



**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

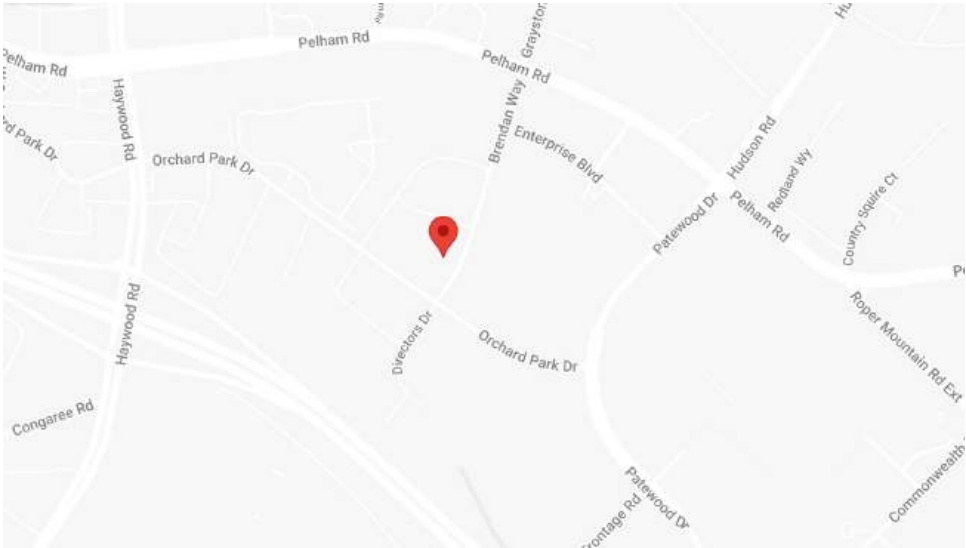
# PROPERTY SUMMARY



## OFFERING SUMMARY

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

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



## 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.



# PROPERTY DETAILS & HIGHLIGHTS

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

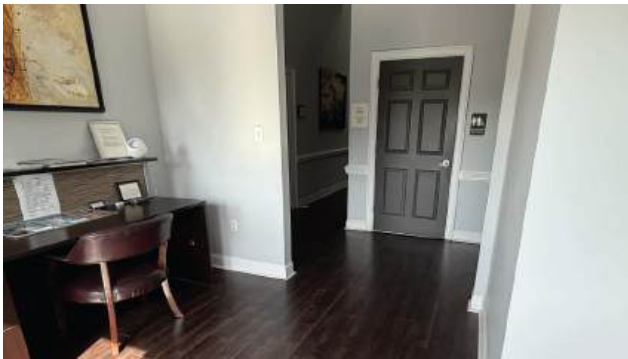
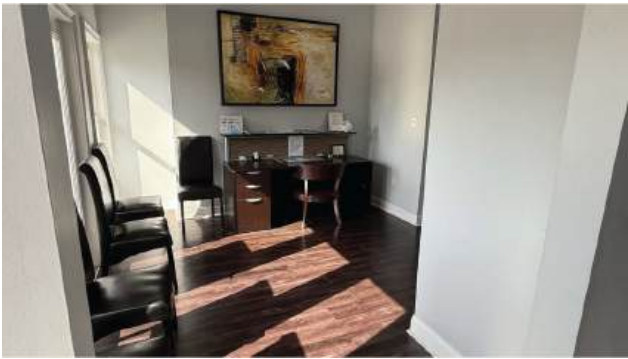
Discover the exceptional features of the property at 7 Brendan Way in Greenville, SC. This great office building offers modern and flexible workspaces and inviting atmosphere to elevate productivity and comfort. With ample parking, convenient access to major highways, and an inviting lobby, this property 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.



