

±21,000 SF AVAILABLE SITE #1906



±21,000 SF OFFICE/FLEX SPACE \$13.00/SF/NNN





Available SF: ±21,000



Easy Access to I-85



High visibility from road



Parking Ratio: 4.5/1000



Building Signage Available



Four miles to GSP airport



Several suites with delivery door access



Vast variety of floorplans to choose from



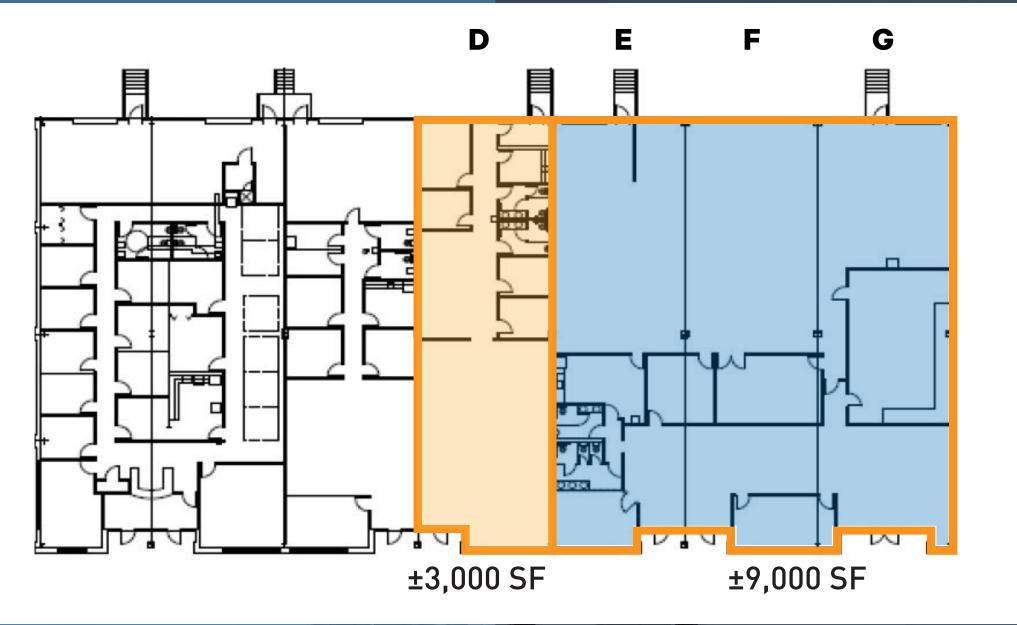
Ideal east side location with quick access to amenities including many restaurants and retail



Located in a high growth and favorable demographic area

BUILDING 7001

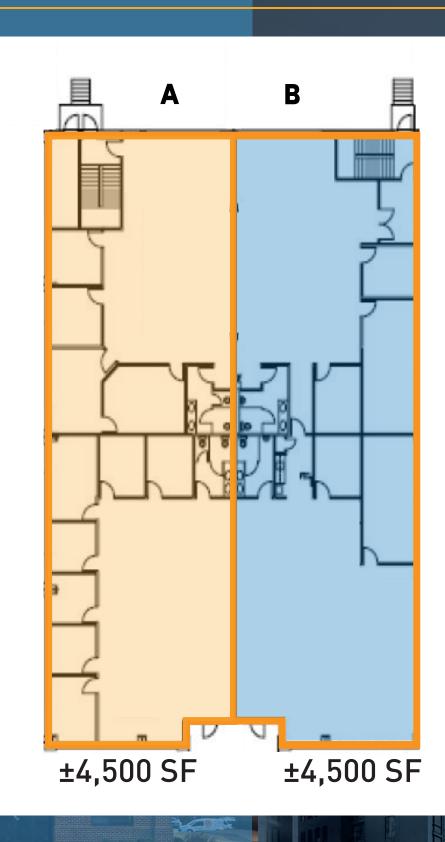
SUITE D, E, F, G: ±12,000 SF





BUILDING 7005

SUITE A&B: ±9,000 SF



CENTRALLY — LOCATED OFFICE PARK

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
11	2023 Population	1,937	45,378	125,816
	2023 Households	721	17,877	49,484
	2023 Household Income	\$145,018	\$138,358	\$126,725
	2023 Businesses	420	1,902	4,558
	2023 Daytime Population	11,458	56,338	155,902





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CONTACT US FOR MORE INFORMATION

CHARLES GOUCH, CCIM, SIOR

Senior Vice President | Office +1 864 527 6035 charles.gouch@cbre.com

BRITTANY FARRAR

Associate | Office +1 864 527 6023 brttany.farrar@cbre.com

ANTHONY PORCHETTA

Associate | Office +1 864 527 6044 anthony.porchetta@cbre.com

CBRE

+1 864 242 6169 355 S Main Street, Suite 701 Greenville, SC 29601

www.cbre.us/southcarolina

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