

**SUBLEASE**

## 700 E North St Ste 10

**700 E NORTH ST STE 10**

Greenville, SC 29601

**PRESENTED BY:**

**ROD SUAREZ**

O: 864.637.9302

[rod.suarez@svn.com](mailto:rod.suarez@svn.com)

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$18.00 SF/month (MG)
<b>BUILDING SIZE:</b>	21,160 SF
<b>AVAILABLE SF:</b>	1,375 SF
<b>ZONING:</b>	OD
<b>APN:</b>	0046.00-02-027.00

### PROPERTY OVERVIEW

SVN | Blackstream is pleased to present a great sublease opportunity in downtown Greenville directly across the Bon Secours Wellness Arena with direct access to I385. The space offers 3 office spaces, a lobby and large open area with the possibility to add more offices or a conference room plus break area. The total available space is 1375 SQ ft.

### PROPERTY HIGHLIGHTS

- Lease incentives available
- 3 Individual offices
- Lobby
- Common area
- 4 designated parking spaces

#### ROD SUAREZ

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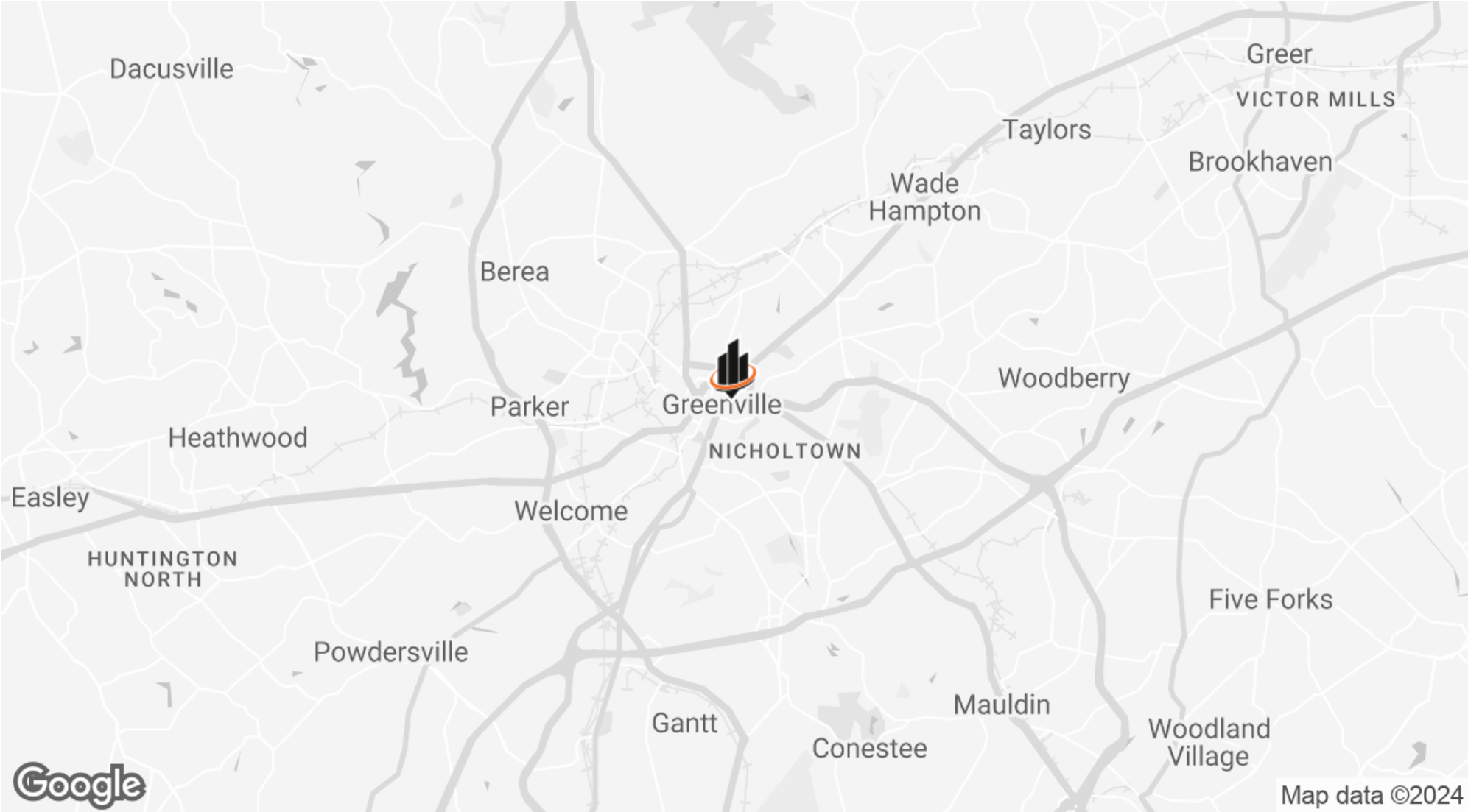
rod.suarez@svn.com

