



FOR LEASE

203

# Rutherford Rd

GREENVILLE, SC

New ±5,960 SF Office Development  
Two Units at 2,980 SF Each | Can Be Combined

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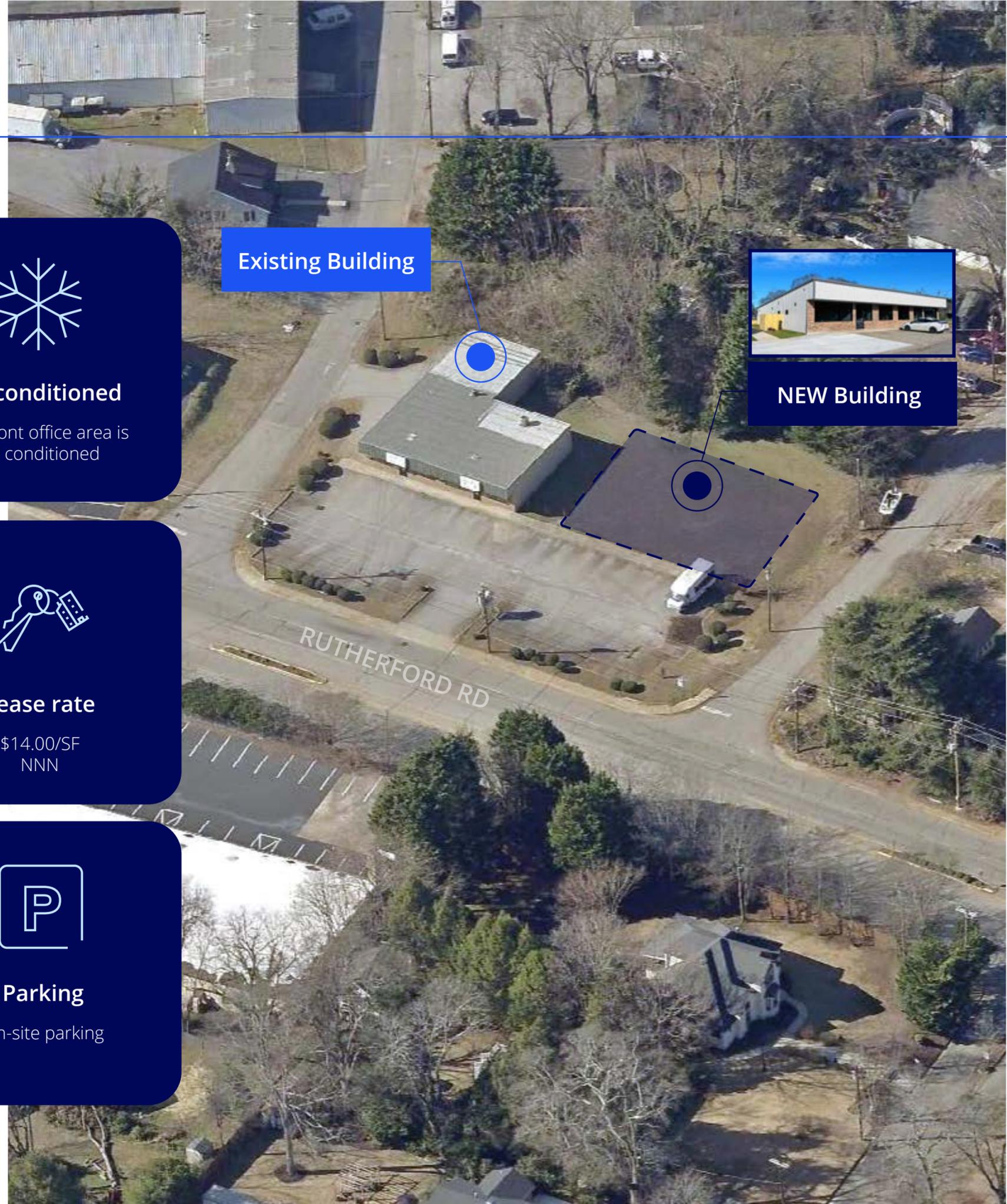
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# At a Glance



## Brand new!

Finished office spaces with carpet and 9' ceilings



## Roll-up doors

Each unit has an 8' x 8' roll-up door in the back



## Air conditioned

The front office area is air conditioned

Existing Building



NEW Building



## Two Units

5,960 SF, divided into two 2,980 SF units  
*(can be combined)*



## Break area

Sink and space for a refrigerator



## Lease rate

\$14.00/SF  
NNN



## Great Location

Close to downtown Greenville, I-385 and I-85.



