 SF OFFICE OR RETAIL SPACE

510 Laurens Road  
Greenville, SC 29607



LEE & ASSOCIATES  
GREENVILLE/SPARTANBURG

**Chris Schwab**  
Vice President  
512.968.1252  
[cschwab@lee-associates.com](mailto:cschwab@lee-associates.com)

**Darath Mackie**  
Vice President  
864.337.1543  
[dmackie@lee-associates.com](mailto:dmackie@lee-associates.com)

Interactive PDF

**864.704.1040**  
[LeeUpstate.com](http://LeeUpstate.com)

LEASE RATE:

**\$21.50  
(NNN)**

- Prime location along Laurens Road - High Visibility & Easy Access to Downtown Greenville
- Flexible Floor Plan with 3 Private Offices & Open Office Space for collaboration.
- Professional Curb Appeal
- Dedicated Break Area/Kitchenette
- Convenient Access to Major Corridors including I-85 & I-385.



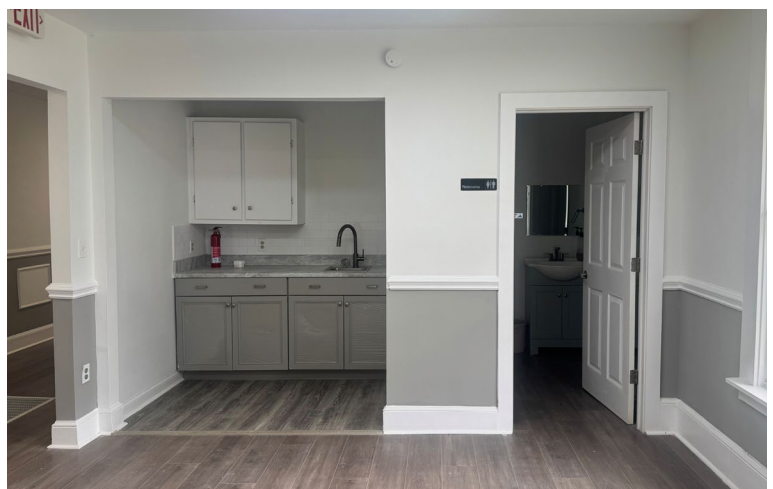
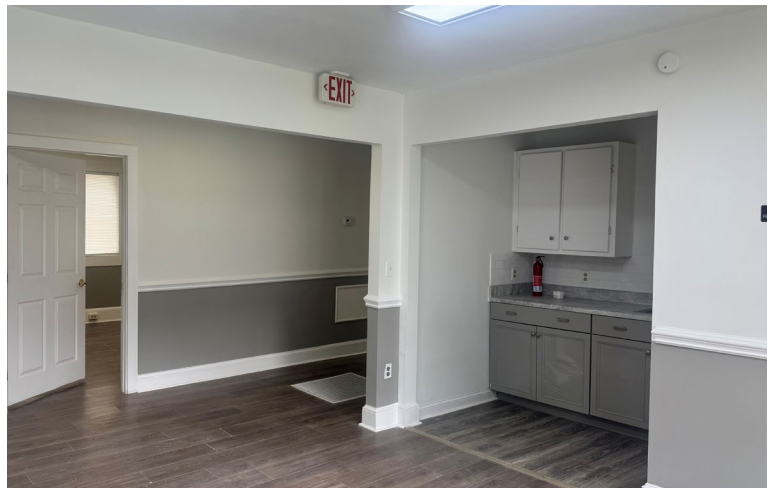
**SIGNAGE**  
ALONG ONE OF  
GREENVILLE'S  
BUSIEST CORRIDORS



**NEARBY BUSINESSES**  
SURROUNDED BY RESTAU-  
RANTS, RETAIL AND DAILY  
CONVENIENCES

# PROPERTY OVERVIEW & PHOTOS

PROPERTY NAME	510 Laurens Road
TYPE	Office/Retail
TOTAL AVAILABLE SF	±1,680 SF
TOTAL BUILDING SF	±1,680 SF
TAX MAP #	0196000700600
COUNTY	Greenville
CITY LIMITS	Yes
ZONING	MX-2
YEAR BUILT	1950
CONSTRUCTION TYPE	Wood Frame
PARKING	8
RESTROOMS	1
UTILITIES	Greenville Water, Duke Energy
SUBMARKET	S. Pleasantburg/CBD
OFFICES	3
CONFERENCE ROOMS	1
BREAK ROOMS	1
RECEPTION AREAS	1
SUITES AVAILABLE	1