- 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

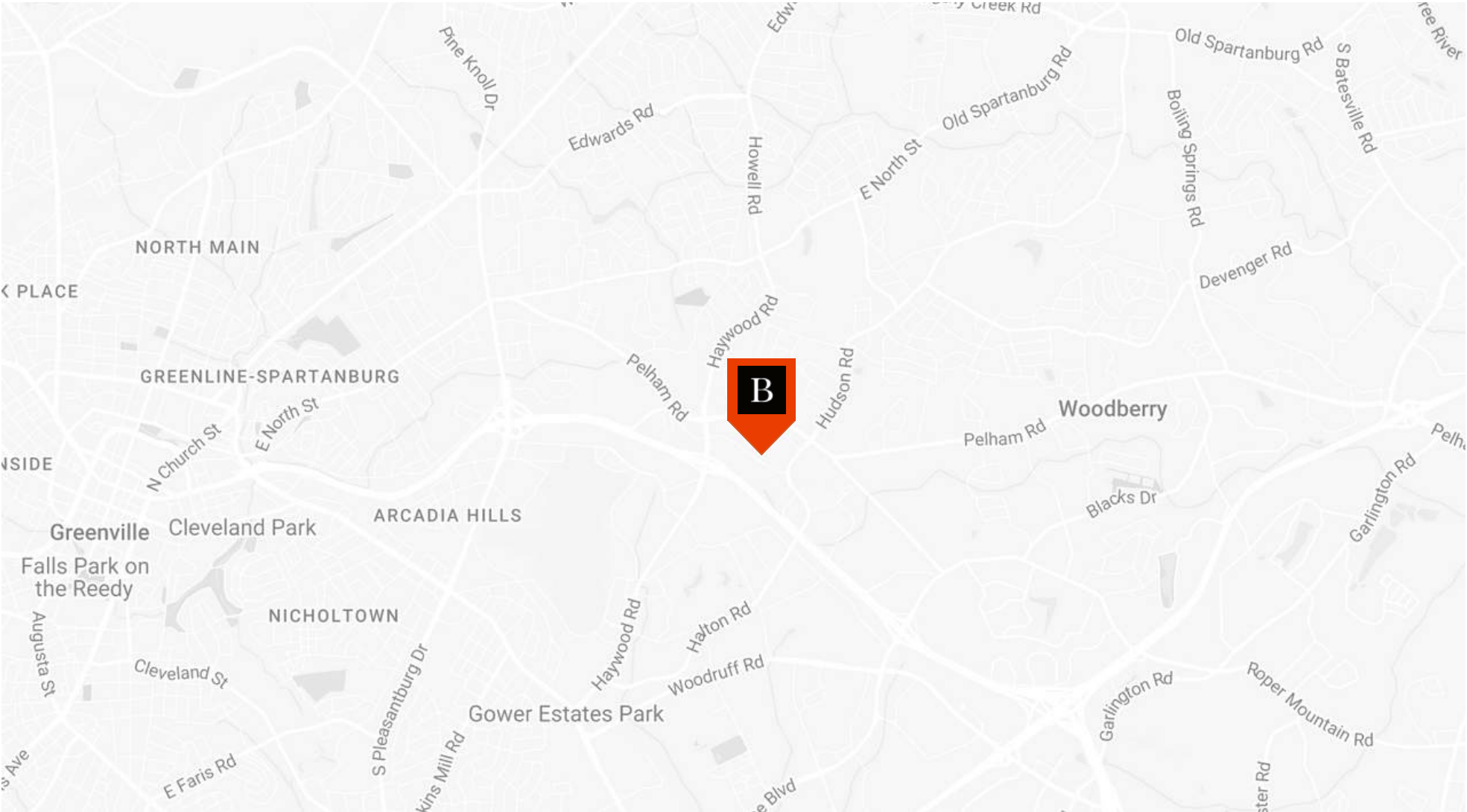
**ROD SUAREZ**  
O: 864-637-9302  
rsuarez@blackstreamcre.com

