



FOR LEASE

203

Rutherford Rd

GREENVILLE, SC

New ±5,960 SF Office Development
Two Units at 2,980 SF Each | Can Be Combined

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Brokerage Associate

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Bailey Tollison, SIOR

Vice President

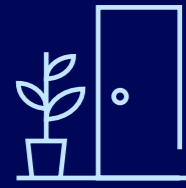
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 VIRTUAL TOUR

At a Glance



Brand new!

Finished office spaces with carpet and 9' ceilings



Roll-up doors

Each unit has an 8' x 8' roll-up door in the back



Air conditioned

The front office area is air conditioned



Two Units

5,960 SF, divided into two 2,980 SF units
(can be combined)



Break area

Sink and space for a refrigerator



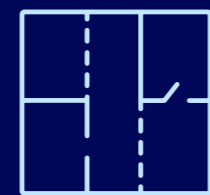
Lease rate

\$12.95/SF
NNN



Great Location

Close to downtown Greenville, I-385 and I-85.



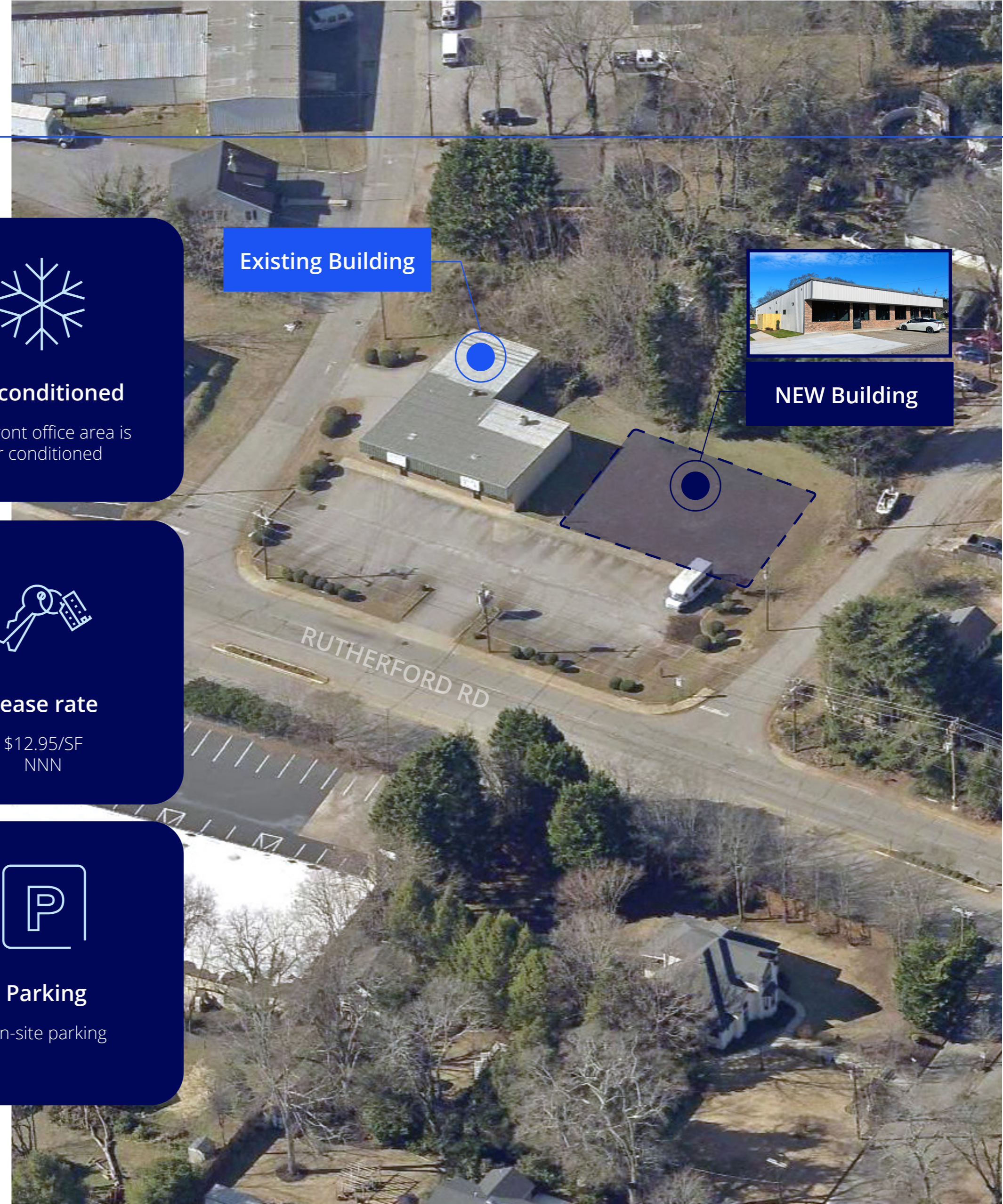
Storage space

Insulated, but unfinished back work or storage area



Parking

On-site parking



Existing Building



NEW Building

A Look Inside

 VIRTUAL TOUR



Location Overview

203 Rutherford Road | Greenville, SC

PROXIMITY TO DOWNTOWN

Minutes from downtown Greenville with easy access to restaurants, retail and services.