## Storage space

Insulated, but unfinished back work or storage area



## Parking

On-site parking

# A Look Inside

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# Floor plan

203 Rutherford Rd | Greenville, SC

This 5,960-square-foot building is divided into two 2,980-square-foot units that can be occupied separately or combined into one contiguous space. The front area in each unit is finished and conditioned, featuring 9' ceilings, carpet, a break area with a sink and space for a refrigerator and a restroom. The rear area in each unit is insulated but unfinished and unconditioned, with 11'-2" ceilings sloping to 9' and an 8' x 8' roll-up door.

 **5,960 SF Total**  
**Two Units, 2,980 SF**

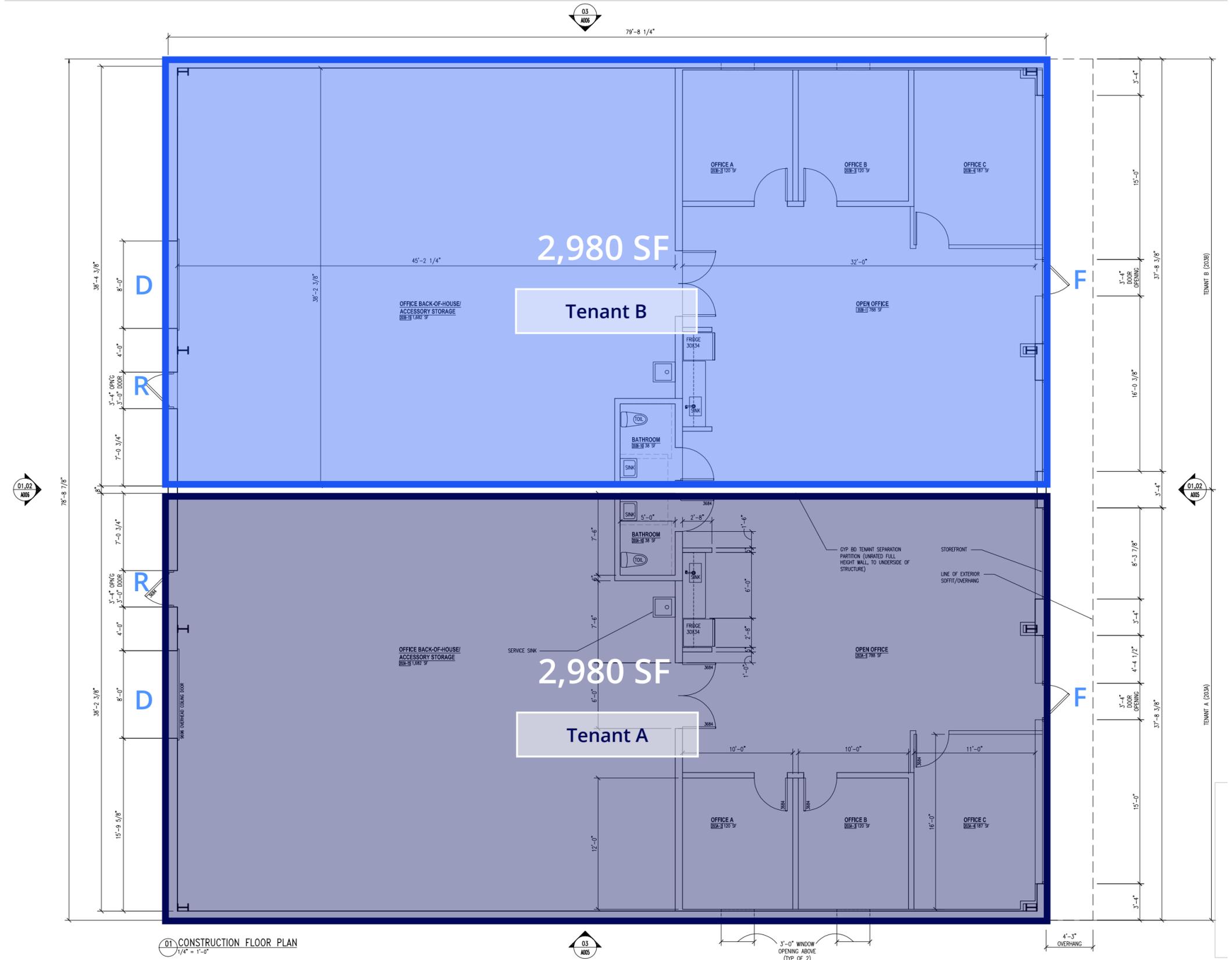
 **New Construction:**  
**Completed 2026**

**F** - Front door

**D** - Dock door

**R** - Rear door

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# Location Overview

203 Rutherford Road | Greenville, SC

## PROXIMITY TO DOWNTOWN

Minutes from downtown Greenville with easy access to restaurants, retail and services.

