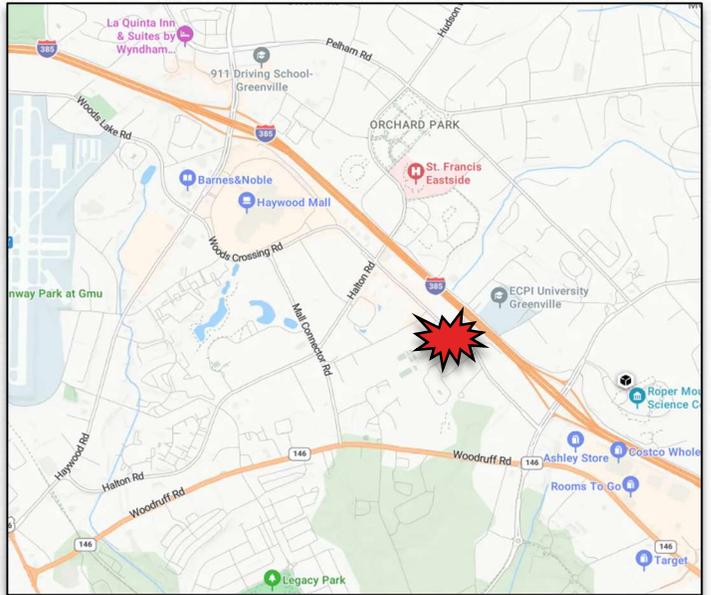


**FOR SALE**



**CARDINAL**  
COMMERCIAL PROPERTIES™



## 715 Congaree Rd. Greenville, SC 29607

**SQUARE FEET:** +/- 15,541 SF  
**SALES PRICE:** CONTACT BROKER  
**CAP RATE:** 7.00%  
**TAX MAP:** 0543010101907  
**COUNTY:** GREENVILLE  
**ZONING:** C-2

- +/- 15,541 SF CLASS A FREESTANDING SINGLE TENANT OFFICE BUILDING SITUATED ON +/- 1.84 ACRES NEAR THE INTERSECTION OF CONGAREE RD AND ROPER MOUNTAIN RD.
- TENANT IS WELL ESTABLISHED LAW FIRM.
- NNN LEASE WITH GEORGE SINK, P.A. INJURY LAWYERS.
- 17 PRIVATE OFFICES, LARGE BREAKROOM WITH KITCHENETTE, 4 RESTROOMS, LARGE RECEPTION AREA, 5 CONFERENCE ROOMS, AND 2 LARGE BULLPEN AREAS.
- HEAVY ELECTRICAL SERVICE WITH BACKUP GENERATOR.
- BROADCASTING STUDIO.
- PROXIMITY TO MANY RESTAURANTS AND THE HAYWOOD MALL.
- NUMEROUS RESIDENTIAL COMMUNITIES NEARBY.

**FOR MORE INFORMATION  
CONTACT:**

**Robert Leland Brissie Jr., CCIM**  
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864-559-8227

[rob@cardinalcommercialproperties.net](mailto:rob@cardinalcommercialproperties.net)

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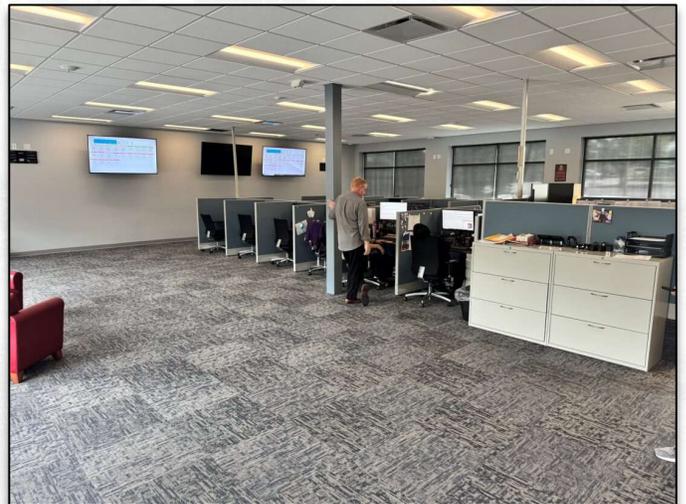
Information contained in this marketing brochure has been obtained from sources that are deemed reliable. We have no reason to doubt the accuracy contained herein but do not guarantee it. All information should be verified prior to purchase or lease. All properties are subject to change or withdrawal without prior notice.



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