



Modern office space in Clemson's premier live-work-play community

PATRICK SQUARE TOWN CENTER
107 Market Street | Clemson, SC

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Property overview

Fully furnished, move-in-ready office space in the heart of Clemson's premier neighborhood community. Designed for growth-focused professionals, this modern workspace features 9 private offices, 4 cubicle offices, open collaboration area, 2 conference rooms (1 may be turned into a private office), a full kitchen breakroom, and high-speed fiber internet.

High-traffic visibility, ample parking, and built-in networking opportunities make this an ideal location for tech, medical, and professional firms.

PROPERTY INFORMATION

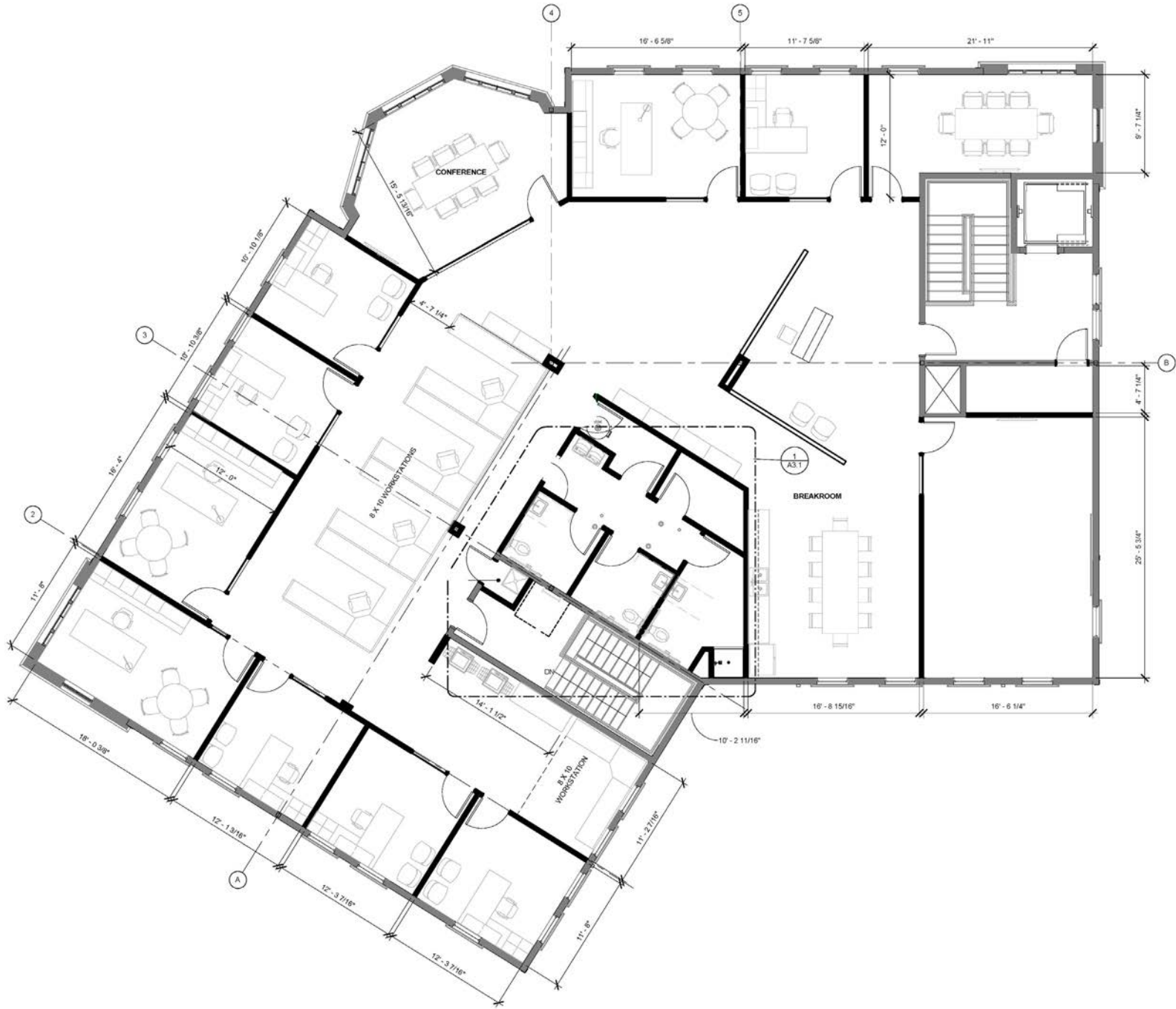
Space size	±6,318 sf
Lease rate	\$24/sf/yr NNN
Estimated NNN	\$7/sf/yr
Utilities	Separately metered
Municipality	City of Clemson
Zoning	PD
Parking	Abundant shared parking
Floor	2nd

