

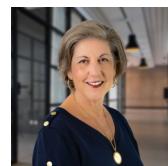
Woodruff Corporate Center
405 Parker Ivey Drive
Greenville, SC 29607

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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