**ADDITIONAL PHOTOS**



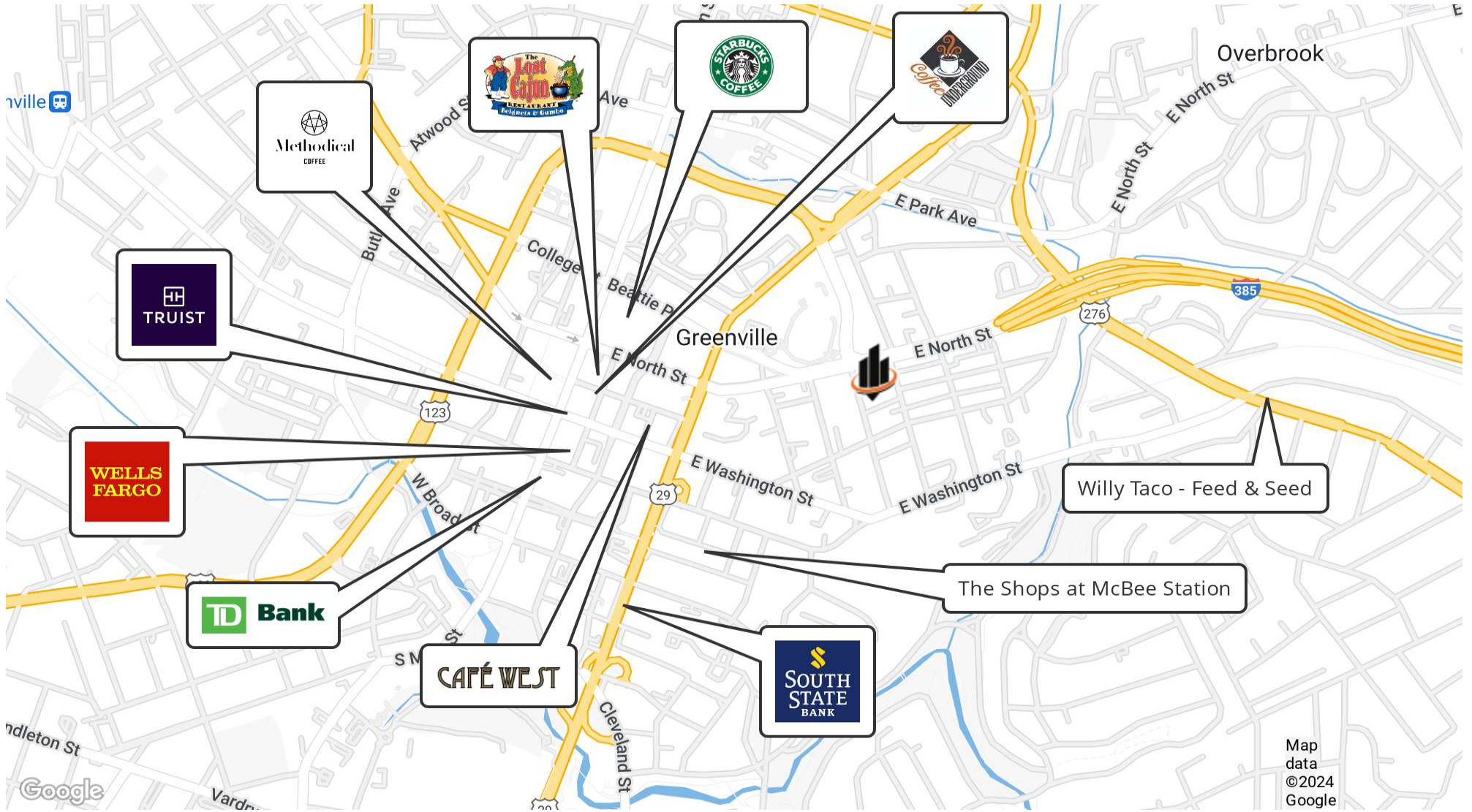
**ROD SUAREZ**  
O: 864.637.9302  
rod.suarez@svn.com

