



**LEASE**  
**7 Brendan Way**  
**7 BRENDAN WAY**  
Greenville, SC 29615

**PRESENTED BY:**

**ROD SUAREZ**  
O: 864-637-9302  
rsuarez@blackstreamcre.com



**BLACKSTREAM**  
COMMERCIAL REAL ESTATE

## PROPERTY SUMMARY



## OFFERING SUMMARY

LEASE RATE:	\$23.00 SF/yr (Full Service)
AVAILABLE SF:	141 - 1,157 SF
BUILDING SIZE:	8,528 SF
MAX CONTIGUOUS:	5

## PROPERTY DESCRIPTION

Discover the exceptional features of the property at 7 Brendan Way in Greenville, SC. This great office building offers modern and flexible workspaces and inviting atmosphere to elevate productivity and comfort. With ample parking, convenient access to major highways, and an inviting lobby, this property provides a welcoming and professional environment for businesses of all sizes. The flexible floor plans and customizable spaces cater to diverse needs, while the on-site management ensures a seamless tenant experience. The property at 7 Brendan Way is the perfect choice for those seeking a distinguished office space in Greenville.

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## PROPERTY DETAILS & HIGHLIGHTS

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
BUILDING SIZE	8,528 SF
LOT SIZE	-
BUILDING CLASS	B

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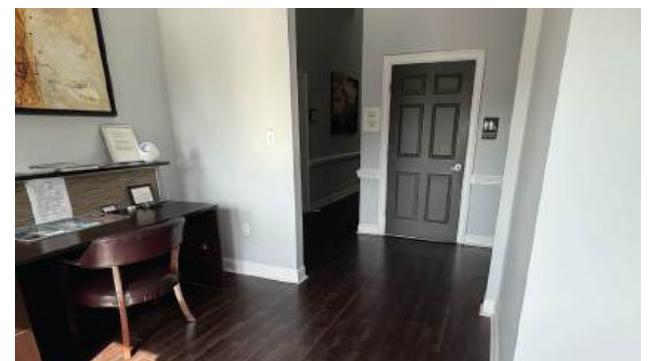
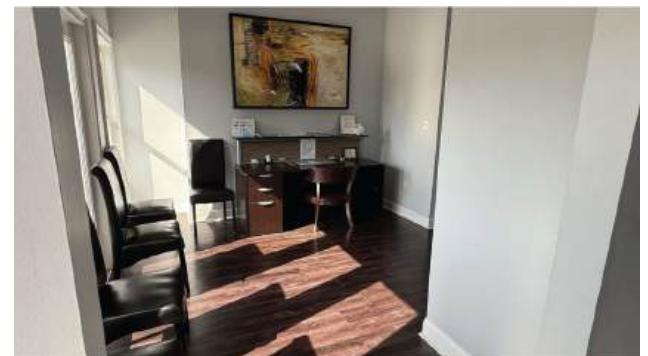
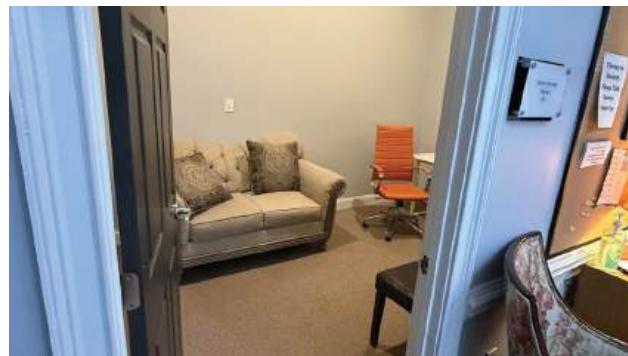
- Modern and flexible workspaces
- Ample parking
- Convenient access to major highways
- Inviting lobby
- Flexible floor plans
- Customizable spaces
- On-site management
- Prime location
- Thoughtfully designed interiors

