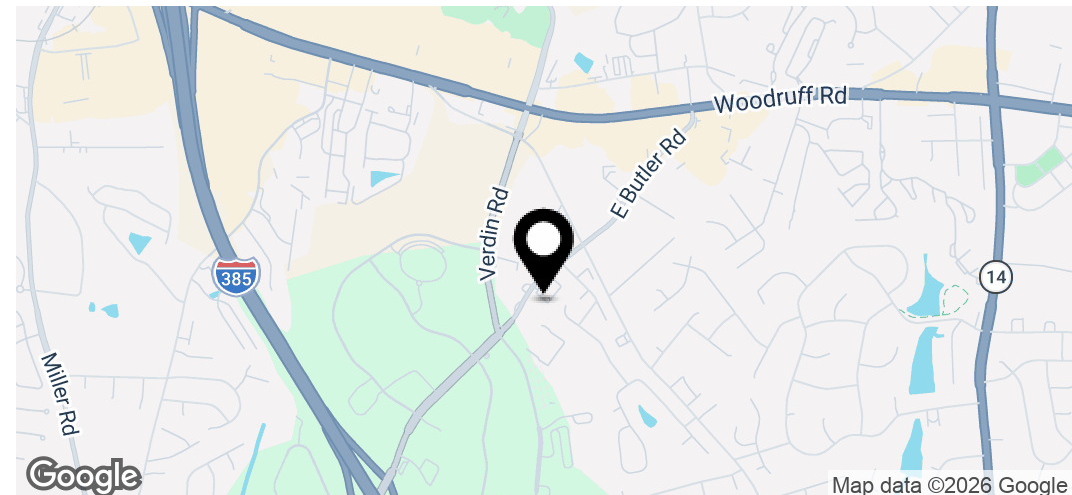


1140 E Butler

1140 East Butler Road, Greenville, SC 29607

FOR LEASE

Executive Summary



Offering Summary

Lease Rate	\$30 SF/yr
Lease Type	NNN
Parking Spaces / Ratio	null / null
RSF Available	1,440 - 1,537 SF
Year Built	2024

Property Overview

Discover a prime leasing opportunity at 1140 East Butler Road, Greenville, SC, 29607. This exceptional property boasts easy access to I-385 and Woodruff Rd, offering unparalleled convenience for tenants and clients. Ample on-site parking ensures parking will never be a concern. The property features modern amenities, spacious office layouts, and professional common areas designed to elevate the work environment. Experience the perfect blend of comfort and functionality, with versatile spaces ideal for a wide range of business needs. Join a thriving business community and take advantage of this premier leasing opportunity in a prime location.

Property Highlights

- New Construction
- Ample On-site Parking
- Modern Amenities

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1140 E Butler

1140 East Butler Road, Greenville, SC 29607

FOR LEASE

Property Summary



Property Description

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Property Highlights

- New Construction
- Ample On-site Parking

Offering Summary

Lease Rate:	\$30 SF/yr (NNN)
Available SF:	1,440 - 1,537 SF
Building Size:	18,088 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	124	364	3,321
Total Population	320	926	7,696
Average HH Income	\$112,292	\$111,733	\$116,069

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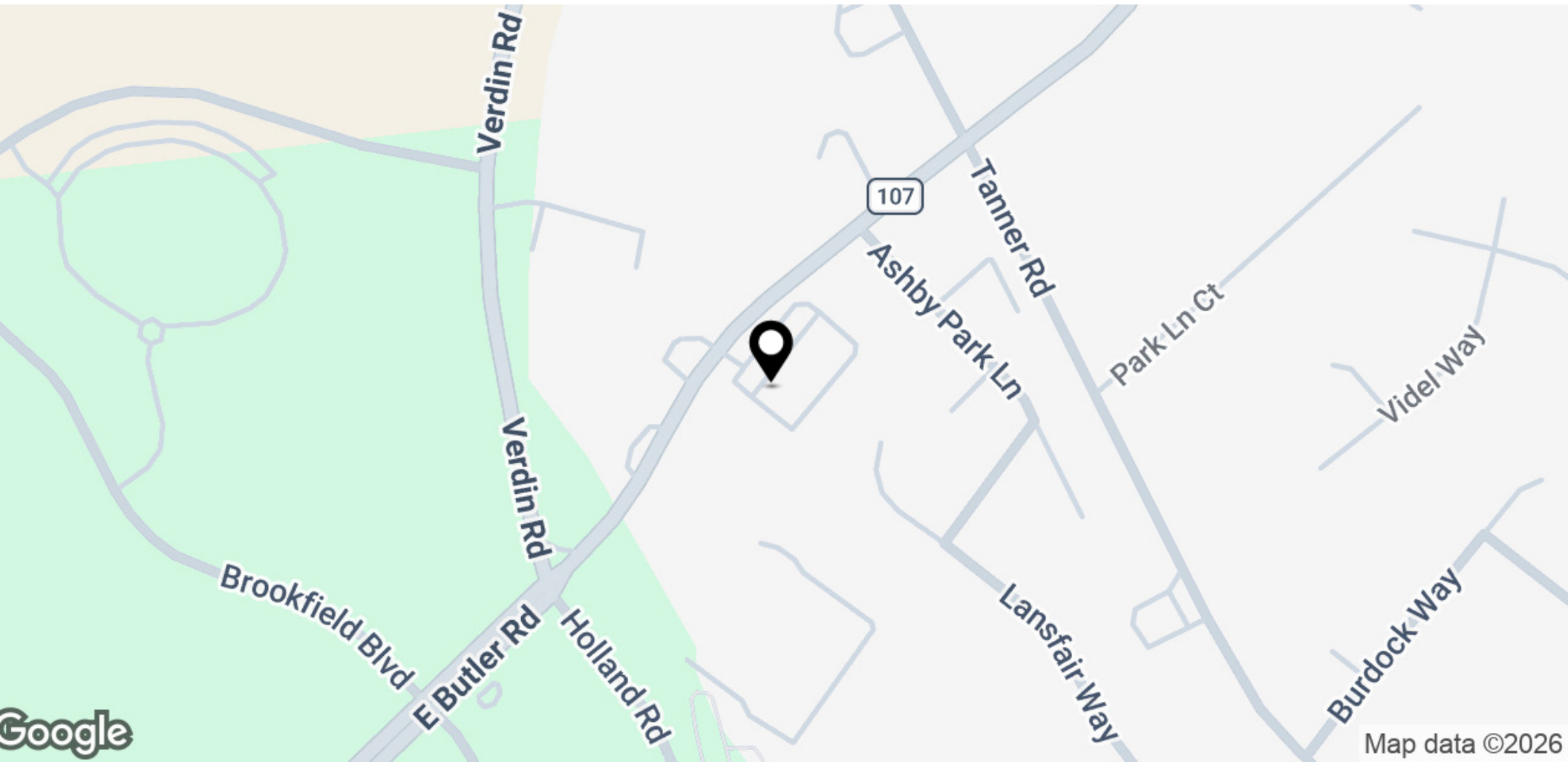
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FOR LEASE

