

FOR SALE

±2,000 SF
OFFICE SPACE

9 EAST AVENUE
GREENVILLE, SC 29601



MICHELLE BRETT
864.979.7555

PETER BRETT, CCIM
864.414.6796

All information deemed reliable, but not guaranteed.

KDS 
CAINE
COMMERCIAL REAL ESTATE



AVAILABLE SPACE

Address:	9 East Avenue Greenville, SC 29601
Sales Price:	\$640,000
Available SF:	±2,000 SF
Parking:	10 Spaces
Zoning:	RNX-B
Tax Map Number:	0040000201400

PROPERTY HIGHLIGHTS

- Well positioned office space just outside of Downtown Greenville in Greenville's Legal District
- ±2,000 SF office building great for professional offices, lawyers, and wellness concepts
- Built in the 1940s, completely renovated in 2022 with new:
 - Refinished Floors
 - Roof
 - HVAC
 - Kitchen Area
 - Bathrooms
 - Freshly Painted and Landscaped as well as other Improvements



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PROPERTY PHOTOS



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SITE



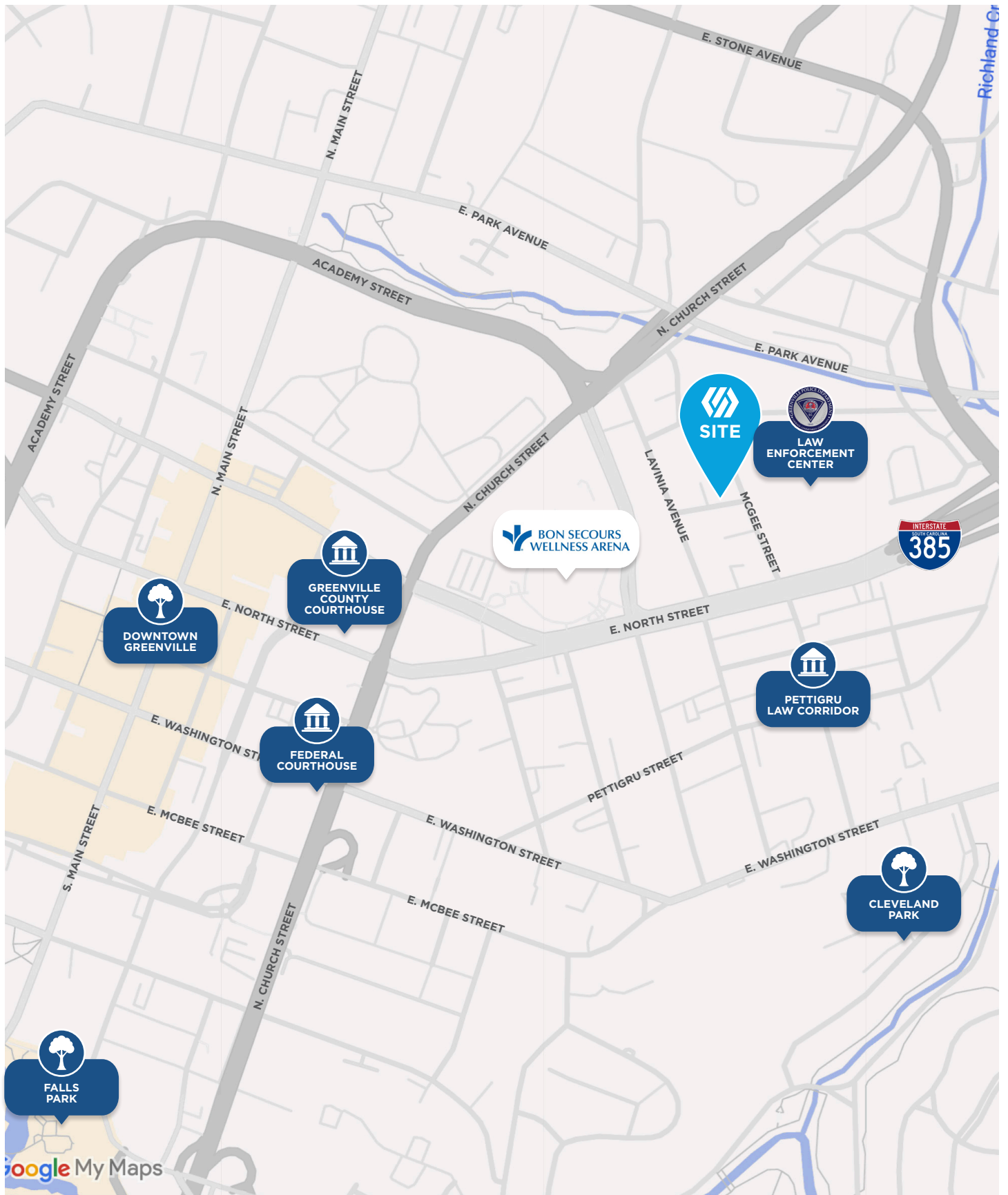
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LOCATION



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WHY GREENVILLE?

IT ALL STARTS DOWNTOWN

The revitalization of downtown Greenville has turned the business district into one of the most livable, vibrant communities in the city - and it's only getting better. Intensely planned urban-style development has created a widespread variety of restaurants, nightspots, parks, plazas, and urban residences that leave those who live here with an endless list of activities and entertainment. Residents and visitors enjoy 122 acres of parks, walking and biking trails.

A true gem within the downtown area is Falls Park on the Reedy River, which has been recognized by TripAdvisor as one of the "Top 10 Parks in America." Encompassing 32 acres, this park is an oasis, seamlessly bridging the gap between modern downtown and the historic West End. Residents benefit from its well-connected pedestrian paths and greenways, offering easy access to the Prisma Health Swamp Rabbit Trail System and Unity Park.

TRUST THE EXPERTS

The South's Best Cities 2025

Southern Living

Cities with Strongest Job Markets

Bloomberg

#13 Best Cities for Young Professionals

Forbes

One of the South's Cities on the Rise

Southern Living

#43 Best Places to Live

U.S. News & World Report

Top 50 Best Places to Live in the U.S.

Money.com



LOCATION, LOCATION, LOCATION

1.6 Million People

10 Upstate SC Counties

More Than 575

International Companies

#3 GDP Worldwide

At \$6.0T, the Southeast United State GDP Ranks #3 in the World.¹

160 New Locations

More than 160 companies have announced new locations in the Upstate over the last 5 years.



A CRITICAL MANUFACTURING HUB



SOUTH CAROLINA IS OPEN FOR BUSINESS

#2

in the U.S. for Manufacturing 2024
Site Selection Group

#2

State for Doing Business 2024
Area Development

\$18B+

Capital Investment in the
Upstate over Last 5 years



REAL RELATIONSHIPS, NOT JUST REAL ESTATE

VERDAE OFFICE

340 Rocky Slope Road
Suite 302
Greenville, SC 29607

DOWNTOWN OFFICE

117 Williams Street
Greenville, SC 29601

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