HIGHLIGHTS

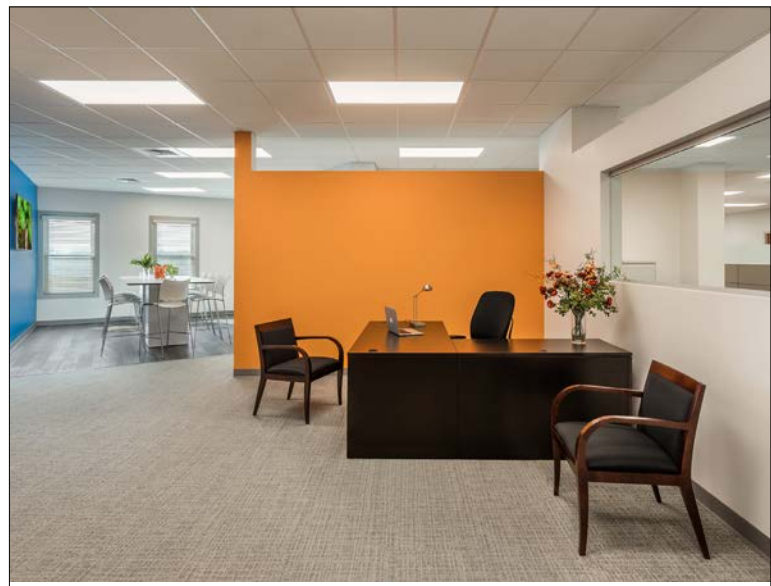
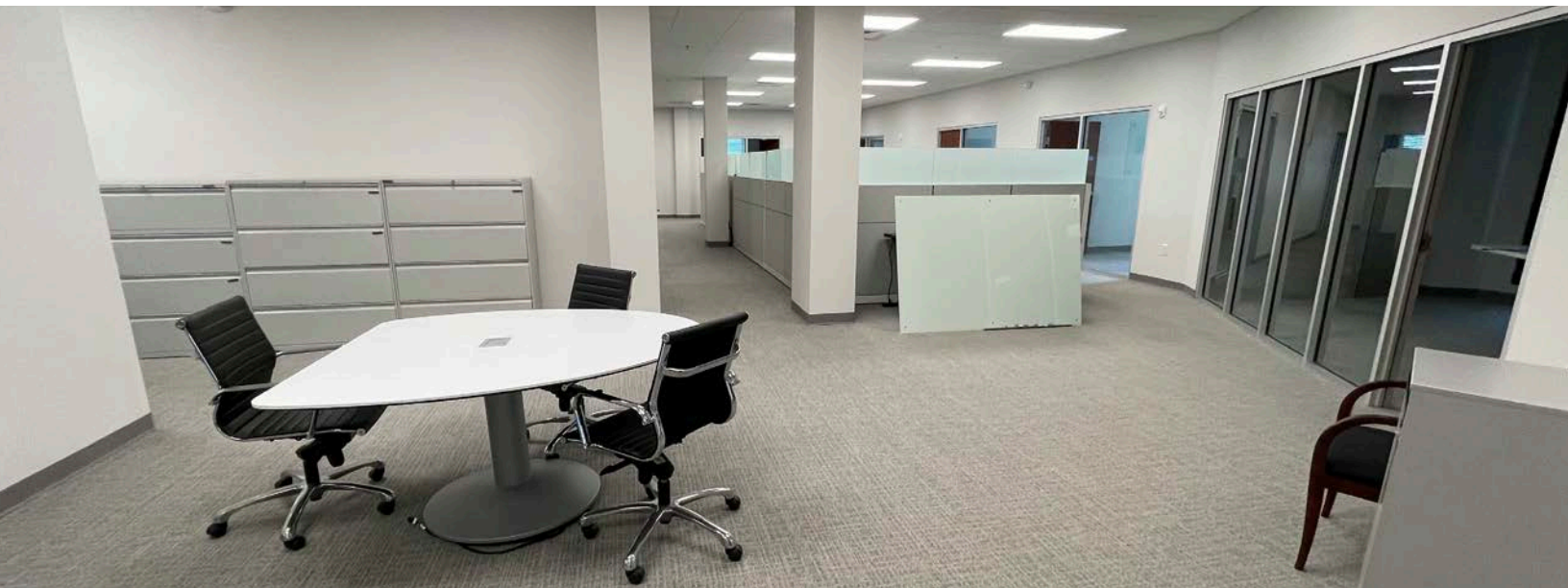
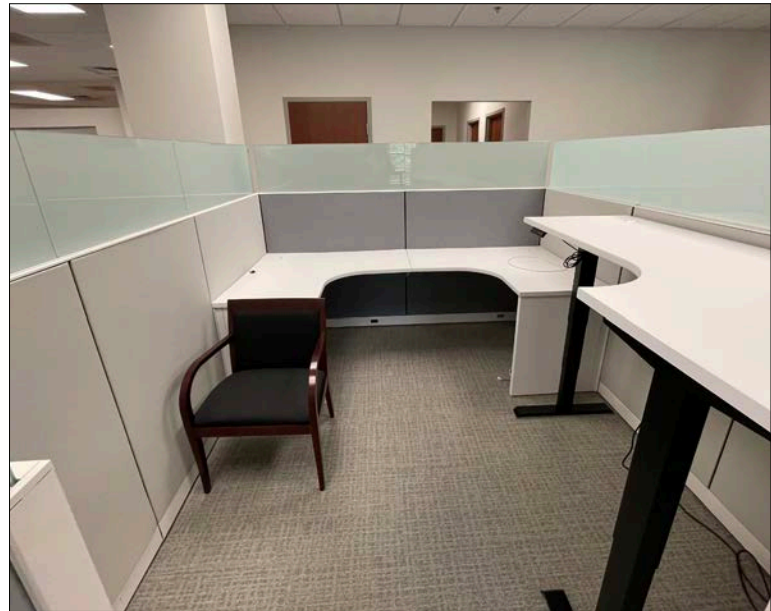
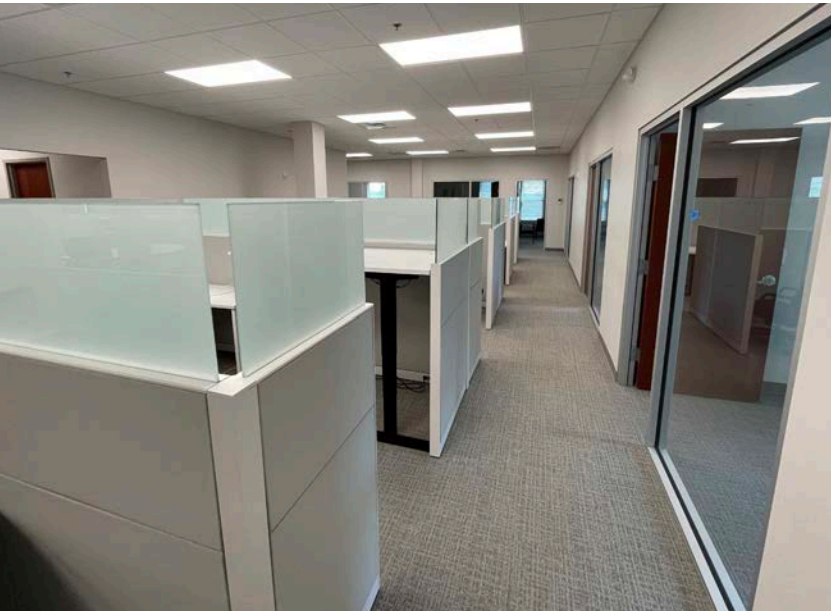
- Fully furnished, turn-key office space
- Modern amenities
- Abundant natural light with wrap-around windows
- 10' ceilings
- Welcoming street-level entrance
- Located in a vibrant, walkable hub with over 60 businesses, plus dining, shopping, wellness, and entertainment options
- Strategically located off Hwy 123 on Issaqueena Trail, less than 3 miles from Clemson University
- 20 minutes to Anderson and 35 minutes to Greenville



