



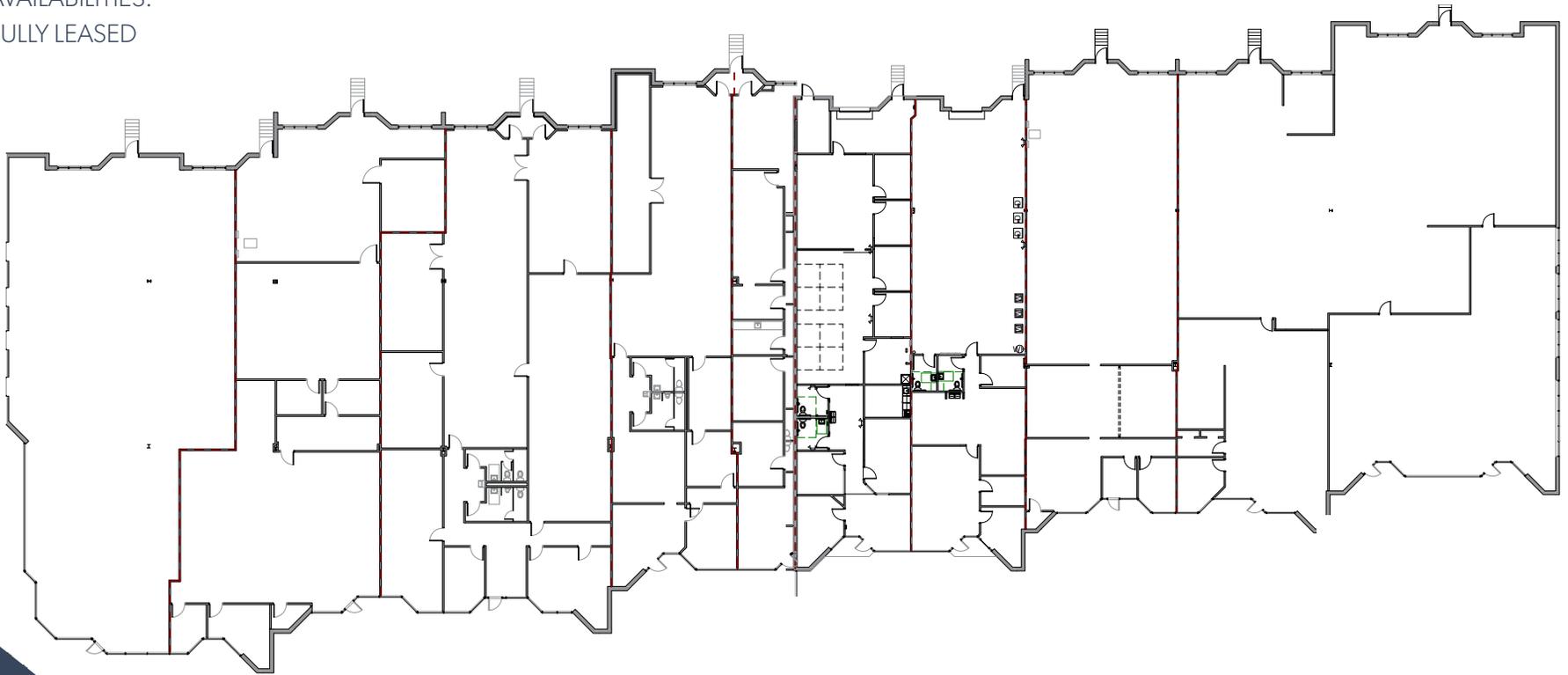
PATEWOOD BUSINESS CENTER
1 MARCUS DRIVE
OFFICE / FLEX SPACE FOR LEASE

SITE # 1467 | GREENVILLE, SC 29615

SPACE OPPORTUNITIES

BUILDING I

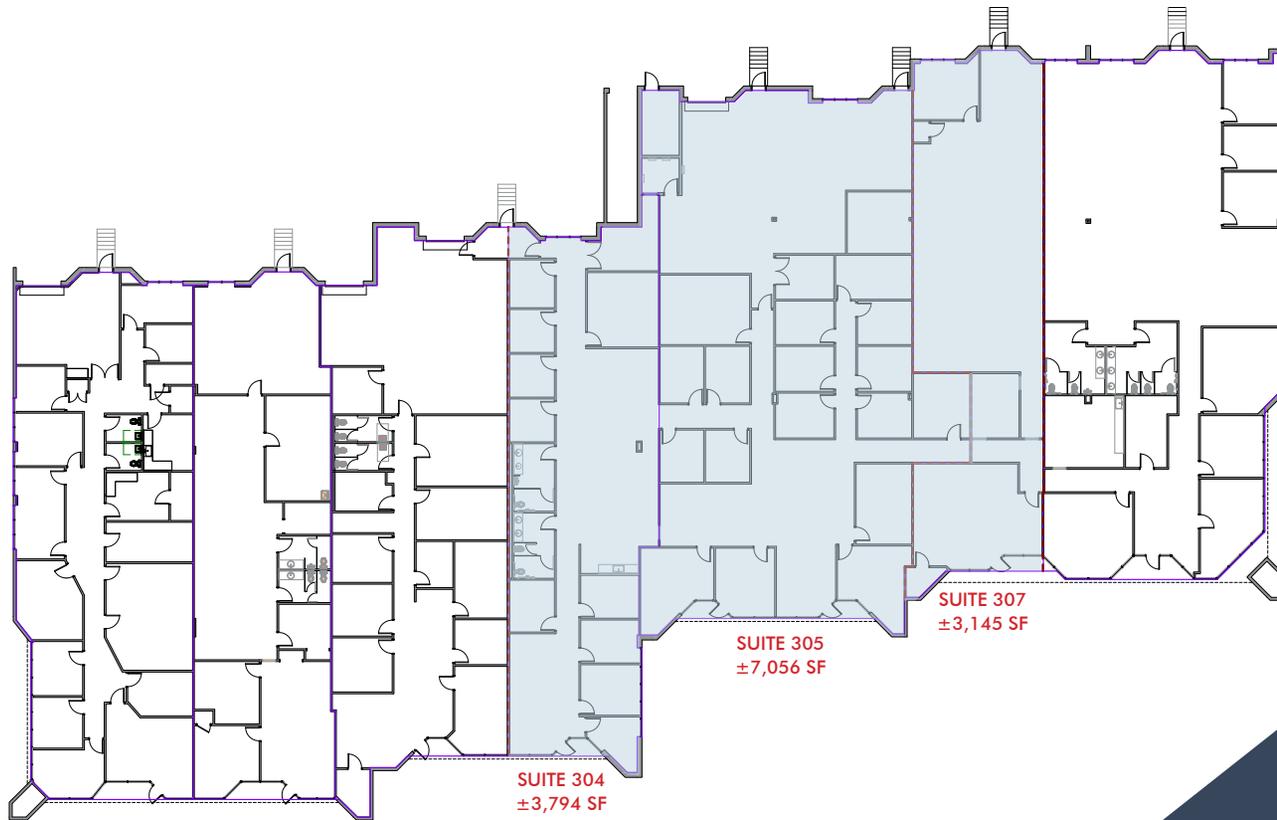
AVAILABILITIES:
FULLY LEASED



BUILDING II

AVAILABILITIES:
FULLY LEASED

SPACE OPPORTUNITIES



BUILDING III

