

OFFICE SPACE AVAILABLE FOR LEASE

laurens road + south pleasantburg




PINTAIL

110 FREDERICK STREET
GREENVILLE, SC 29607

LEASING *contact*



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

110 FREDERICK STREET

ADDRESS 110 Frederick Street, Greenville, SC 29607

TAX MAP NO. 0266000128600 (Greenville County)

PARKING 114 Spaces

PRIME LOCATION The property is located near the intersection of Pleasantburg Drive, also known as SC Highway 291, and Laurens Road. The meeting point of these two major commercial arteries is an active area of focus for City-led redevelopment efforts.

- HIGHLIGHTS
- Centrally located
 - Newly renovated, move-in ready office space
 - Outdoor patio + loading dock
 - Minutes away and easy access to I-385
 - Additional 7,000 SF main level basement storage

available space

OFFICE: SUITE 200	
OFFICE SF	±15,201 SF (DEMISABLE)
RENT	\$18.50 PSF NNN

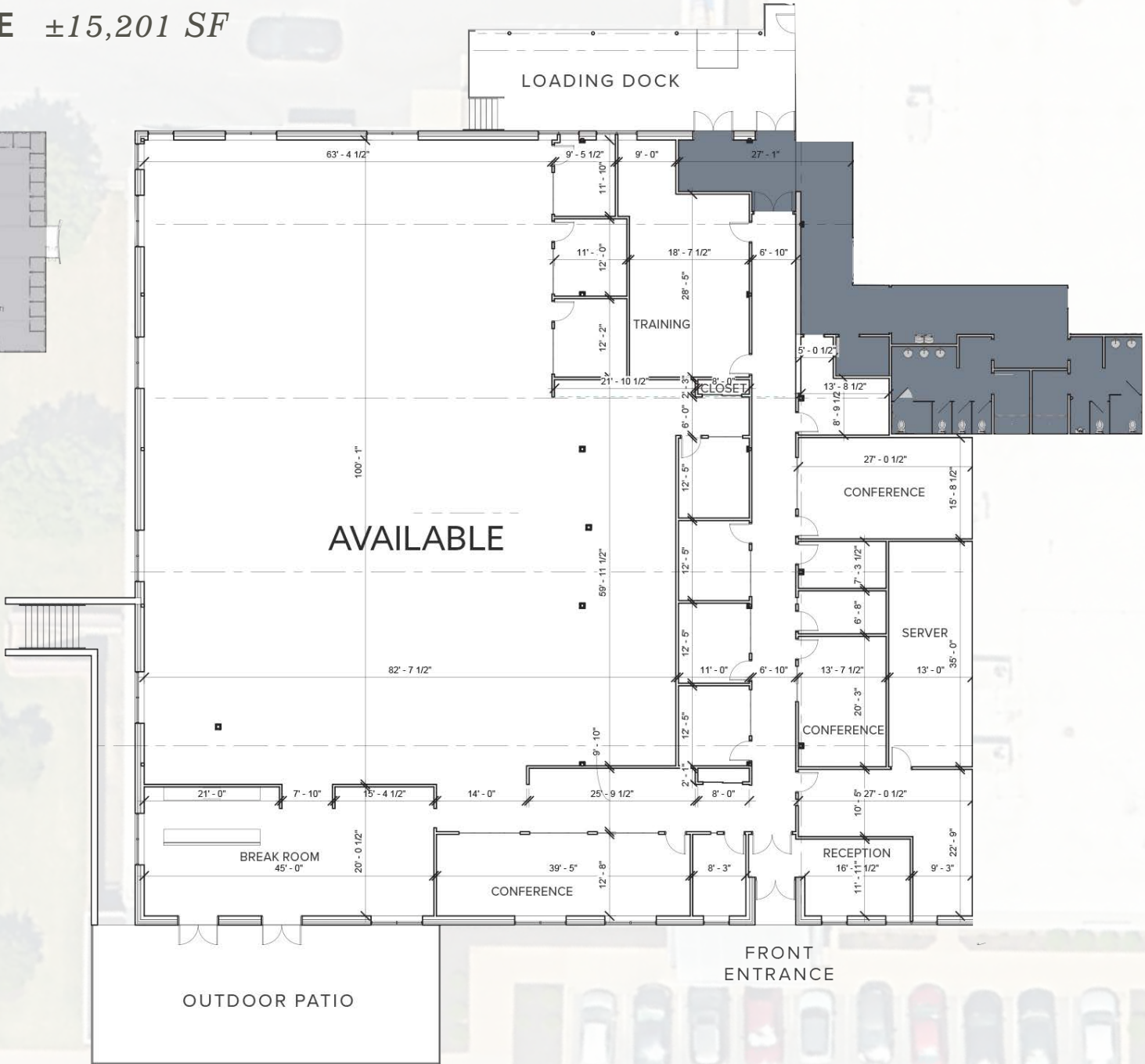


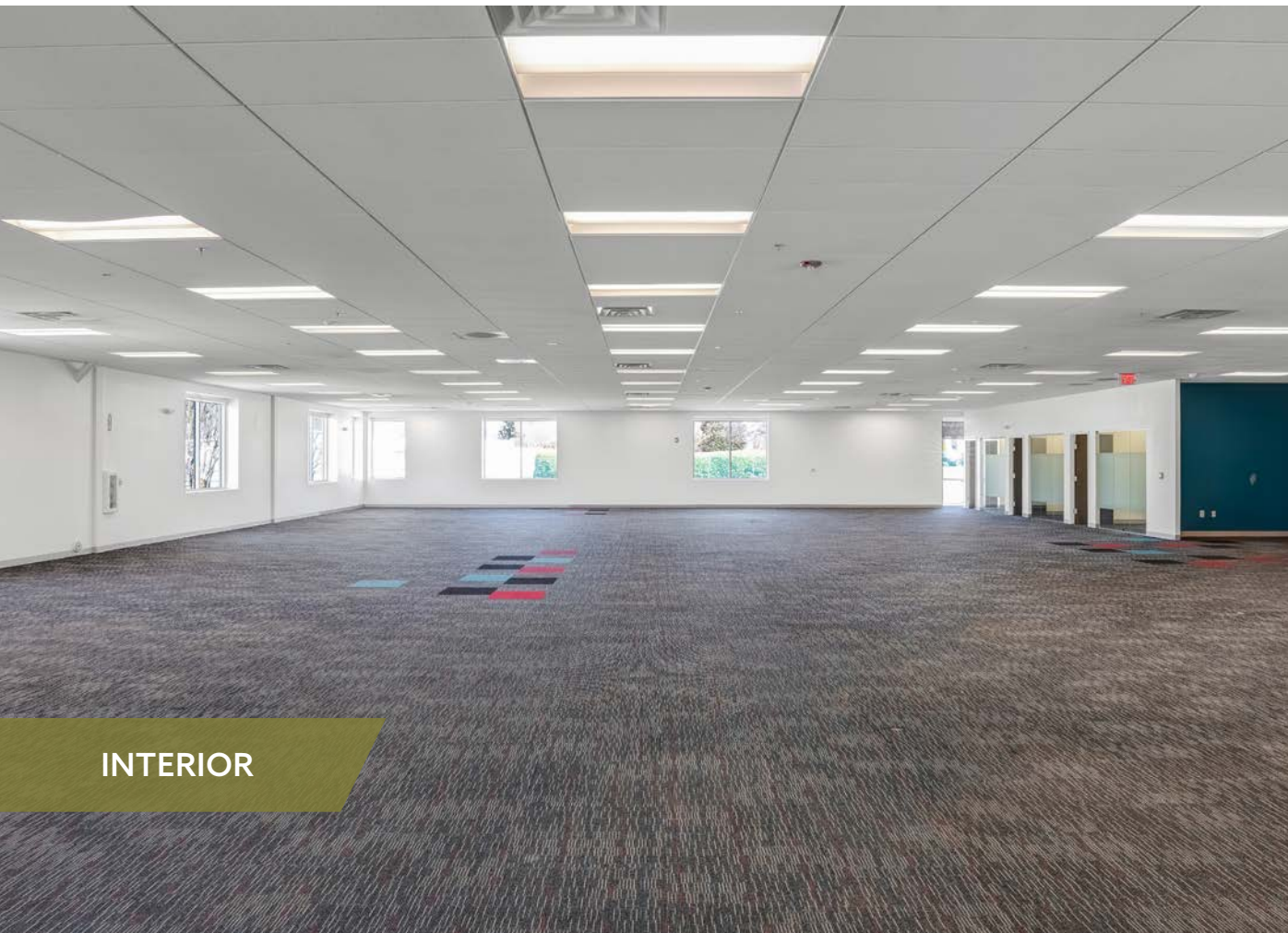
