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**AVISON  
YOUNG**

**Fully leased office building for sale**

**330 Pelham Road, Greenville, SC**



Downtown Greenville



**Suburban office property in the heart of Greenville's thriving commercial market**

## The offering

### Executive summary

Avison Young is pleased to represent the owner in the marketing and disposition of 330 Pelham Road, Building A in Greenville, SC

This fully leased suburban office property is a great investment opportunity in the heart of Greenville's thriving commercial market. At 19,600 square feet, this property provides an exceptional income-generating asset with stable tenancy.

Situated on the heavily trafficked Pelham Road corridor, the property has abundant parking for tenants and visitors, ensuring convenience for all users. The easy access to I-385 and proximity to major retail amenities further enhance its desirability, making it a strategic choice for businesses seeking accessibility and a professional environment.

This well-maintained office property represents a long-term investment with solid returns in a sought-after suburban office market.

#### 330 Pelham Road, Greenville, SC

Year 1 NOI \$270,203

Year 2 NOI \$276,395

Occupancy 100%

Average rental rate \$19.85

# of tenants 4

WALT 2.29 years

Total square feet 19,600 sf

**Sale Price | \$4,200,000**





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# Get in touch

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