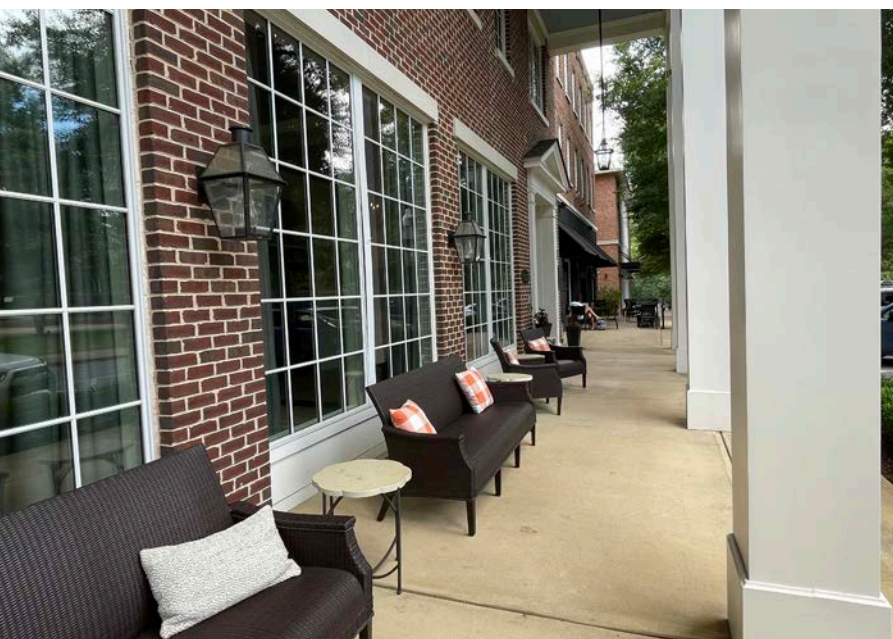
Floorplan



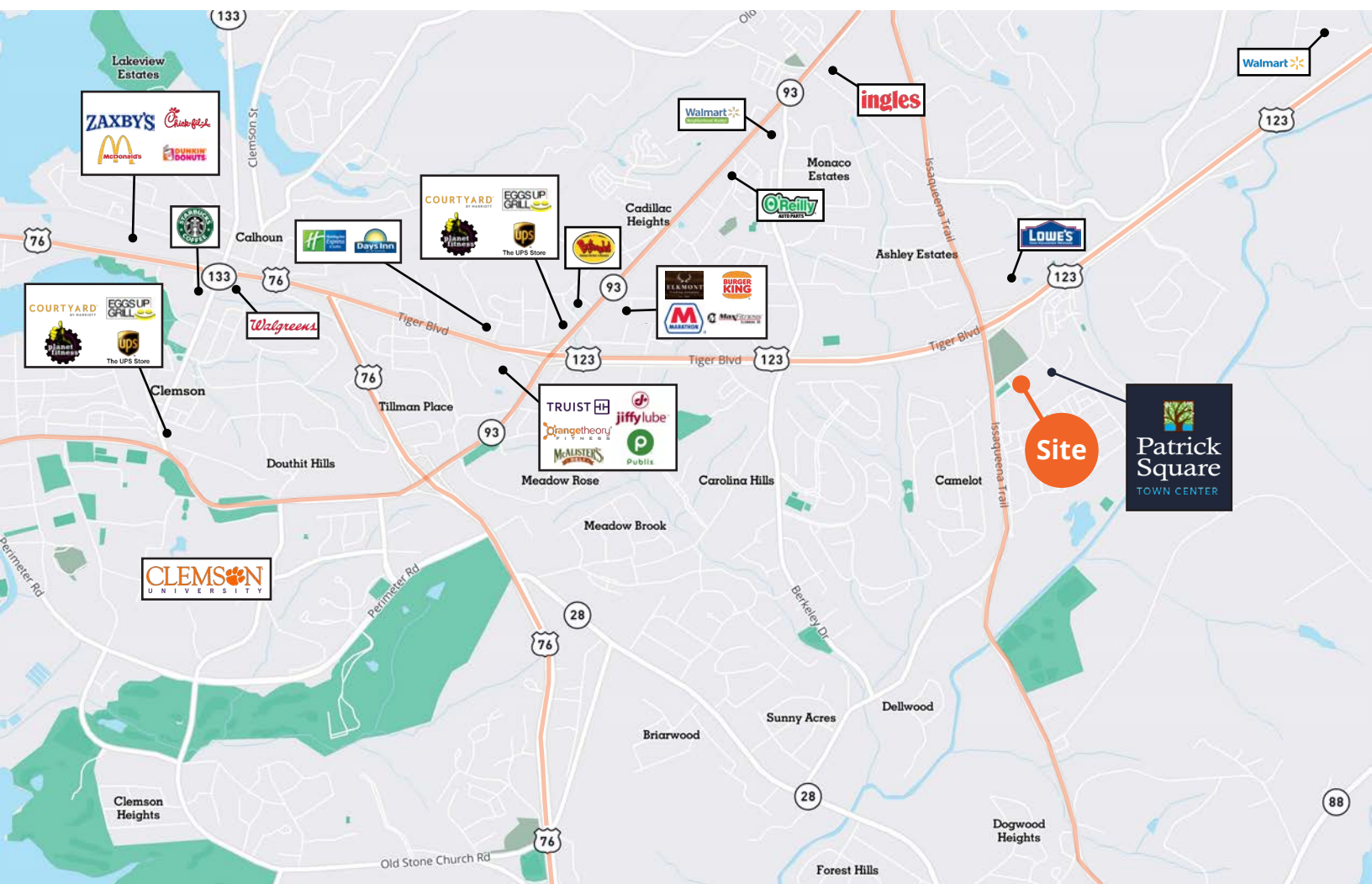
Interior photos




Town center photos



Location overview




3 miles
to
Clemson University


29,077
students enrolled
at Clemson


82,000+
fans visit for Clemson
home football games

Demographics

Drive Time	3 miles	5 miles	10 miles
Total population	32,004	44,402	101,362
Median age	24	23.9	32.4
Total households	12,246	16,195	40,431
Average HH income	\$76,971	\$79,166	\$88,5



Patrick Square

TOWN CENTER



THRIVING LIVE-WORK-PLAY COMMUNITY

Patrick Square Town Center is a vibrant regional hub, home to top-tier dining, shopping, and professional services—all nestled in a safe, walkable environment. At its heart lies the Village Green, a central gathering space that brings the Clemson community together. More than just a place to do business, the Town Center is woven into the fabric of local life. It's where neighbors bump into each other, friends catch up over lunch, families enjoy outdoor fun, and the community comes alive with farmers markets and summer evening concerts. All of this, right in the heart of Clemson.



Health & Wellness

Advance Massage
 Agape Care Group
 Baptist Easley at Patrick Square
 Baptist Easley Sleep Lab
 Clemson Creative Counseling
 Clemson Family Dentistry
