

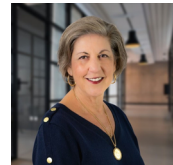
Woodruff Corporate Center  
405 Parker Ivey Drive  
Greenville, SC 29607

*Lease or  
Sale*



**Excellent location in the  
Woodruff Road Corporate Center  
Easy access to complex with traffic lights**

- **Approx. ±2000 SF – For Lease or Sale**
- **Sale Price – \$475,000**
- **Lease Price – \$2,450/mo (\$14.7/SF) Base  
Plus NNN \$720/mo (\$4.32/SF)**
- **1st Level – 4 private offices, conference room,  
break room and 2 ADA restrooms**
- **2nd Level – Open floor plan with large dormer**
- **Parking – 3 designated spaces plus handicap/unit with  
plenty of overflow behind the unit**
- **Updated paint, new carpet and extra molding**
- **Zoned S-1 Greenville County TMS# 0547100107300-**
- **Available for immediate Occupancy**



**Hope Tz Schmalzl, CCIM**  
Commercial Broker  
hopetz@joynercommercial.com  
864-630-0352  
www.HopeTzcommercial.com

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