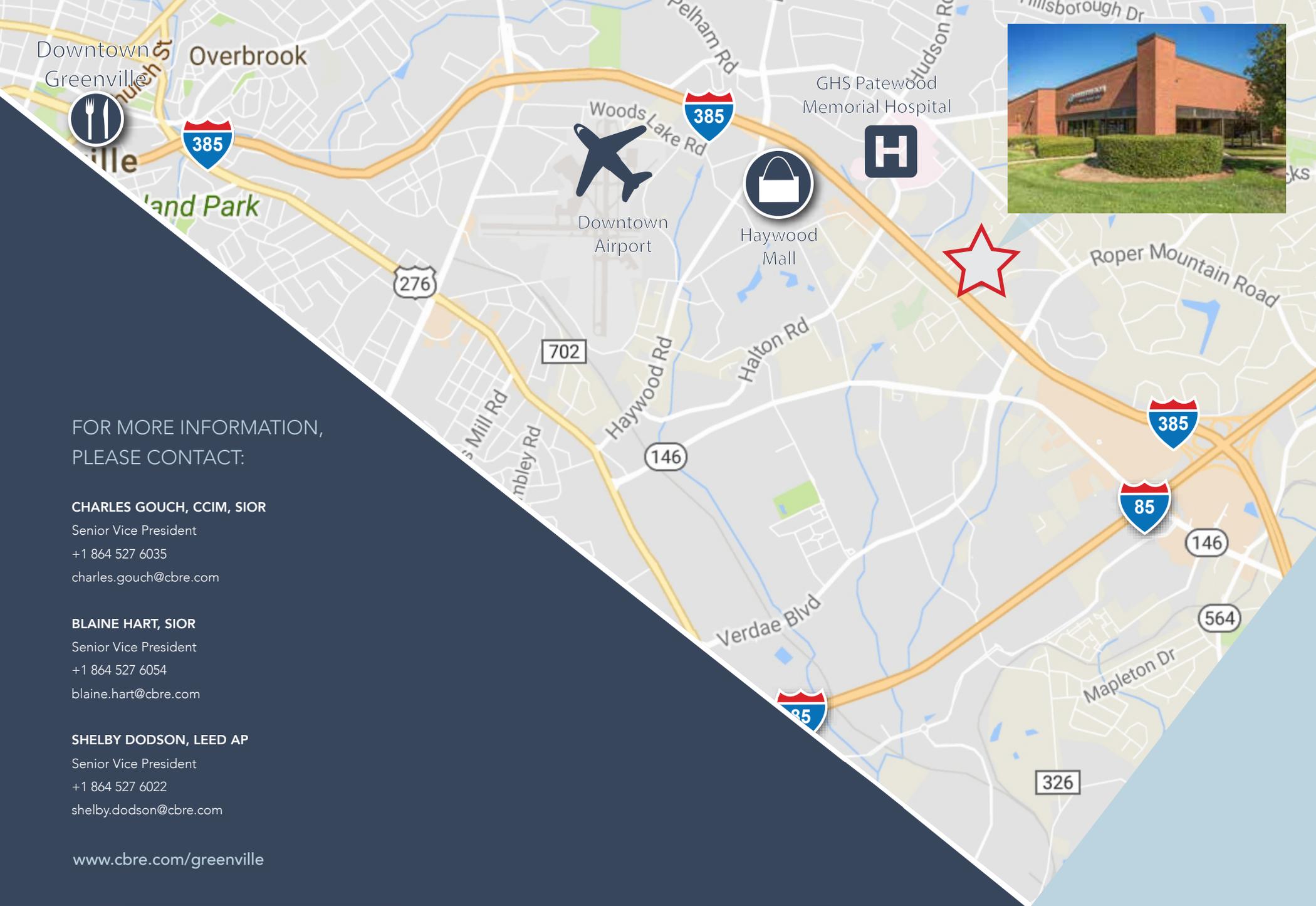
AVAILABILITIES:
SUITE 304 | ±3,794 SF
SUITE 305 | ±7,056 SF
SUITE 307 | ±3,145 SF
(CAN BE COMBINED)

PROPERTY DETAILS

OFFICE / FLEX SPACE FOR LEASE

1 Marcus Drive is conveniently located off of Frontage Road in close proximity to Haywood Road with easy access to I-385 and I-85. The property is also a short drive to Downtown Greenville.

+ Total RSF Available:	Up to ±13,995 RSF
- Building I:	Fully Leased
- Building II:	Fully Leased
- Building III:	±13,995 RSF
- Building IV:	Fully Leased
+ Parking:	Ample on-site
+ Lease Rate:	\$15.75/SF NNN Office



FOR MORE INFORMATION,
PLEASE CONTACT:

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