**LOCATION MAP**



**ROD SUAREZ**  
O: 864.637.9302  
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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

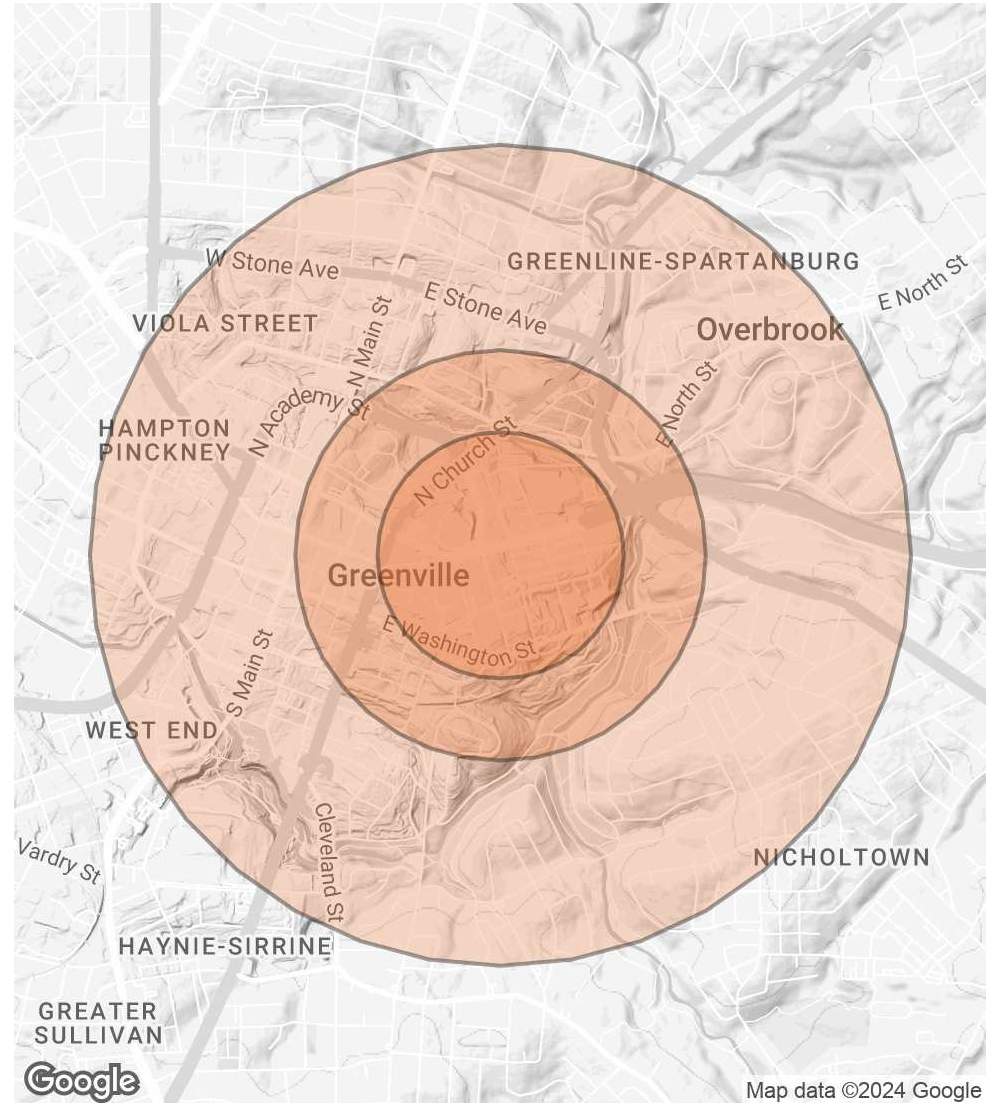
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	958	2,235	11,418
AVERAGE AGE	39	40	41
AVERAGE AGE (MALE)	38	40	41
AVERAGE AGE (FEMALE)	39	40	42

