

# BONAVENTURE OFFICE PARK

124 Verdae Blvd | Greenville, SC 29607

BONAVENTURE I

BONAVENTURE II

±4,623 - ±8,995 SF AVAILABLE  
CLASS A OFFICE PARK

**NAI** Earle Furman

Scott Jones, SIOR  
864 678 5921

John Stathakis, II, CCIM  
864 678 5931

Chrestman Rainey, Jr.  
864 569 2575



## PROPERTY DETAILS

**Building Size:** ±101,795 SF

**Number of Floors:** 5

**Parking Ratio:** 4:1,000

**Space Available:**

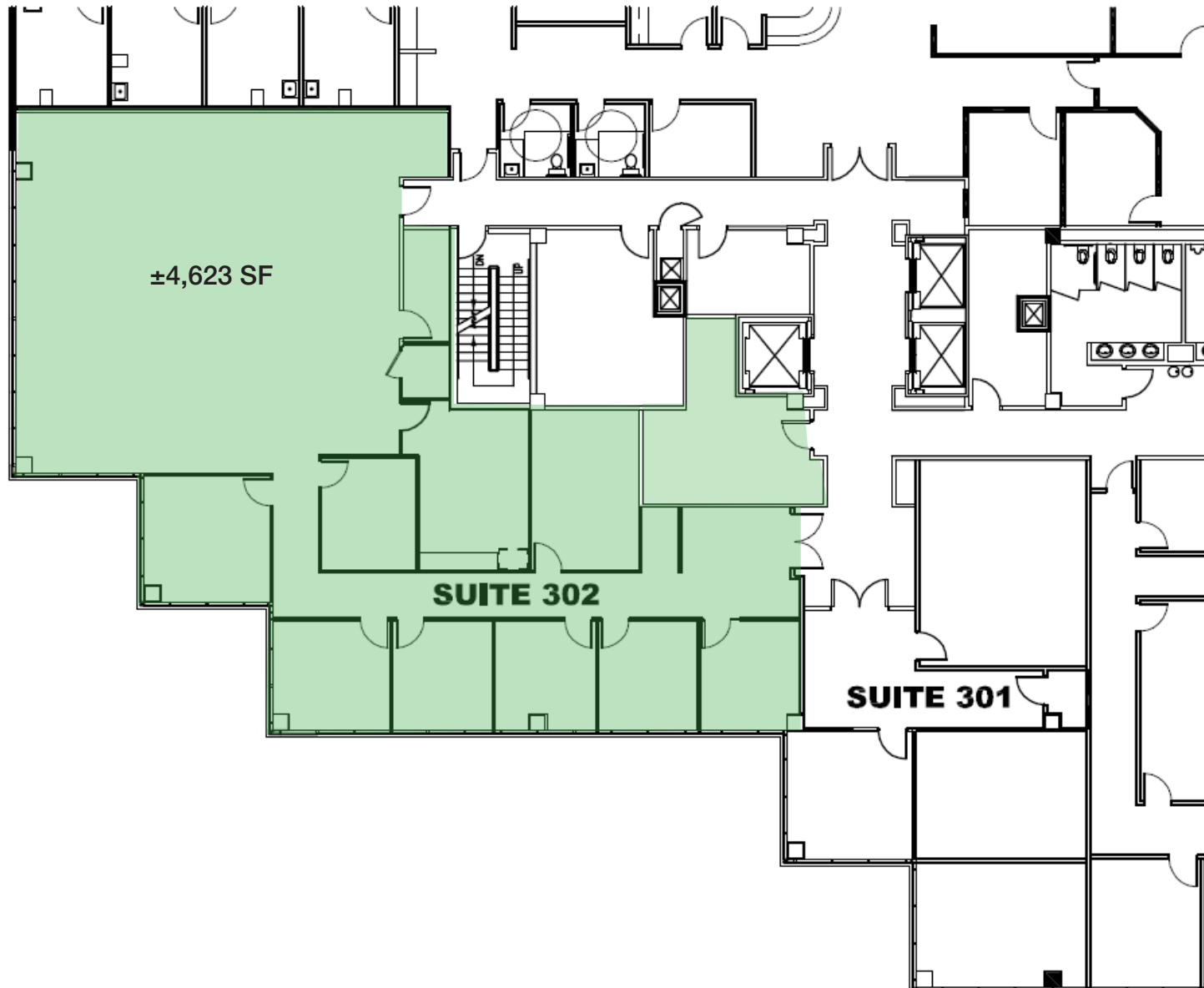
Suite 302: ±4,623 SF

Suite 400: ±8,995 SF (suite could be subdivided)