HIGH VISIBILITY & ACCESSIBILITY

Located on Rutherford Road (SC Hwy 14) with strong traffic counts and connectivity to I-385 and I-85.

VERSATILE SPACE

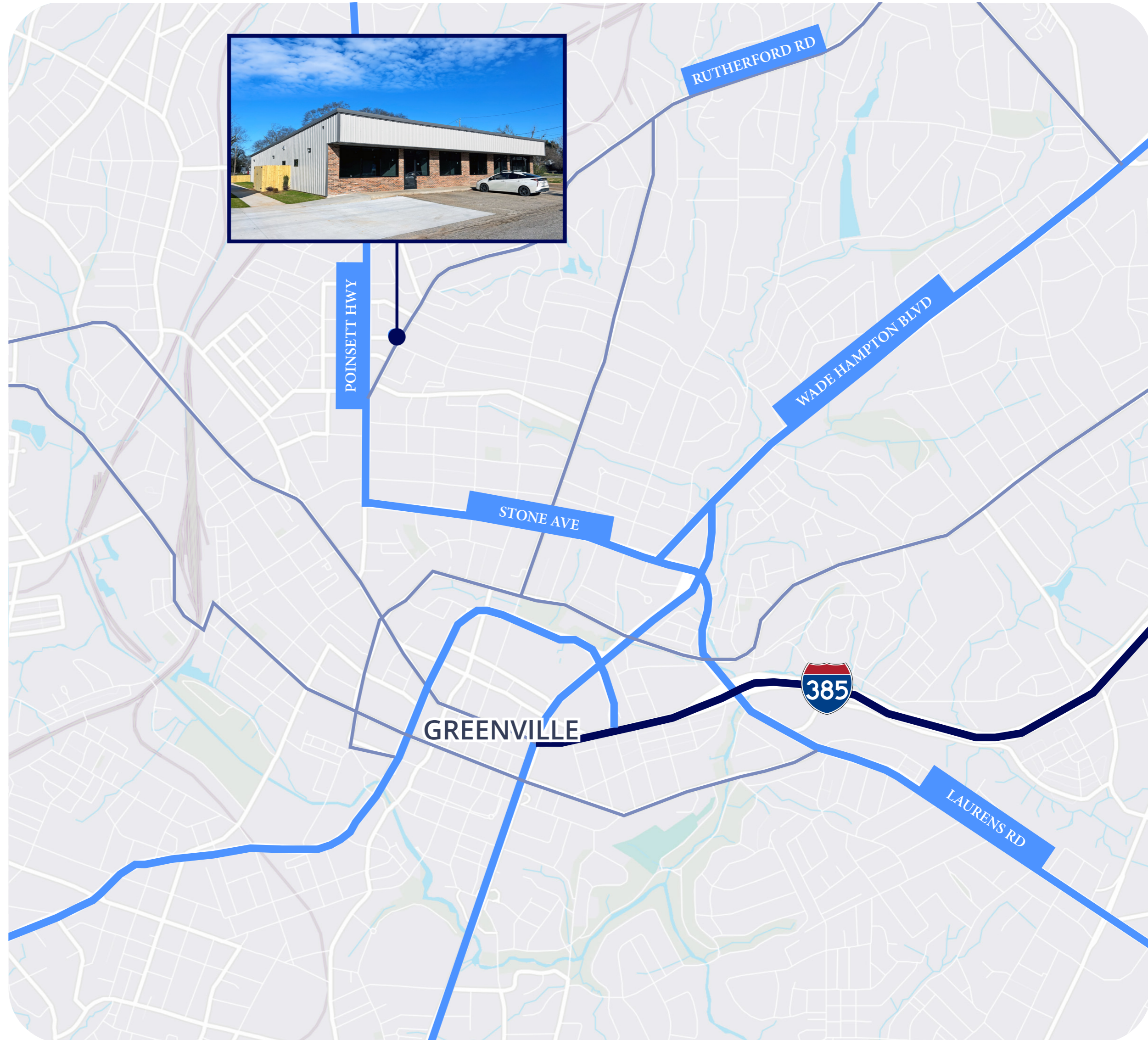
Suitable for office use with an unfinished back area to accommodate various business needs.

BUSINESS CLIMATE

Greenville's economic growth supports workforce access, networking and investment.

COMMUNITY & AMENITIES

North Main offers historic charm, parks, walkable streets and a welcoming business community that enhances the work-life balance.





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