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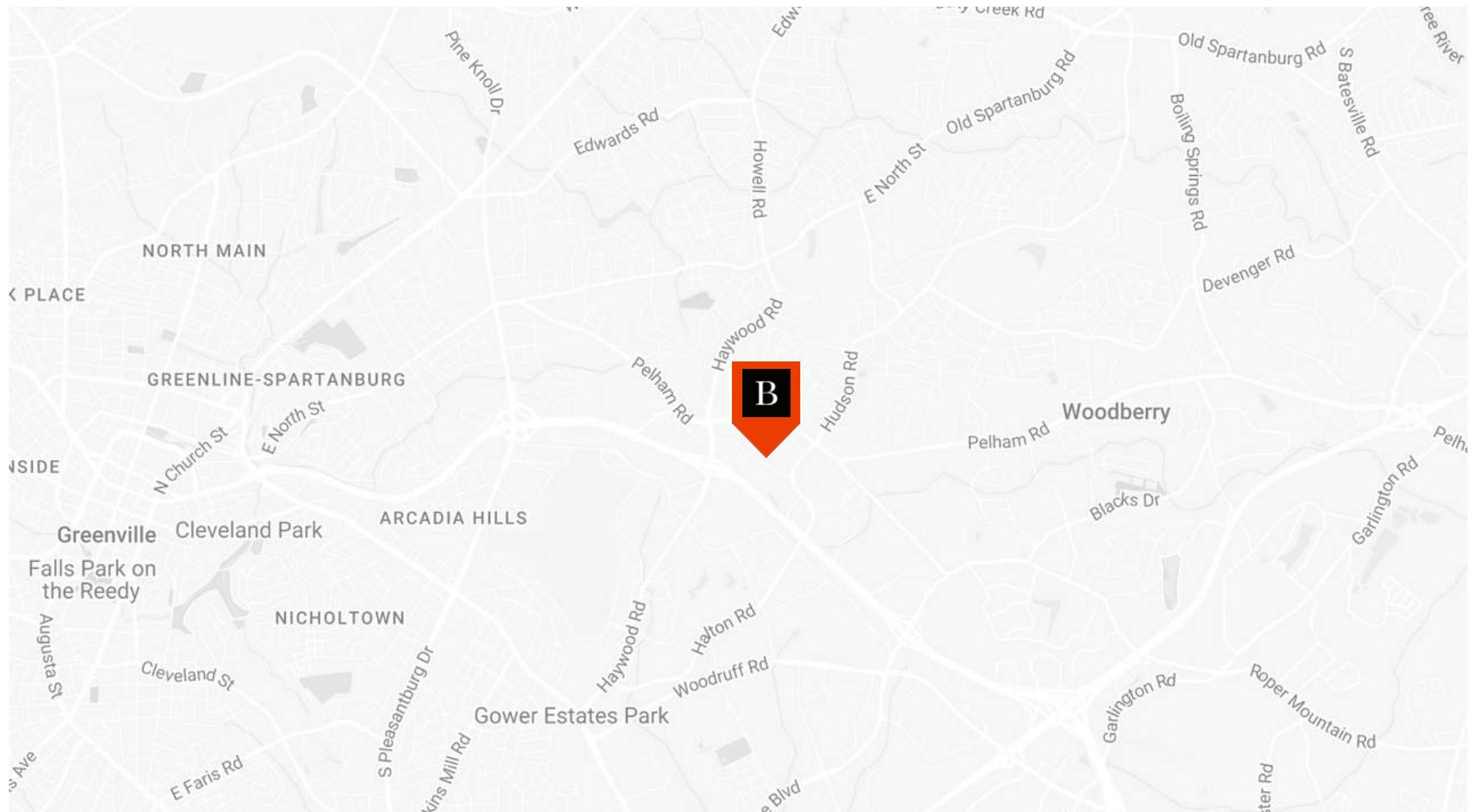
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## ADDITIONAL PHOTOS