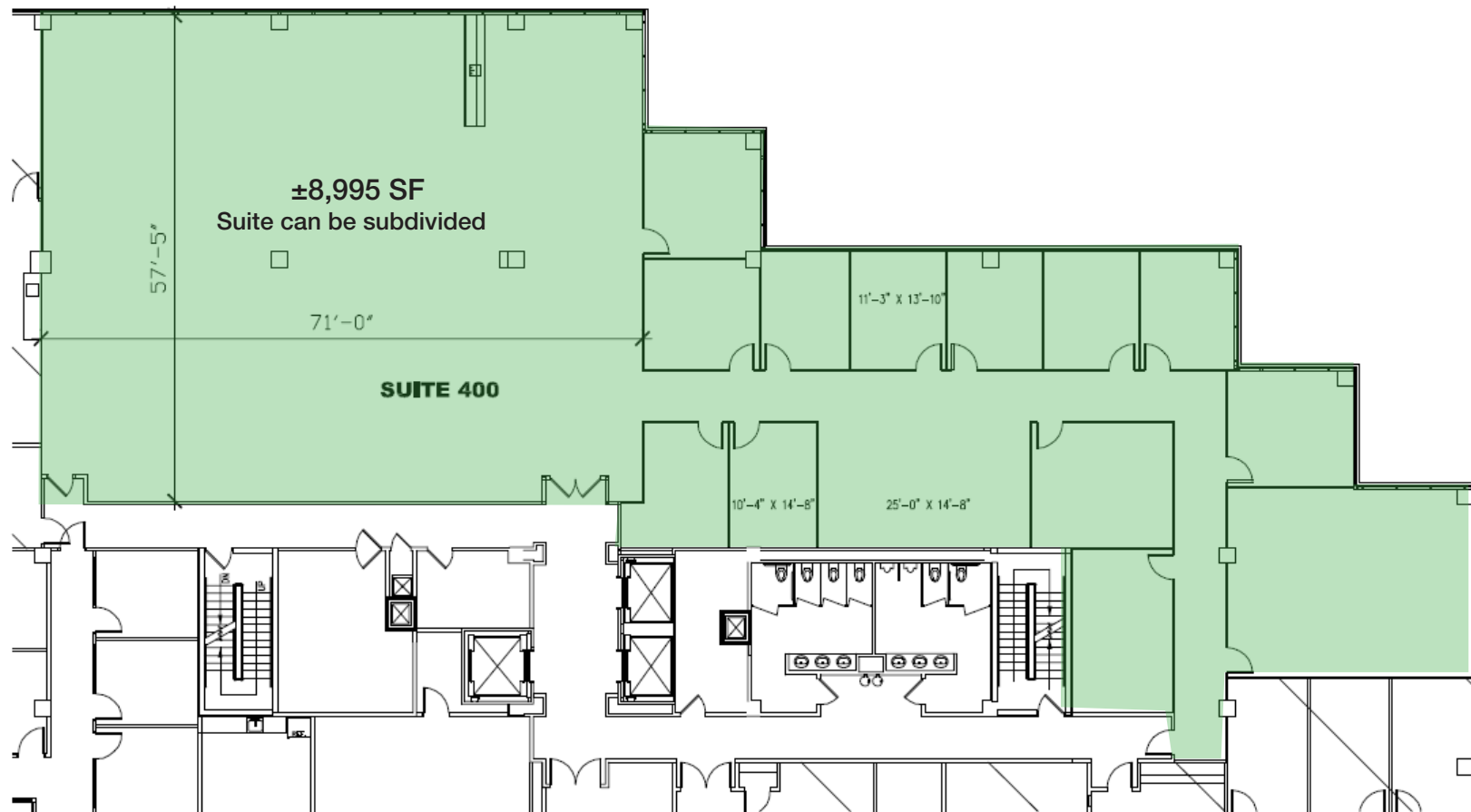
**Asking Rate:** \$25.00 PSF



**THIRD FLOOR**



**FOURTH FLOOR**

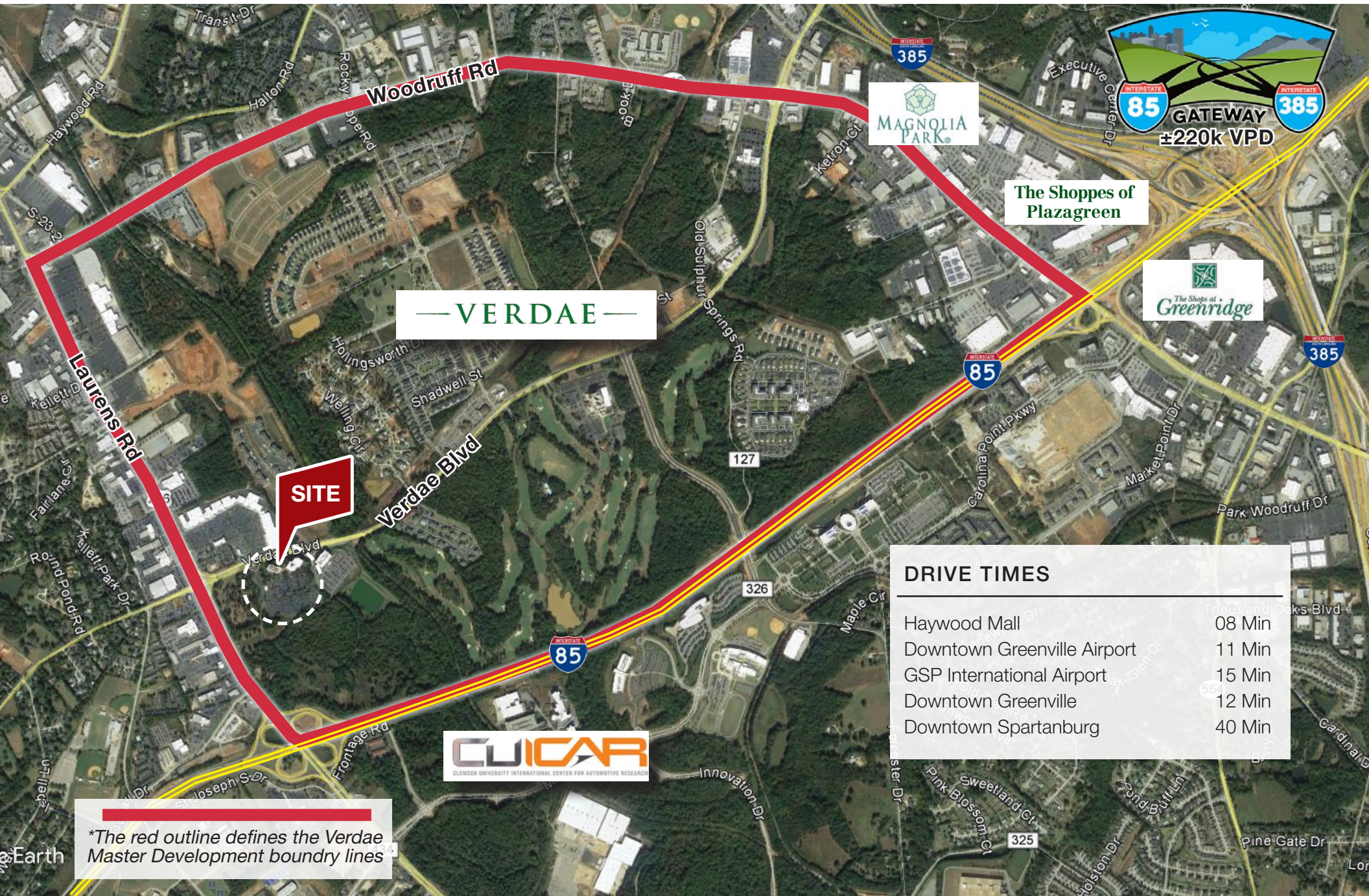






# BONAVENTURE

## OFFICE PARK



— VERDAE —

**SITE**

MAGNOLIA PARK

The Shoppes of Plazagreen

The Shoppes at Greenridge

**GATEWAY**  
±220k VPD

### DRIVE TIMES

Haywood Mall	08 Min
Downtown Greenville Airport	11 Min
GSP International Airport	15 Min
Downtown Greenville	12 Min
Downtown Spartanburg	40 Min

**CUICAR**  
CLEMSON UNIVERSITY INTERNATIONAL CENTER FOR AUTOMOTIVE RESEARCH

\*The red outline defines the Verdae Master Development boundary lines



# BONAVENTURE

## OFFICE PARK



**BONAVENTURE OFFICE PARK** IS STRATEGICALLY LOCATED OFF I-85 AND SURROUNDED BY LOCAL SHOPPING DESTINATIONS, RESTAURANTS AND WITHIN CLOSE PROXIMITY TO WOODRUFF ROAD, HAYWOOD MALL AND DOWNTOWN GREENVILLE.