ADDITIONAL PHOTOS



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

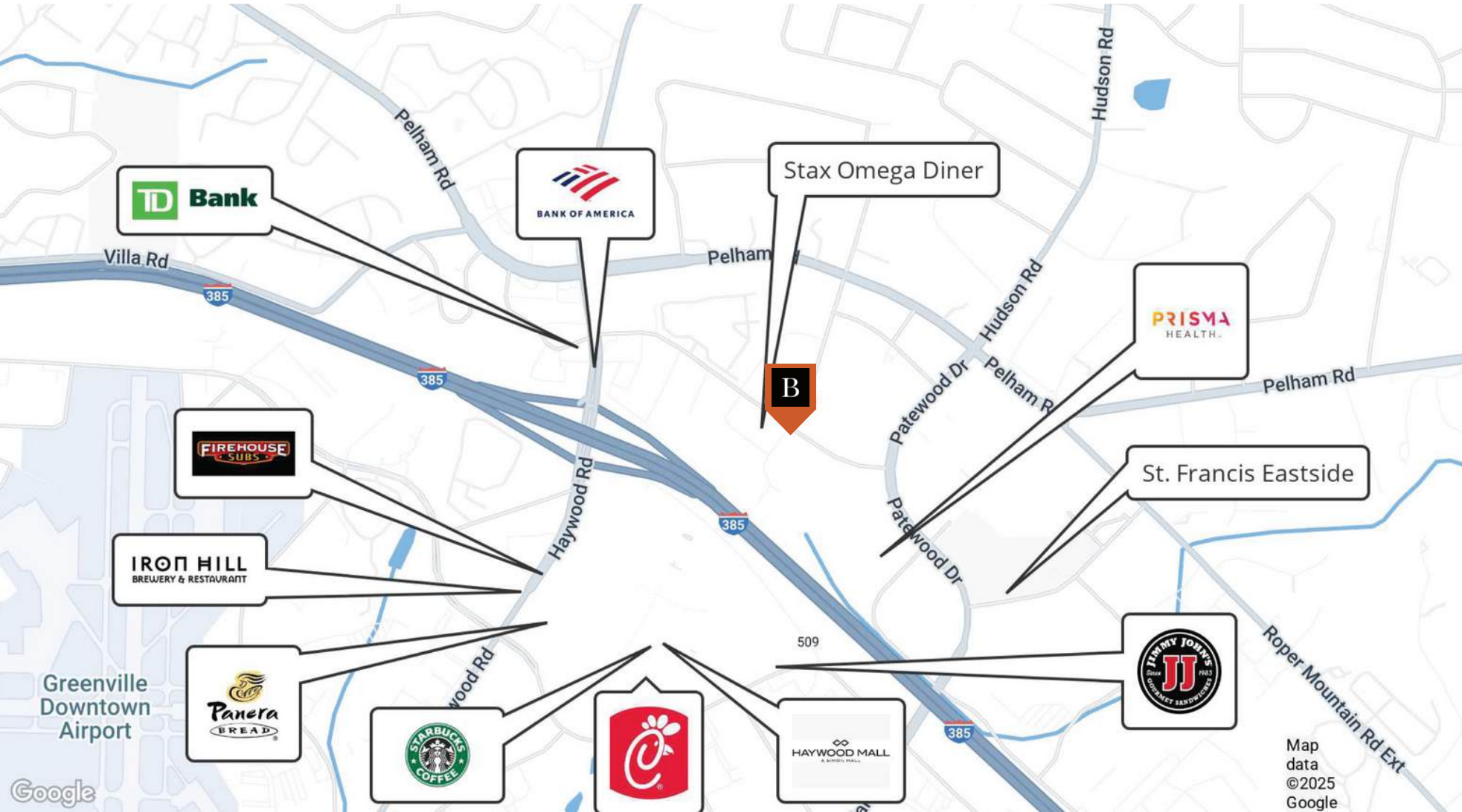
LOCATION MAP



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



RETAILER MAP



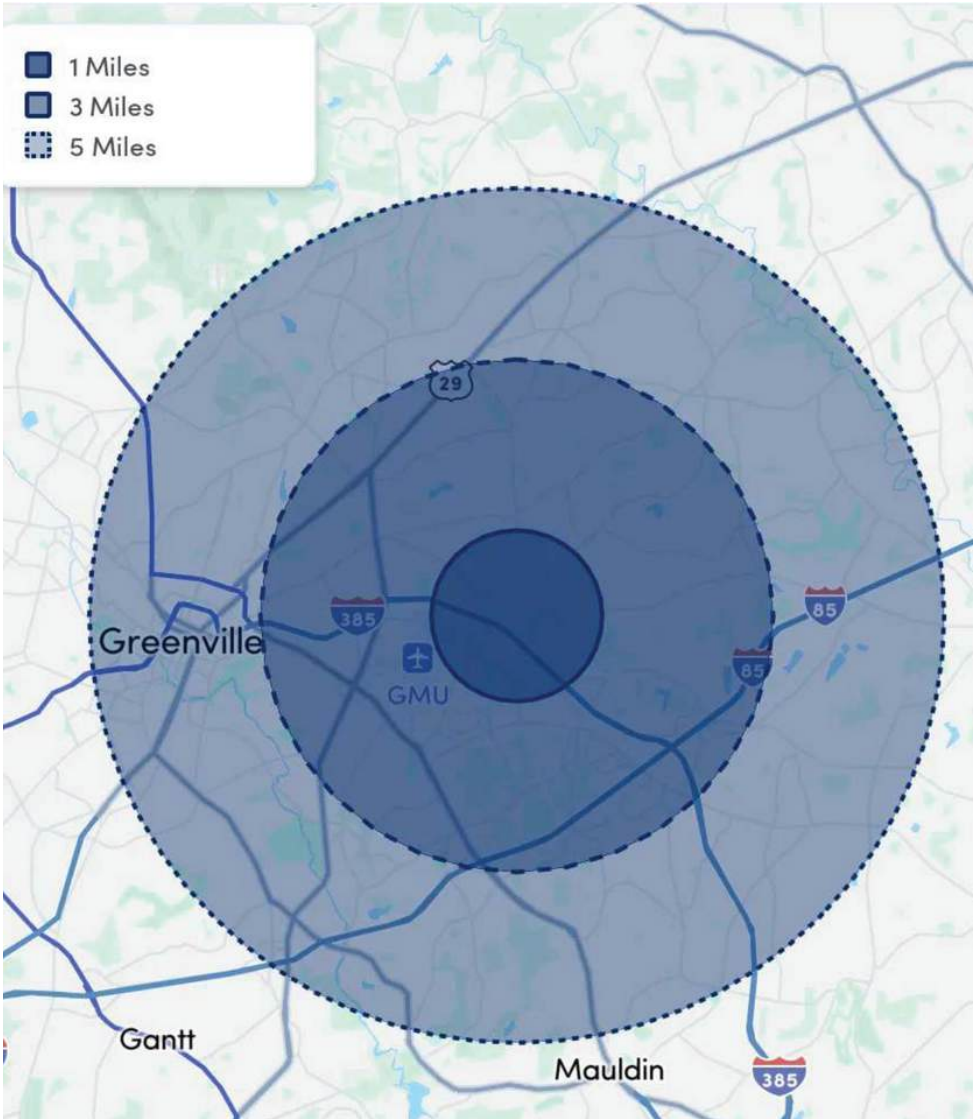
**ROD SUAREZ**  
O: 864-637-9302  
rsuarez@blackstreamcre.com

# AREA ANALYTICS

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 6,261  | 68,703  | 183,597 |
| AVERAGE AGE          | 40     | 40      | 40      |
| AVERAGE AGE (MALE)   | 38     | 38      | 39      |
| AVERAGE AGE (FEMALE) | 42     | 41      | 42      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 3,234     | 30,473    | 80,024    |
| # OF PERSONS PER HH | 1.9       | 2.3       | 2.3       |
| AVERAGE HH INCOME   | \$91,444  | \$101,950 | \$108,000 |
| AVERAGE HOUSE VALUE | \$326,274 | \$391,178 | \$418,280 |
| PER CAPITA INCOME   | \$48,128  | \$44,326  | \$46,956  |

Map and demographics data derived from AlphaMap



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

# ADVISOR BIO



**ROD SUAREZ**

Associate Advisor

rsuarez@blackstreamcre.com  
O: 864-637-9302 | C: 864-905-0448

## 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.

**BLACKSTREAM**  
COMMERCIAL REAL ESTATE  
20 Overbrook Court, Ste. 400  
Greenville, SC 29607  
864-637-9302

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