## HIGH VISIBILITY & ACCESSIBILITY

Located on Rutherford Road (SC Hwy 14) with strong traffic counts and connectivity to I-385 and I-85.

## VERSATILE SPACE

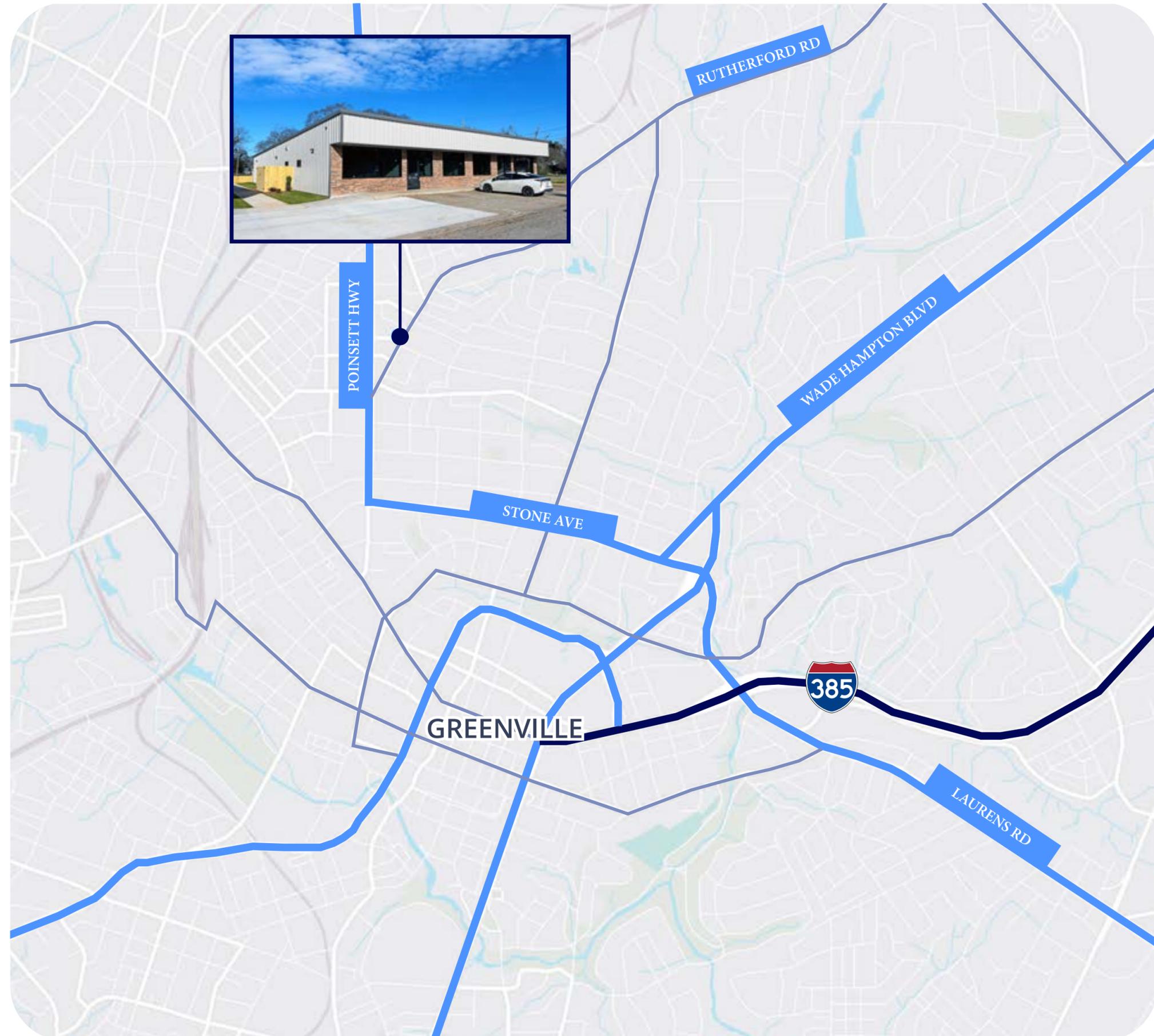
Suitable for office use with an unfinished back area to accommodate various business needs.

## BUSINESS CLIMATE

Greenville's economic growth supports workforce access, networking and investment.

## COMMUNITY & AMENITIES

North Main offers historic charm, parks, walkable streets and a welcoming business community that enhances the work-life balance.





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GREENVILLE, SC

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