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	365	940	5,664
# OF PERSONS PER HH	2.6	2.4	2
AVERAGE HH INCOME	\$116,101	\$121,933	\$114,770
AVERAGE HOUSE VALUE	\$635,014	\$666,165	\$622,393

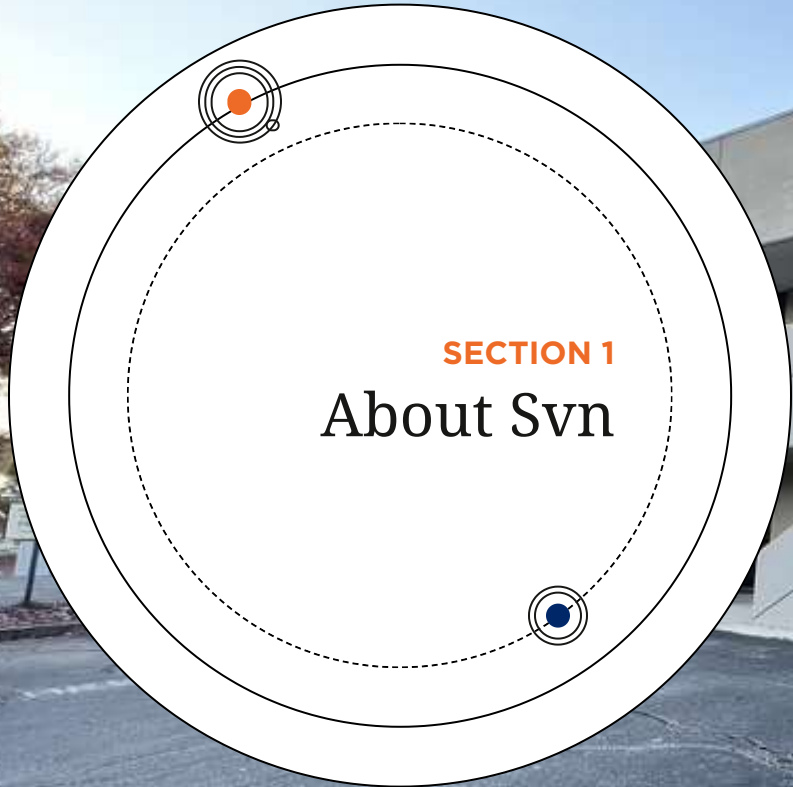
Demographics data derived from AlphaMap



**ROD SUAREZ**

O: 864.637.9302

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**SECTION 1**  
About Svn



The graphic features two stylized orbits, one above and one below the text. Each orbit consists of a solid outer line and a dashed inner line. At the center of each orbit is a small circle with a larger concentric circle around it. The top orbit has an orange center, and the bottom orbit has a blue center.

# SVN<sup>®</sup> core covenants

A company's core values provide clarity on what is truly important for organizational success, personal and professional conduct and what to expect from each other. At SVN our Core Covenants personify our values and culture, and differentiate us from the competition.

### AS MEMBER OF THE SVN<sup>®</sup> SHARED VALUE NETWORK, WE EACH COMMIT TO DO THE FOLLOWING:

- 1 Create amazing value with my clients, colleagues and communities.
- 2 Cooperate proactively and place my clients' best interests above my own.
- 3 Include, respect and support all members of the commercial real estate industry.
- 4 Honor my commitments.
- 5 Personify and uphold the SVN brand.
- 6 Resolve conflicts quickly, positively and effectively.
- 7 Take personal responsibility for achieving my own potential.
- 8 Excel in my market area and specialty.
- 9 Focus on the positive and the possible.
- 10 Nurture my career while valuing the importance of family, health and community.

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## SVN BY THE NUMBERS



# SVN<sup>®</sup> by the numbers



**200+**

Offices nationwide

**2,000+**

Advisors & Staff

**\$21.1B**

Total value of sales & lease transactions

**8**

Countries & expanding

**7+7**

Core services & speciality practice areas

**57M+**

SF in properties managed

We believe in the power of collective strength to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is built on the power of collaboration and transparency and supported by our open, inclusive culture. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

