



## FOR SUBLEASE

*\*Sublease Expires July 2027*

### Contact:

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#### **Colliers | South Carolina**

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# Office Space Available for Immediate Occupancy

**RATE: \$15.00/ SF Full Service**

## 25 Logue Court | Greenville, SC

25 Logue Court includes ±11,800 of office space available for sublease. Prospective tenants may have the opportunity to include the adjacent office space if additional space is needed. The space is fully furnished and ready for occupancy.

The office park is located just off of Pelham Road and less than a mile from I-85.

## Property Details

<b>Address:</b>	25 Logue Court Greenville, SC 29615
<b>Office Space:</b>	±11,800 SF
<b>Private Offices:</b>	7
<b>Conference Rooms:</b>	2 Small, one large
<b>Cubicles:</b>	38
<b>Rate:</b>	\$15/ SF Full Service
<b>Breakroom:</b>	Included
<b>Restrooms:</b>	Two single, common access to gang restrooms in adjacent space
<b>Security:</b>	Secure entrance
<b>Furniture:</b>	Fully furnished

## Key Distances

<b>GSP International Airport</b>	±4 miles
<b>Downtown Greenville</b>	±11 miles
<b>Spartanburg</b>	±24 miles
<b>Charlotte</b>	±95 miles
<b>Atlanta</b>	±153 miles



## Site Plan

### Available Space



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## Local Market Map



## Greenville Office Overview

Greenville, South Carolina's office market has shown remarkable resilience and growth, distinguishing itself from national trends. As of Q4 2024, the market experienced a significant absorption of  $\pm 112,377$  square feet, with downtown Class A office spaces exhibiting an exceptionally low vacancy rate of  $\pm 3.89\%$ .

This scarcity in premium downtown spaces has redirected tenant interest towards suburban markets, where Class B properties have become increasingly sought after. Notably, rental rates for Class B offices have risen by 15% to \$24.90 per square foot, reflecting the heightened demand and limited availability.

Pelham Road stands out as a premier suburban corridor within Greenville, offering strategic advantages for office tenants. Its proximity to major interstates I-385 and I-85 ensures seamless connectivity to downtown Greenville, the Greenville-Spartanburg International Airport and the broader Upstate region. The area is characterized by a blend of professional office buildings, retail establishments, and dining options, creating a vibrant environment conducive to business operations. Properties along Pelham Road benefit from high visibility and traffic counts, with some locations experiencing daily vehicle counts exceeding 18,000 vehicles per day. The corridor's accessibility and amenities make it an attractive option for businesses seeking a balance between convenience and a professional setting.

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For Sublease | 25 Logue Ct

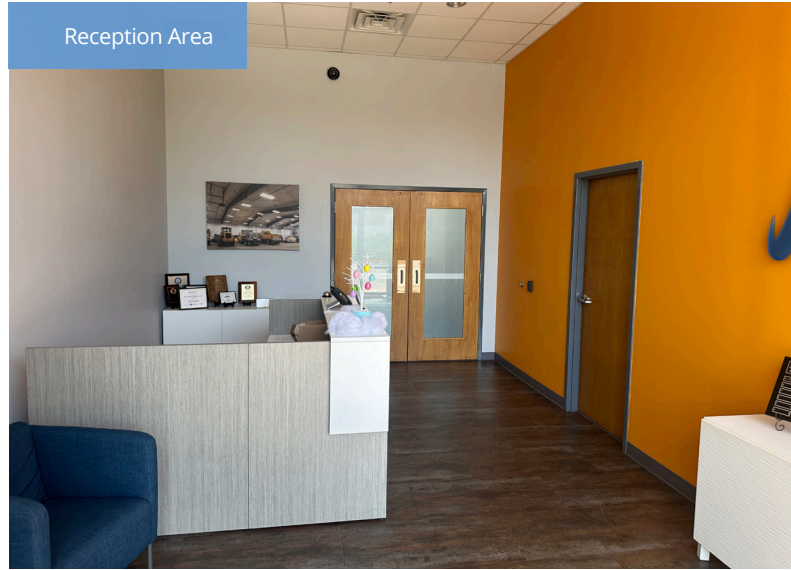
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# Space Photos

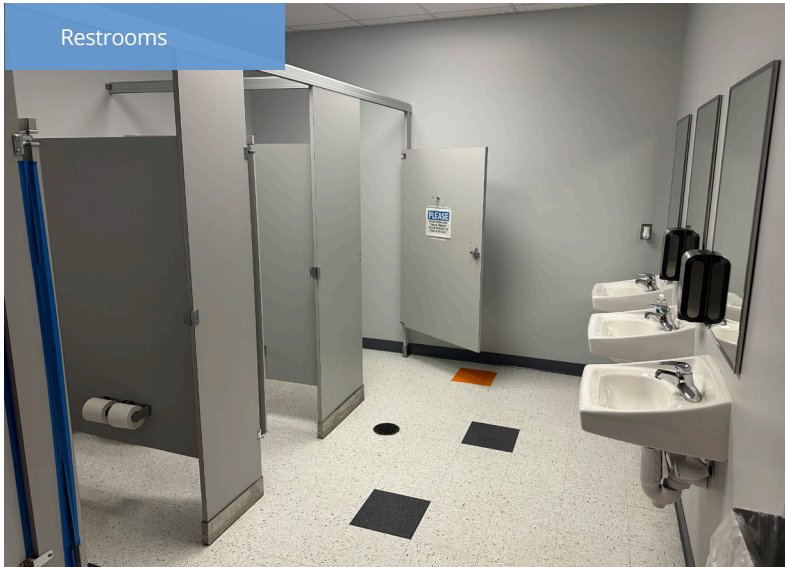
Main Entrance



Reception Area



Restrooms



Office Space



Common Area



Break Room