### ■ VERDAE VILLAGE

- |                |                     |                     |
|----------------|---------------------|---------------------|
| PLANET FITNESS | OFFICE DEPOT        | SUBWAY              |
| OLIVE GARDEN   | GREENFIELD'S BAGELS | LENS CRAFTERS       |
| ARBY'S         | BURGER KING         | MASSAGE ENVY        |
| FOOD LION      | LOWES OUTLET        | NOTHING BUNDT CAKES |

### ■ LAURENS ROAD RETAIL

- |               |                  |               |
|---------------|------------------|---------------|
| PETSMART      | OLD TIME POTTERY | MCDONALD'S    |
| STARBUCKS     | DOLLAR TREE      | CATO FASHIONS |
| MICHAELS      | GUITAR CENTER    | BOJANGLES     |
| 2ND & CHARLES | SKY ZONE         | CULVER'S      |



## Prisma Health Swamp Rabbit Trail New Green Line Extension



**DISTANCE: 4.0 miles**

The Prisma Health Swamp Rabbit Trail is a 28-mile (and growing) multi-use walking and bicycling greenway that traverses along the Reedy River, an old railroad corridor and City parks to connect Travelers Rest with the City of Greenville, South Carolina.

The Swamp Rabbit Trail Green Line Extension recently opened along the north side of Laurens Road for cyclists, pedestrians, and runners to hit the trail. The trail now extends to Verdae Blvd making it 17 continuous miles. The City of Greenville and Greenville County worked together to complete the additional 4 miles that runs from Cleveland Park to CU-ICAR.

What's new? The Paperclip - Named based on its design shape, the section of switchbacks that runs between Cleveland Park and Laurens Road is now open.

Pedestrian Bridges - The new Laurens Road Pedestrian Bridge (near Willy Taco) + Haywood Road Pedestrian Bridge (near Goodwill) are

open, along with a newly-outfitted railway overpass allowing for a crossing over Woodruff Road.

Coming soon there will be three spurs or paths connecting three neighborhoods — Nicholtown, Gower, and Verdae — to the extension. The construction of a Legacy Park trail connector and a bridge between Legacy Park and the Green Line extension is in the permitting phase, with a completion goal of this winter.

### GREENVILLE SC ACCOLADES

**52 Places to Go in 2023**

*(New York Times) 2023*

**Cities with Strongest Job Markets**

*(Bloomberg) 2023*

**#43 Best Places to Live in the U.S.**

*(U.S. News and World Report) 2023*

**#13 Best City for Young Professionals**

*(Forbes) 2023*

**Top 50 Best Places to Live in the US**

*(Money.com) 2023*

**The Best Food Cities in the U.S.**

*(Travel & Leisure) 2023*

**#1 The South's Best Cities on the Rise**

*(Southern Living) 2022*

**#1 Best Places for Young Professionals in SC**

*(Niche.com) 2022*

**#18 Best Small Cities for Starting a Business**

*(WalletHub) 2022*

**30 Most Charming Small-Town Downtowns**

*(HGTV) 2022*

**#6 Best Small Cities in the U.S.**

*(Condé Nast Traveler) 2022*

### HIGHER EDUCATION

Clemson University, Furman University, Bob Jones University, North Greenville University and Limestone College-Greenville among others are all located in or around Greenville.

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2010	1,759	35,752	142,237
2023	4,376	45,737	162,936
2028 Projected	4,831	47,657	167,377
Growth 2023-2028	2.1%	0.8%	0.5%
Median Age	40.1	38.2	39.4
Bachelor's Degree or Higher	67%	43%	41%
<b>Households</b>			
2010	726	16,094	60,294
2023	1,737	20,331	69,451
2028 Projected	1,912	21,150	71,378
Growth 2023-2028	2.0%	0.8%	0.6%
<b>Income</b>			
Avg Household Income	\$118,492	\$91,504	\$95,479
Total Consumer Spending	\$63.1M	\$597.2M	\$2.1B

### LOCATION HIGHLIGHTS

- The city of Greenville is the 4<sup>th</sup> among 15 of the fastest-growing large cities in the U.S. according to population estimates by the U.S. Census Bureau.
- Centrally located along the I-85 corridor directly between two of the largest cities in the Southeast - Atlanta, Georgia and Charlotte, North Carolina.
- Located 100 miles from Columbia and only 200 miles from the Port of Charleston SC.
- Home to national and international corporations such as Fluor Corporation, Hubbell Lighting, BMW and Michelin North America.
- Other major businesses include Bausch and Lomb, the Perrigo Company of SC, Prisma Health System, Ernst and Young, IBM, Charter Communications, Dunlop Slazenger Group, GE Power & Water, Day & Zimmerman, Scan Source, Lockheed Martin Aircraft, Windstream, TD SYNEX, and TD Bank.

# BONAVENTURE

OFFICE PARK



**Scott Jones, SIOR**

Shareholder  
864 678 5921  
sjones@naief.com



**John Stathakis, II, CCIM**

Senior Associate  
864 678 5931  
jstathakis@naief.com



**Chrestman Rainey, Jr.**

Associate  
864 569 2575  
crainey@naief.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.