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SVN | BLACKSTREAM 9



# The 9.6% report

A REPORT ON THE PRICING  
ADVANTAGE OF COOPERATION

**ROD SUAREZ**  
O: 864.637.9302  
rod.suarez@svn.com

**SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.**

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.\*

## The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

## Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

\*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

## It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

**Visit [svn.com](https://svn.com) to find out more.**

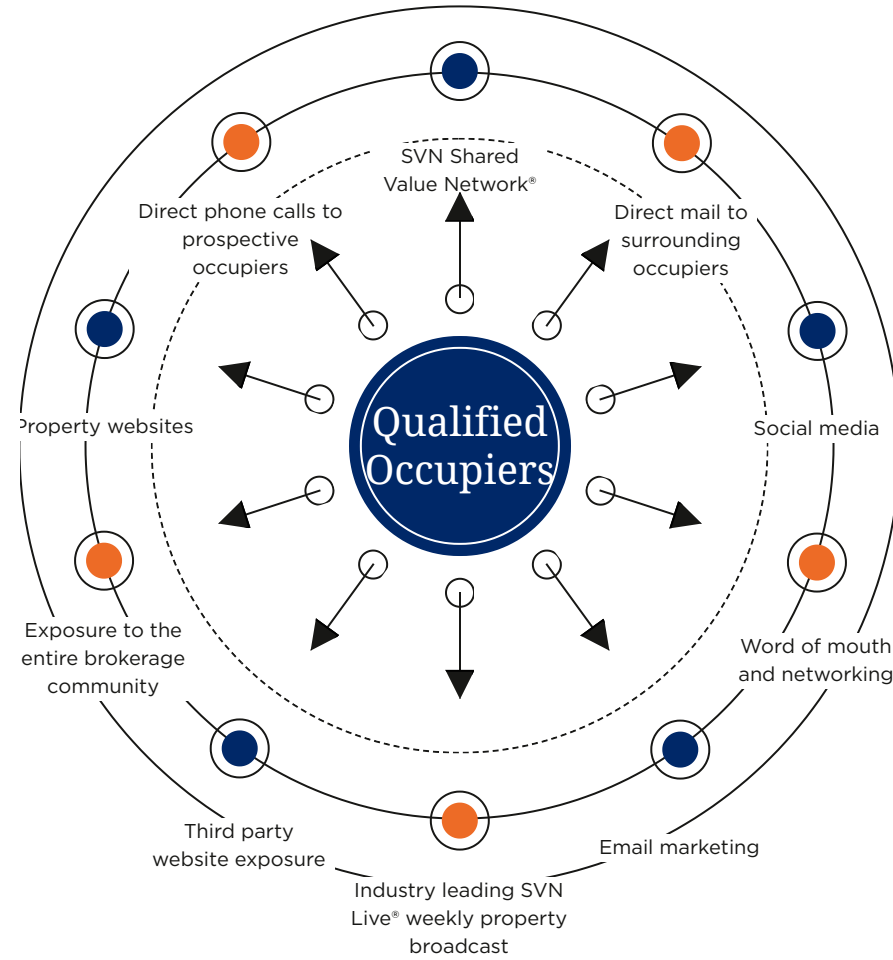
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# SVN® marketing strategy (leasing | occupier)

CUSTOM MARKETING STRATEGY MEETS MULTIPLE MEDIA CHANNELS TO

## Maximize the value of your property



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O: 864.637.9302  
rod.suarez@svn.com

## ADVISOR BIO 1



### ROD SUAREZ

Associate Advisor

rod.suarez@svn.com

Direct: **864.637.9302** | Cell: **864.905.0448**

### PROFESSIONAL BACKGROUND

Born and raised in Mexico City, Rod's journey to Greenville began more than two decades ago, coinciding with the region's remarkable growth. Today, he utilizes his unique perspective and deep-rooted relationships to drive successful business outcomes for his clients.

Starting his career in residential real estate sales, Rod's understanding of the property landscape is as vast as it is diverse. Recently, he strategically shifted his focus to commercial real estate. His decision was fueled by the rapid influx of businesses into the Greenville region, a trend he anticipates will continue to rise in the coming years.

In Greenville for over 20 years, Rod's personal and professional relationships have not only enriched his life but also played an instrumental role in his career success. He is deeply connected with the community, embracing its transformation over the years, and actively participating in its future growth. In Rod Suarez you find a local expert with international roots, a strategic problem solver with a keen eye for opportunities, and a committed partner with a firm belief in the power of relationships.

#### SVN | BlackStream

20 Overbrook Court, 4th Floor  
Greenville, SC 29607  
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