# LOCATION OVERVIEW



3

2

1

7

4

6

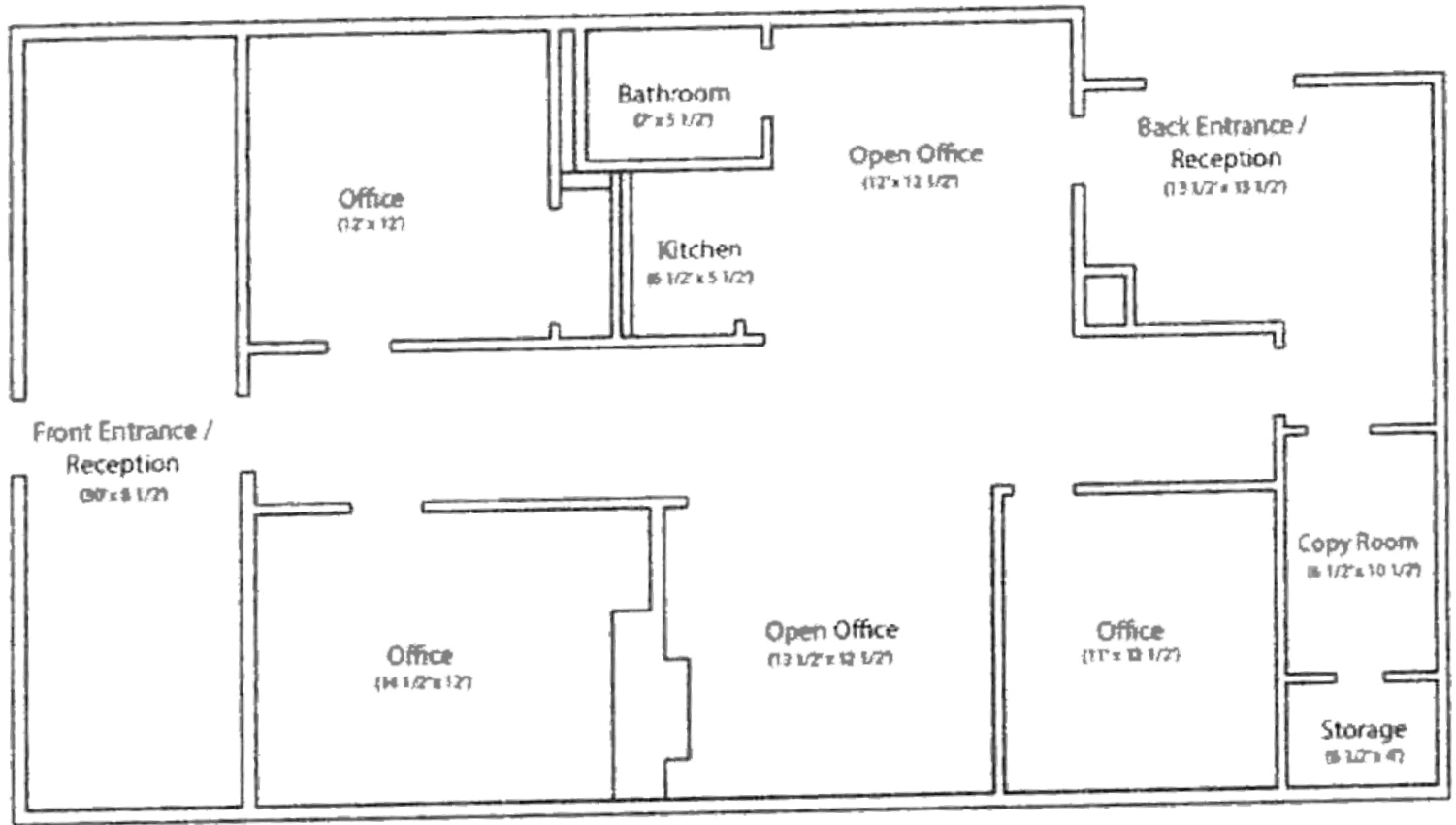
5

- 1 Willy Taco
- 2 Swamp Rabbit Trail
- 3 Downtown Greenville
- 4 Rocky's Hot Chicken Shack
- 5 The 07
- 6 Home Team BBQ
- 7 Spinx





# FLOOR PLAN



Interactive PDF 

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

[LeeUpstate.com](http://LeeUpstate.com) | 864.704.1040





Interactive PDF



# LEARN MORE CALL TODAY



LEE & ASSOCIATES  
GREENVILLE/SPARTANBURG

**864.704.1040**  
**LeeUpstate.com**

### GREENVILLE OFFICE

201 W. McBee Ave, Suite 400  
Greenville, SC 29601

### SPARTANBURG OFFICE

320 E. Main Street, Suite 430  
Spartanburg, SC 29302

All information furnished regarding the properties and information in this packet is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



**Chris  
Schwab**



**512.968.1252**

Vice President  
cschwab@lee-associates.com



**Darath  
Mackie**



**864.337.1543**

Vice President  
dmackie@lee-associates.com