



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

LEASE RATE:

**\$15.65 MG DOWN
\$14.50 MG UP**

SALES PRICE:

CONTACT BROKER

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



**GREAT
LOCATION**



**AMPLE
PARKING**



**PROPERTY IS
MOVE-IN READY**



**HIGH
VISIBILITY**

PROPERTY OVERVIEW

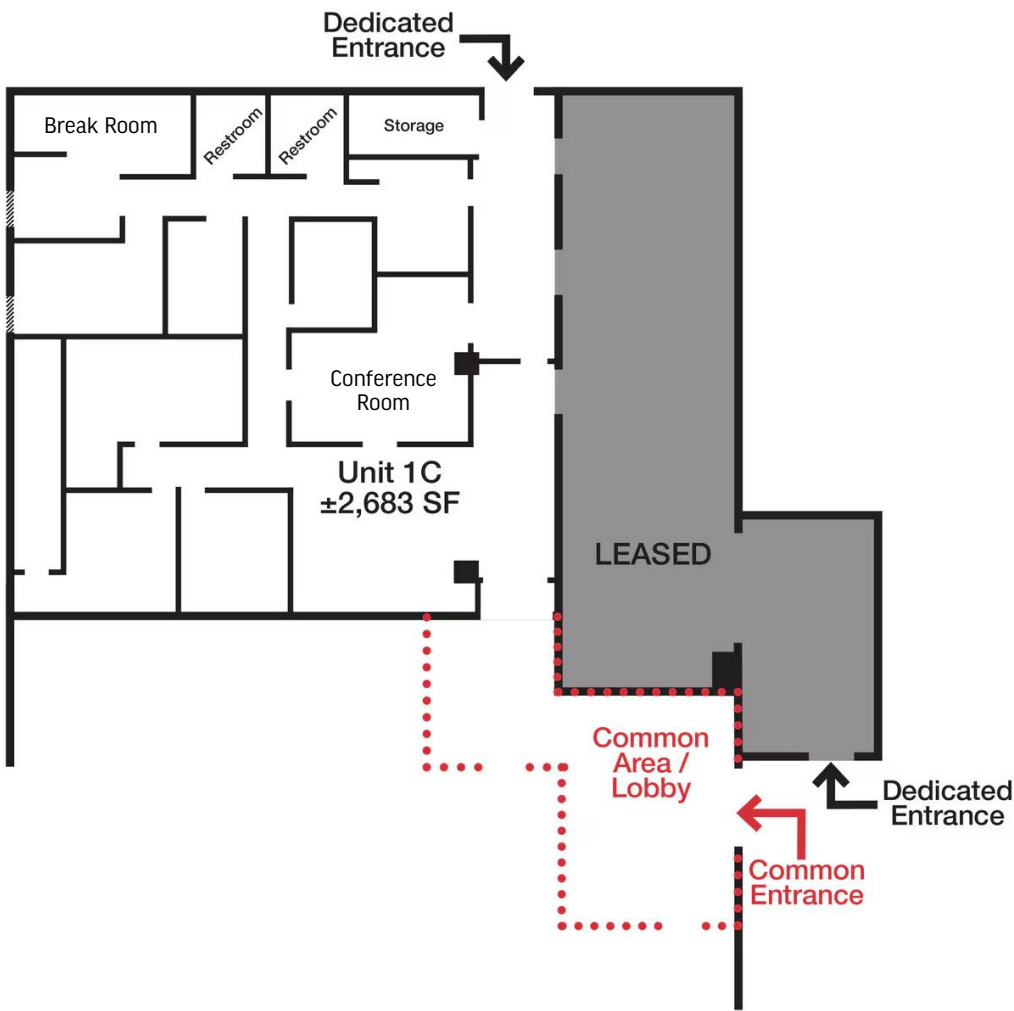
Total Available SF	±3,748 SF
Total Building SF	±16,000 SF
Tax Map #	1481102003
County	Anderson
City Limits	Yes
Zoning	NC

Construction Type	Masonry
Signage	Pylon
Parking	60
Restrooms	In Suite
Utilities	Separate Electric
Suites Available	2



±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

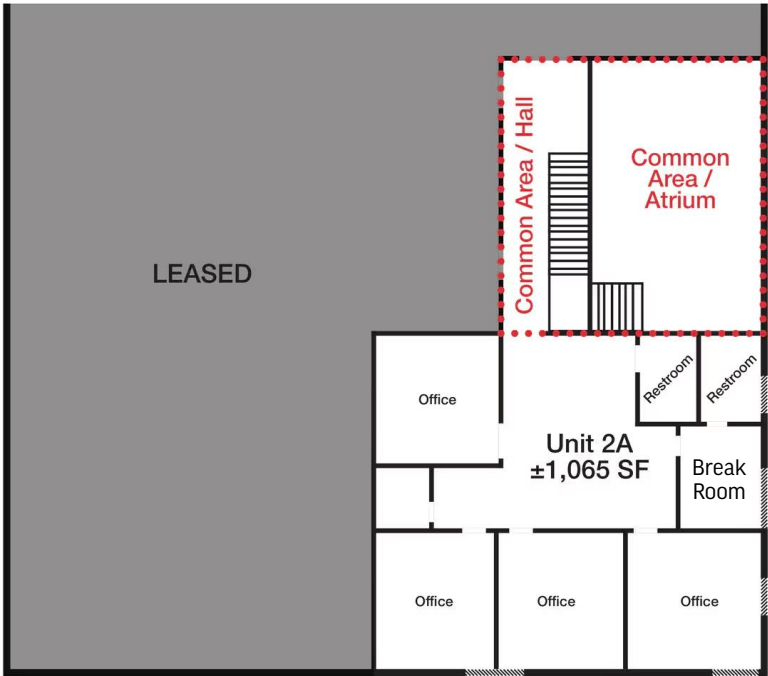


±1,065 SF: SECOND FLOOR

Reception Area	Yes
Offices	3 Windows 1 Interior
Restrooms	2
Break Room	Yes
Storage	No



SUITE 2A | ±1,065 SF



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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201 W. McBee Ave, Suite 400, Greenville, SC 29601
320 E. Main Street, Suite 430, Spartanburg, SC 29302
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PARK PLACE	
FIRST FLOOR	
1A/B	SHARE
1C	Kindred Hospice
1D	ARCpoint Labs
SECOND FLOOR	
2A	Debra Webster Realtor
2B	The FULP Company
2C	CFL Facilities
2D/E	CenterWell Home Health
For Listing Information, Contact 864-617-6608	

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LEARN MORE CALL TODAY



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