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## LOCATION MAP

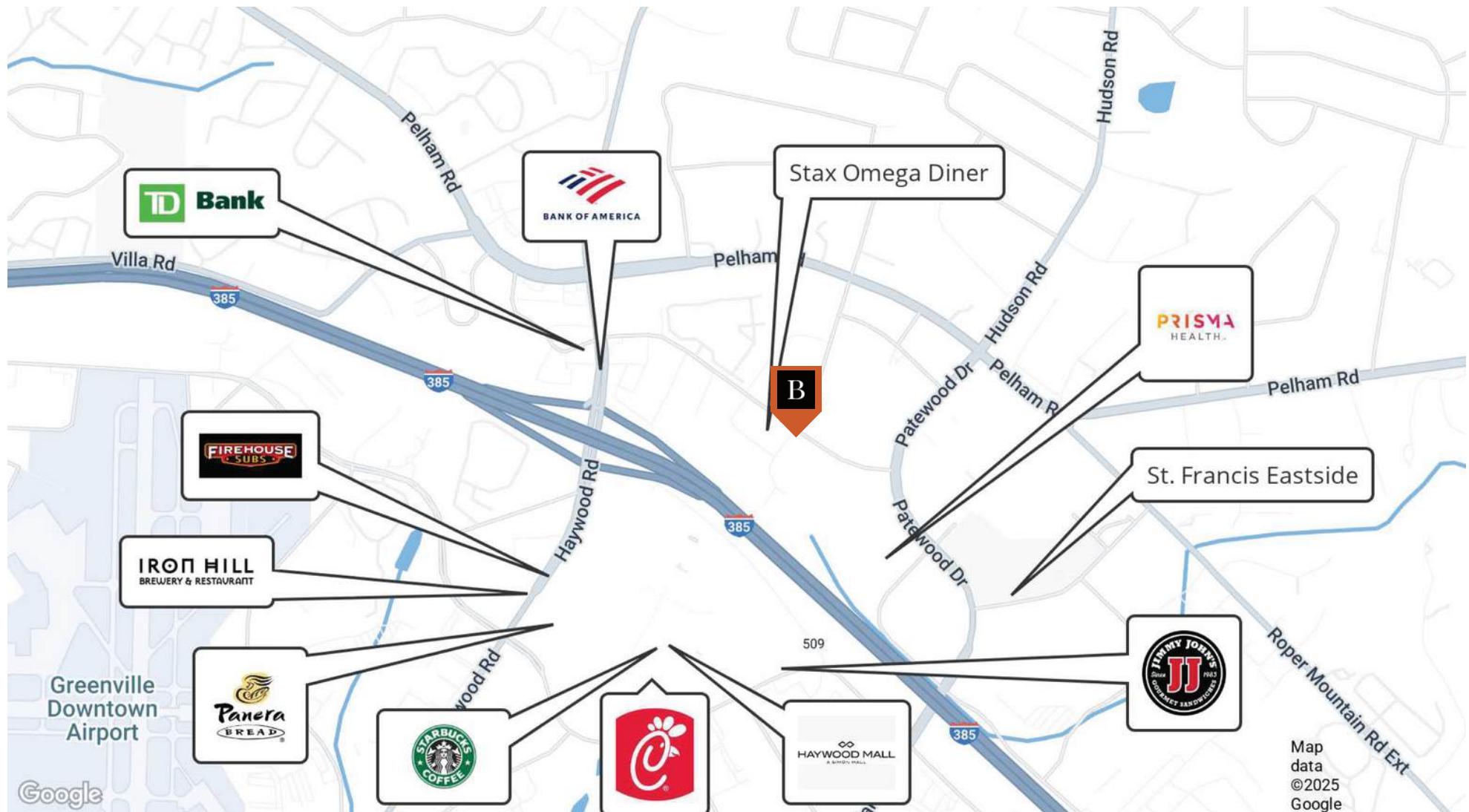


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## RETAILER MAP



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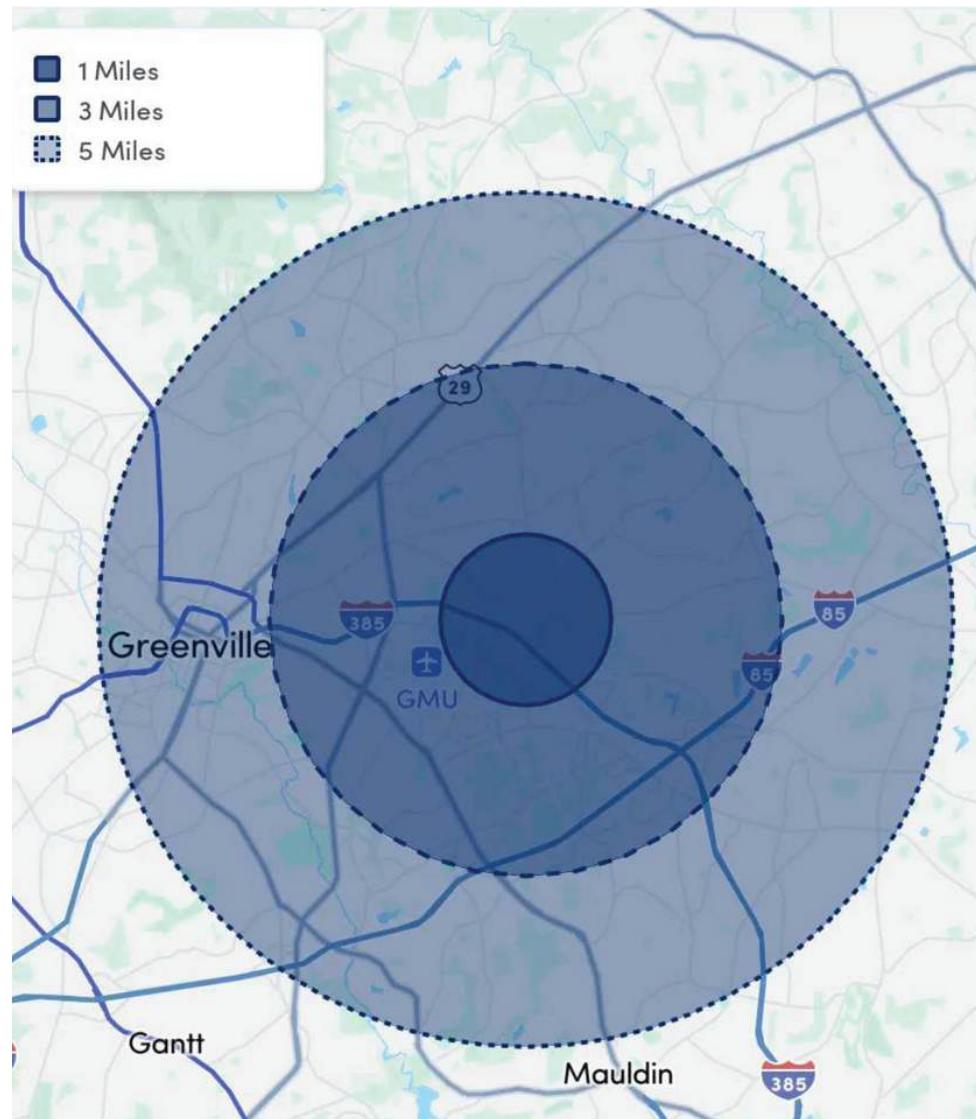
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## AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	6,261	68,703	183,597
<b>AVERAGE AGE</b>	40	40	40
<b>AVERAGE AGE (MALE)</b>	38	38	39
<b>AVERAGE AGE (FEMALE)</b>	42	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,234	30,473	80,024
<b># OF PERSONS PER HH</b>	1.9	2.3	2.3
<b>AVERAGE HH INCOME</b>	\$91,444	\$101,950	\$108,000
<b>AVERAGE HOUSE VALUE</b>	\$326,274	\$391,178	\$418,280
<b>PER CAPITA INCOME</b>	\$48,128	\$44,326	\$46,956

Map and demographics data derived from AlphaMap



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## ADVISOR BIO



### ROD SUAREZ

Associate Advisor

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## PROFESSIONAL BACKGROUND

Born and raised in Mexico City, Rod's journey to Greenville began more than two decades ago, coinciding with the region's remarkable growth. Today, he utilizes his unique perspective and deep-rooted relationships to drive successful business outcomes for his clients.

Starting his career in residential real estate sales, Rod's understanding of the property landscape is as vast as it is diverse. Recently, he strategically shifted his focus to commercial real estate. His decision was fueled by the rapid influx of businesses into the Greenville region, a trend he anticipates will continue to rise in the coming years.

In Greenville for over 20 years, Rod's personal and professional relationships have not only enriched his life but also played an instrumental role in his career success. He is deeply connected with the community, embracing its transformation over the years, and actively participating in its future growth. In Rod Suarez you find a local expert with international roots, a strategic problem solver with a keen eye for opportunities, and a committed partner with a firm belief in the power of relationships.

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