

FOR LEASE

104 Commons Blvd Unit A, Piedmont SC, 29673

Rate: \$2,400 Per Month



Disclaimer

All materials and information received or derived from The Founders Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither The Founders Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

The Founders Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. The Founders Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. The Founders Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Founders Group in compliance with all applicable fair housing and equal opportunity laws.

By acknowledging your receipt of this Offering Memorandum from The Founders Group, you agree:

1. The Offer Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence;
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Sponsor.

Table of Contents

Address:

104 Commons Blvd Unit A,
Piedmont SC, 29673

Prepared by:
The Founders Group

Contacts:

Josh Hakala
Associate Broker

864.404.9377

josh@foundersgroupsc.com

Matt Foster
Partner

864.444.0022

matt@foundersgroupsc.com

In Association with Carolina Moves
LLC. A Licensed South Carolina
Broker



Why This Property Stands Out

Prime Powdersville Location!

Located in the growing Powdersville/Piedmont business corridor with nearby medical offices, professional services, retail, and expanding residential neighborhoods.

Excellent Accessibility

Quick access to **South Carolina Highway 153** and **Interstate 85**, connecting the property to **Greenville, Anderson**, and surrounding Upstate communities.

High Visibility & Traffic Exposure

Located near a busy commercial corridor with consistent daily traffic, providing strong visibility for businesses and customer access.

Established Business Environment

Surrounded by professional offices, healthcare providers, and local service businesses that generate steady customer flow.

Growing Residential Base

Positioned near expanding neighborhoods in the Powdersville area, offering access to a large and growing customer population.

Lease Overview

Property Summary

Address: 104 Commons Blvd, Unit A, Piedmont SC, 29673

Price: \$2,400 a month

Parcel Site: 1,400 SF

Accessibility:

- Quick access to **South Carolina Highway 153** and **Interstate 85**

Visibility: Strategic Position Between Key Areas

- Located near established Commercial Properties with consistent traffic flowing

Property Highlights

Located in the growing Powdersville business corridor, 104 Commons Blvd Unit A offers a prime commercial location with convenient access to major routes including South Carolina Highway 153 and Interstate 85, providing easy connectivity to nearby markets such as Greenville and Anderson. This approximately 1,400 square foot office suite is situated within a professional multi-tenant office building surrounded by local businesses that generate steady daily traffic. The property offers strong visibility in an active commercial area, along with convenient on-site parking for both employees and clients. Located in a rapidly expanding community with significant residential and commercial growth, the property presents an excellent opportunity for business owners looking to establish or relocate their operations, as well as investors seeking a well-positioned office space in the Upstate market.



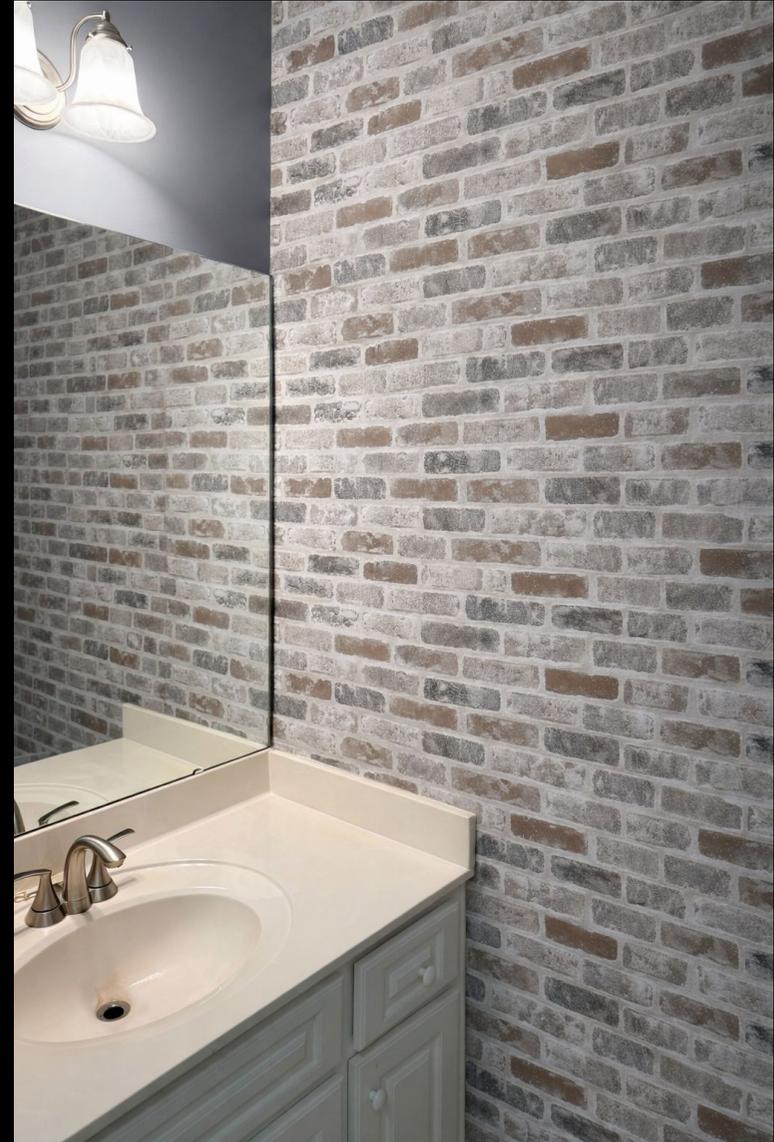
Property Photos



Property Photos



Property Photos





The Founders Group
455 Congaree Rd
Greenville, SC 29607
www.foundersgroupsc.com

In Association with Carolina Moves, LLC.
A Licensed South Carolina Broker

Transaction Team



Josh Hakala
Associate Broker
864.404.9377
josh@foundersgroupsc.com



Matt Foster
Partner
864.444.0022
matt@foundersgroupsc.com