AVAILABLE SPACE ±15,201 SF



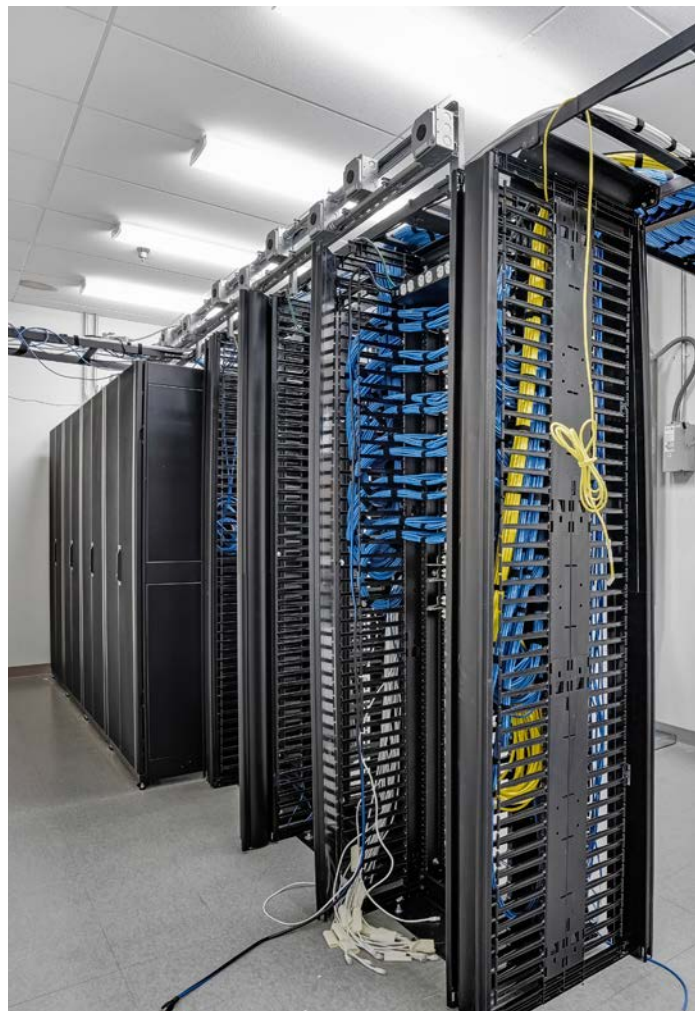
FULL PROPERTY

SHARED SPACE





INTERIOR



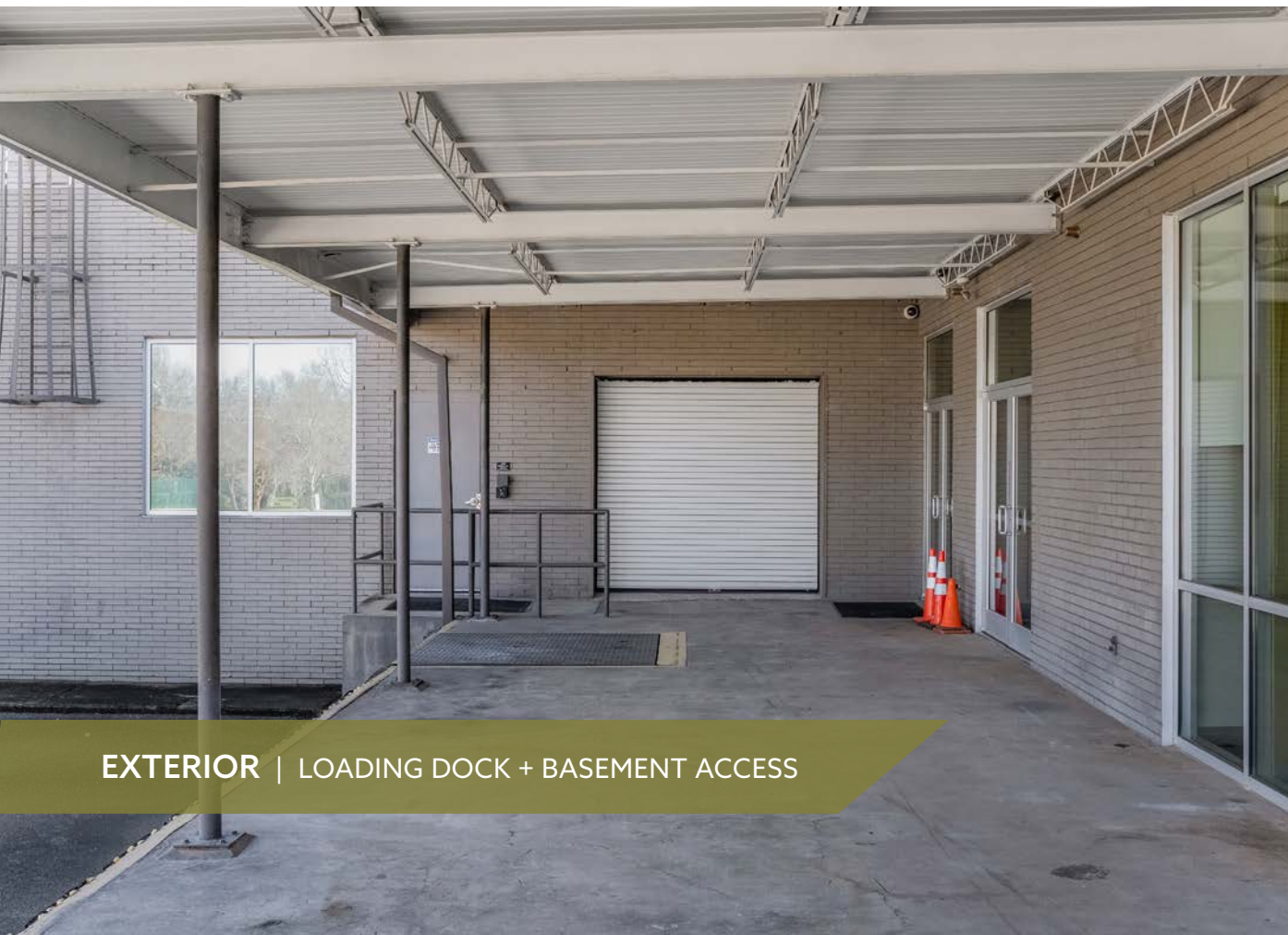


INTERIOR



EXTERIOR | ENTRANCE + OUTDOOR PATIO SPACE



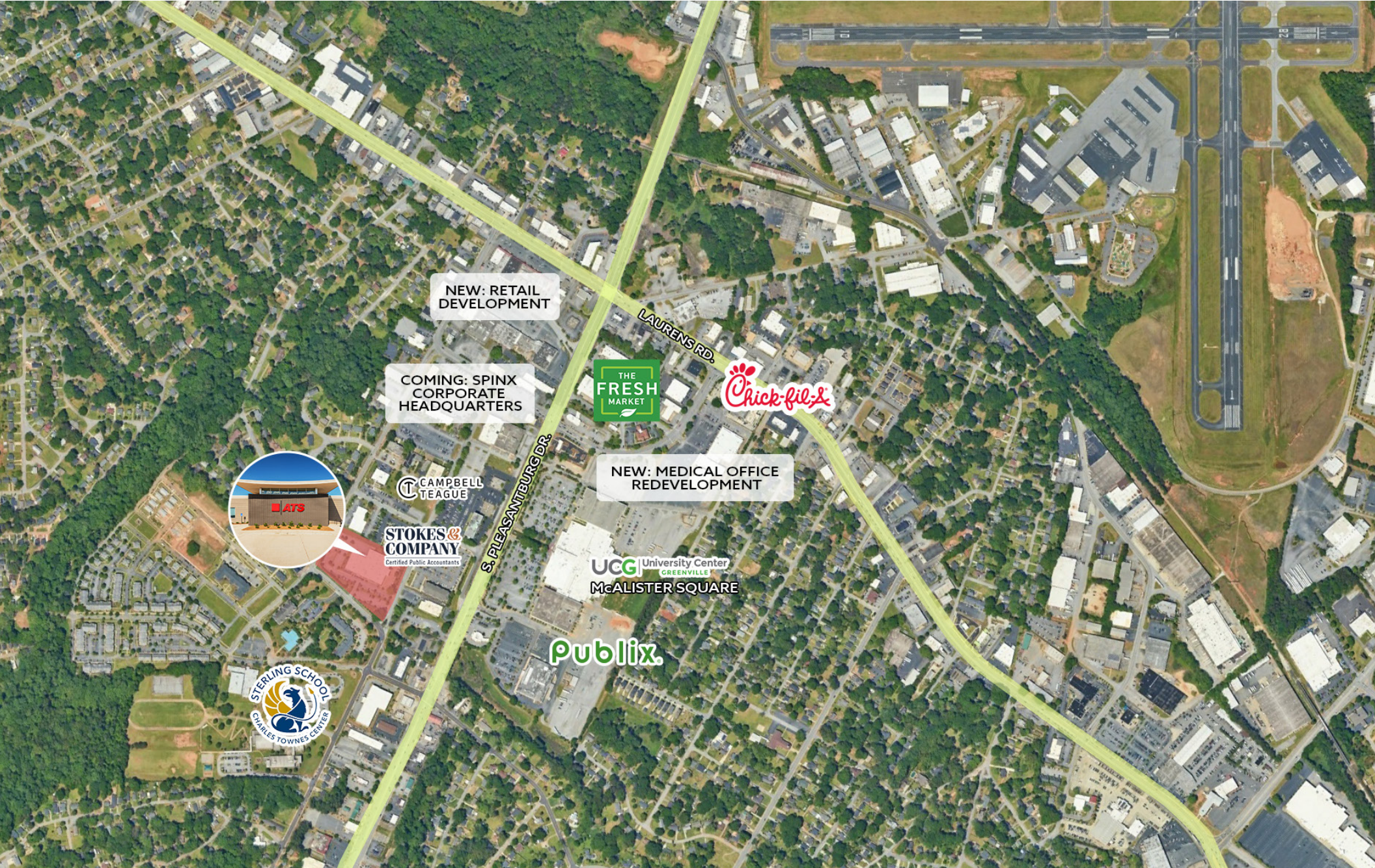


EXTERIOR | LOADING DOCK + BASEMENT ACCESS

PROPERTY *location*



SURROUNDING *area*



NEW: RETAIL DEVELOPMENT

COMING: SPINX CORPORATE HEADQUARTERS



NEW: MEDICAL OFFICE REDEVELOPMENT





ACTIVE GROWTH LOCATION

The neighborhood at the intersection of South Pleasantburg Drive and Laurens Road is a major commercial hub and centrally located to all of Greenville. Once a bustling center of retail and office activity, the area is now **undergoing significant redevelopment, shaped by city plans to create a more walkable, mixed-use district** and a city-commissioned study aimed at establishing a new land-use framework to guide future growth.

A key anchor along this corridor is the **University Center**, located on the former site of McAlister Square. Serving as an educational hub, the University Center of Greenville continues to play a central role in the area's revitalization, supporting both community development and long-term redevelopment efforts. Additionally, new businesses relocating to the area, including **the Spinx Company's headquarters** and **Campbell Teague Law**, continue to boost its appeal.





for more information, please contact:

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