



**“Priority Gateway” location into  
Downtown Greenville**

- All 3 levels are ±3,036 SF each for a total of ±9,108 SF
- Includes: Kitchenettes, 2 conference rooms, large offices, and high-end finishes that are a must see!
- Outdoor fenced-in patio overlooking a creek with seating for 25+ for team meetings
- Class A/Zoned C-3; Renovated 2019-2020
- 1.5 blocks from NorthPointe at Church/Stone
- Ample on-site parking

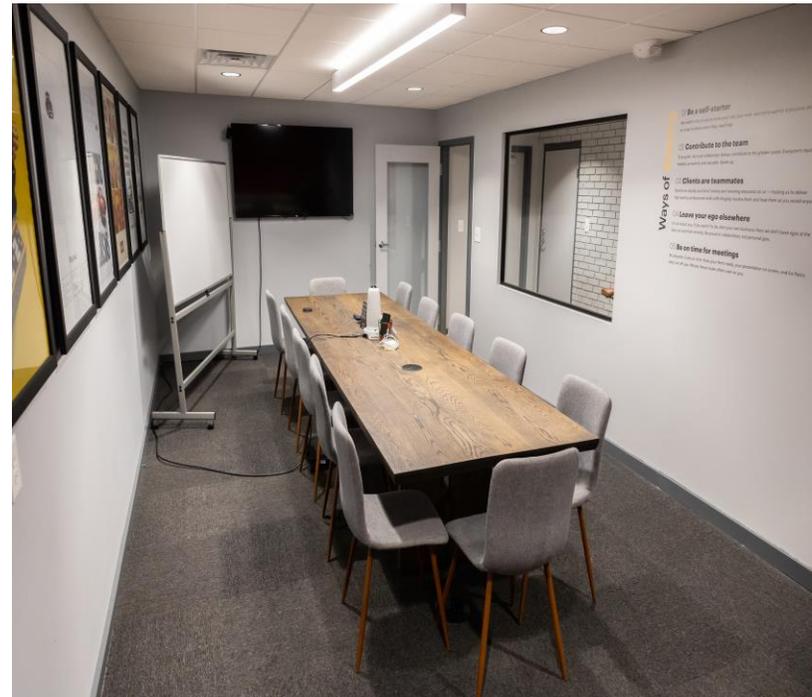
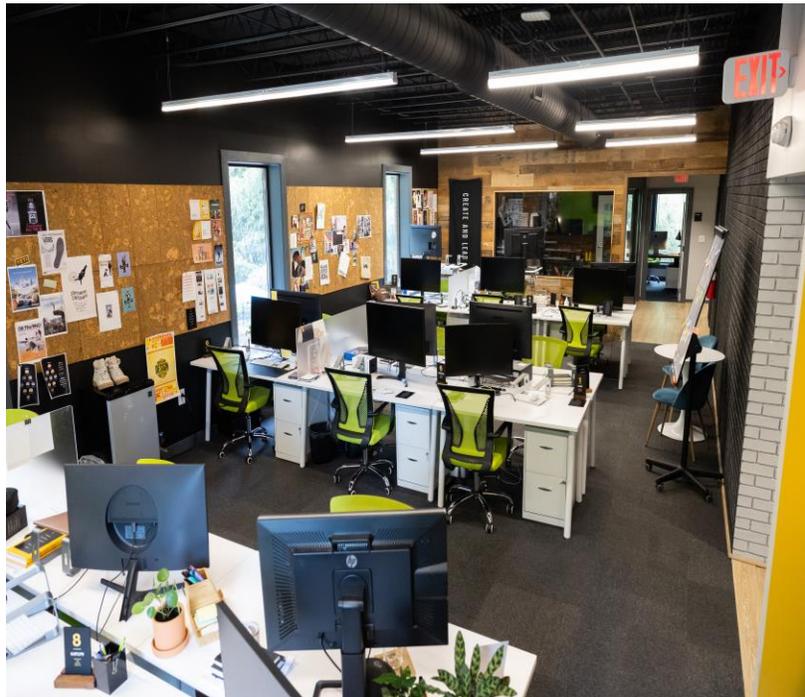
**Matt Foster**  
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**± 9,108 SF**



No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principals.



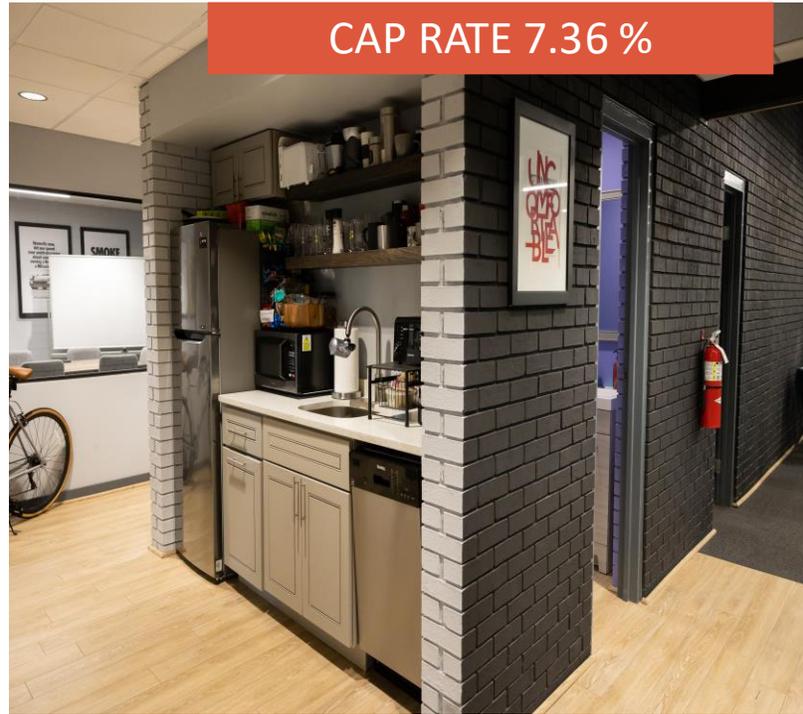
Property is located one block from Community Tap, 4 blocks from Main Street Greenville, 5 blocks to I-385, 3 blocks to Stone Avenue bars & restaurants, and 18 minutes to GSP International Airport.

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# PRIME INVESTMENT OFFICE BUILDING FOR SALE

333 Wade Hampton Blvd Greenville, SC 29609

**\$2,575,000**



**CAP RATE 7.36 %**



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**\$2,575,000**

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**CAP RATE 7.36 %**

**Subject Property**



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