 Clemson Fitness Company
 Clemson Neurology
 Clemson Primary Care
 Dominion Senior Living and Memory Care
 Gastroenterology Associates
 Heritage Family Center
 Oasis Day Spa
 Patrick Square Pharmacy
 Roger C Peace Rehab
 Southern Eye
 Southern Med Pediatrics
 Stretch Zone
 The Key - Senior Home Care
 There is Hope Counseling
 University Physical Therapy



Retail & Restaurants

Clemson Farmers Market
 Clemson Wine Bar
 Joe's NY Pizza
 Kite Hill Brewing
 Rick Erwin's Clemson
 Chestnut Coffee House
 Sunny Side Cafe
 The Little Curiosities Shoppe



Education & Lifestyle

Bethany's Studio
 Clemson Creative Academy
 Everlan Independent Living
 Melt: Wax & Skin Studio
 OLLI at Clemson University
 Oxford Barber Company
 The Inn at Patrick Square
 Trudel Music Studio



Professional Services

Alair Homes
 Allstate Insurance
 Ballentine Capital Advisors
 Smith and Webb - Custom Homes
 Edward Jones
 Eleos Technologies
 Extreme Angles
 Fortress Designs
 Hogan Construction Group
 Keller Williams Clemson
 Mr. Appliance
 Outdoor Life Chiropractic
 Premier Financial Associates
 Sotheby's International Realty
 Southern Eye
 Tru North Advisors
 Truliant Mortgage
 US Army Corps of Engineers
 Van Der Noord Financial Advisors



Let's talk.

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