

FOR SALE OR LEASE



5 Hawthorne Park Court

GREENVILLE, SOUTH CAROLINA 29615



SALE PRICE	LEASE RATE	AVAILABLE	ZONING	SUBMARKET
\$1,650,000	\$18/SF NNN	± 6,046 SF	POD, Greenville County	Eastside

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PROPERTY OVERVIEW

Rare opportunity to acquire or lease a $\pm 6,064$ SF freestanding office building in one of Greenville's most desirable Eastside office corridors. Located just minutes from the Patewood medical campus, this well-maintained property offers a professional setting ideal for an owner-occupant law firm, CPA practice, wealth management group, or other professional services user.

The building's layout and location also present strong potential for medical office conversion.

HIGHLIGHTS

- $\pm 6,064$ SF standalone two-story office building on ± 0.6 AC
- First Floor: 3,716 SF | Second Floor: 2,348 SF
- Offered For Sale or Lease
- Strong owner-occupant opportunity
- Located outside city limits in Greenville County – POD (Planned Office Development) zoning
- Efficient floor plan with private offices and conference areas
- ± 30 surface parking spaces, (4.9/1,000 SF)
- Convenient access to I-385, Pelham Road, and Haywood Road
- Minutes to Prisma Health Patewood campus and St. Francis Eastside
- Established Eastside office environment



FLOORPLAN

FIRST FLOOR | 3,716 SF



SECOND FLOOR | 2,348 SF



LOCATION MAPS



ADDITIONAL PHOTOS

