

**TWO MONTHS FREE**



**FOR SALE  
OR LEASE**

## **PROFESSIONAL OFFICE SPACE AVAILABLE**

1704 E Greenville St.  
Anderson, SC 29621



**LEE & ASSOCIATES**  
GREENVILLE/SPARTANBURG

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**864.704.1040**  
[LeeUpstate.com](http://LeeUpstate.com)

**LEASE RATE:  
\$15.65 MG**

**SALES PRICE:  
CONTACT BROKER**

- Great Location on Hwy 81
- Minutes to Downtown Anderson and Anderson University
- Ground Floor Availability
- Pylon Signage Available



# PROPERTY OVERVIEW

|                    |            |
|--------------------|------------|
| Total Available SF | ±2,683 SF  |
| Total Building SF  | ±16,000 SF |
| Tax Map #          | 1481102003 |
| County             | Anderson   |
| City Limits        | Yes        |
| Zoning             | NC         |

|                   |                   |
|-------------------|-------------------|
| Construction Type | Masonry           |
| Signage           | Pylon             |
| Parking           | 60                |
| Restrooms         | In Suite          |
| Utilities         | Separate Electric |
| Suites Available  | 1                 |



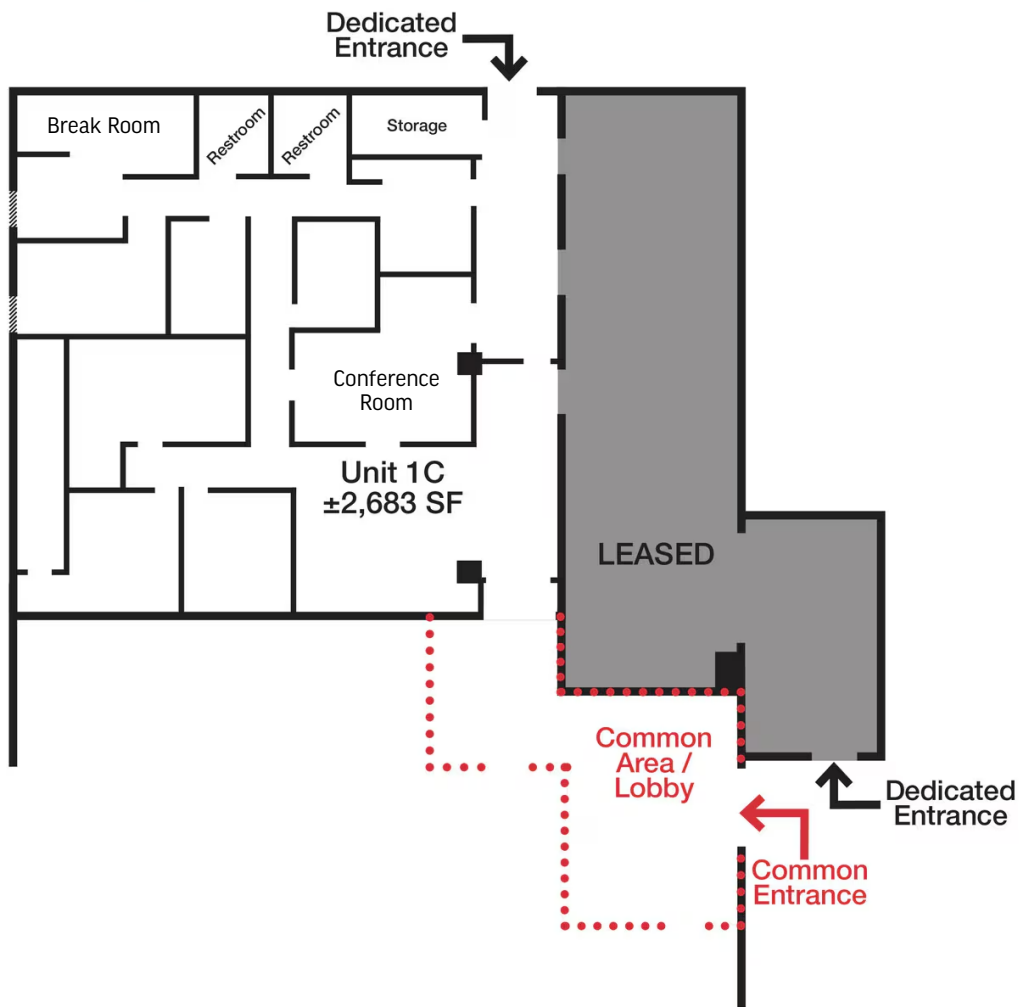
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201 W. McBee Ave, Suite 400, Greenville, SC 29601  
320 E. Main Street, Suite 430, Spartanburg, SC 29302  
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# ±2,683 SF: GROUND FLOOR

|                |     |
|----------------|-----|
| Reception Area | Yes |
| Offices        | 6   |
| Conference     | 1   |
| Restrooms      | 2   |
| Break Room     | Yes |
| Storage        | Yes |




FLOOR PLAN IS NOT TO SCALE AND REPRESENTS A GENERAL LAYOUT OF THE SUITE



# LOCATION OVERVIEW

- 1 McDonalds
- 2 Zaxby's
- 3 QuikTrip
- 4 Chicken Salad Chick
- 5 Caliber Collision
- 6 Hendricks Veterinary
- 7 Marcos Pizza
- 8 The Sweetery
- 9 Bank of America
- 10 AnMed North Campus



 [Click Here to View the Interactive Map](#)

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| PARK PLACE                                    |                         |
|---|-------------------------|
| FIRST FLOOR                                   |                         |
| 1A/B  | SHARE                   |
| 1C  | Kindred Hospice         |
| 1D  | ARCpoint Labs           |
| SECOND FLOOR                                  |                         |
| 2A  | Debrica Webster Realtor |
| 2B  | The FULP Company        |
| 2C  | CFL Facilities          |
| 2D/E  | CenterWell Home Health  |
| For Leasing Information, Contact 864-617-6608 |                         |

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**LEARN MORE**  
**CALL TODAY**



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