Location Map



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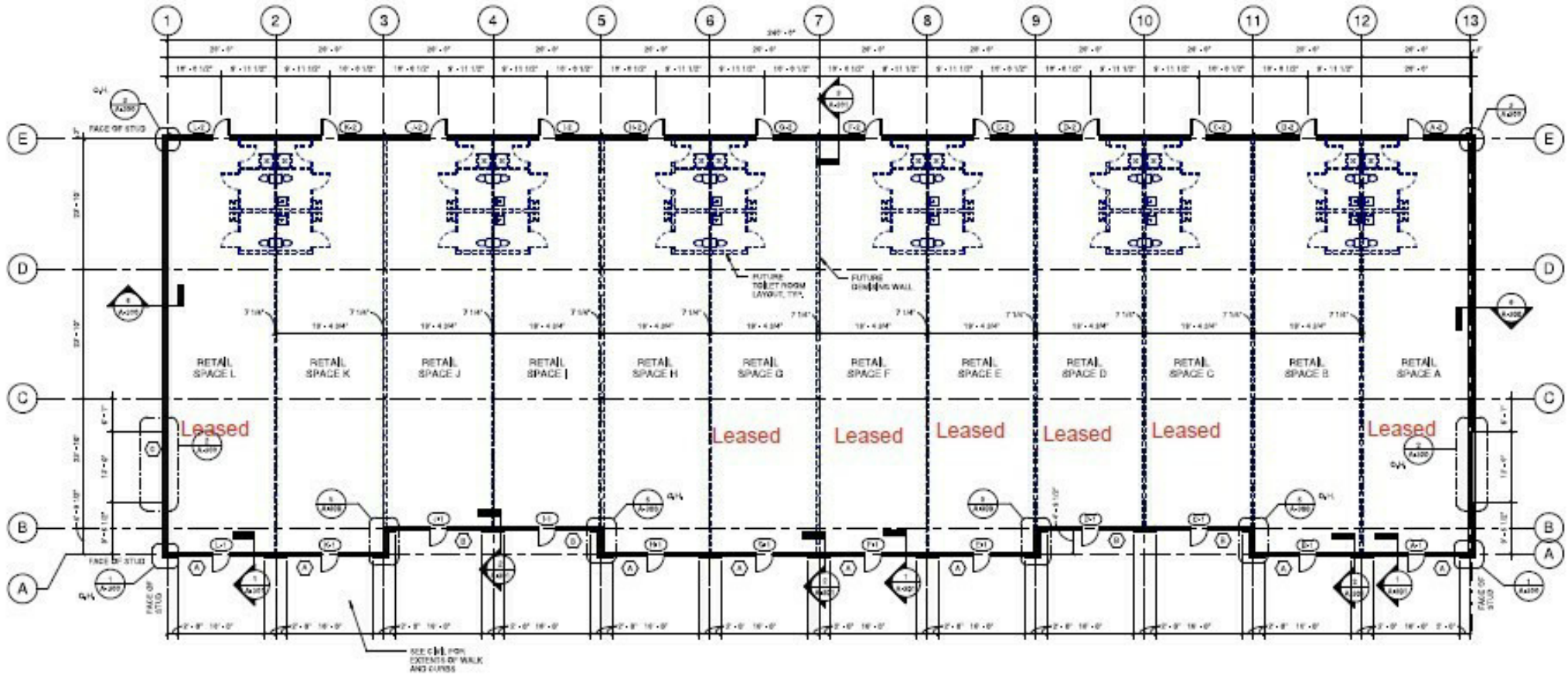
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Additional Photos



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FOR LEASE

Available Suites

Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,440 - 1,537 SF	Lease Rate:	\$30 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
1140 E Butler	Available	1,537 SF	NNN	\$30.00 SF/yr	-
1140 E Butler	Available	1,536 SF	NNN	\$30.00 SF/yr	-
1140 E Butler	Available	1,440 SF	NNN	\$30.00 SF/yr	-
1140 E Butler	Available	1,440 SF	NNN	\$30.00 SF/yr	-
1140 E Butler	Available	1,537 SF	NNN	\$30.00 SF/yr	-

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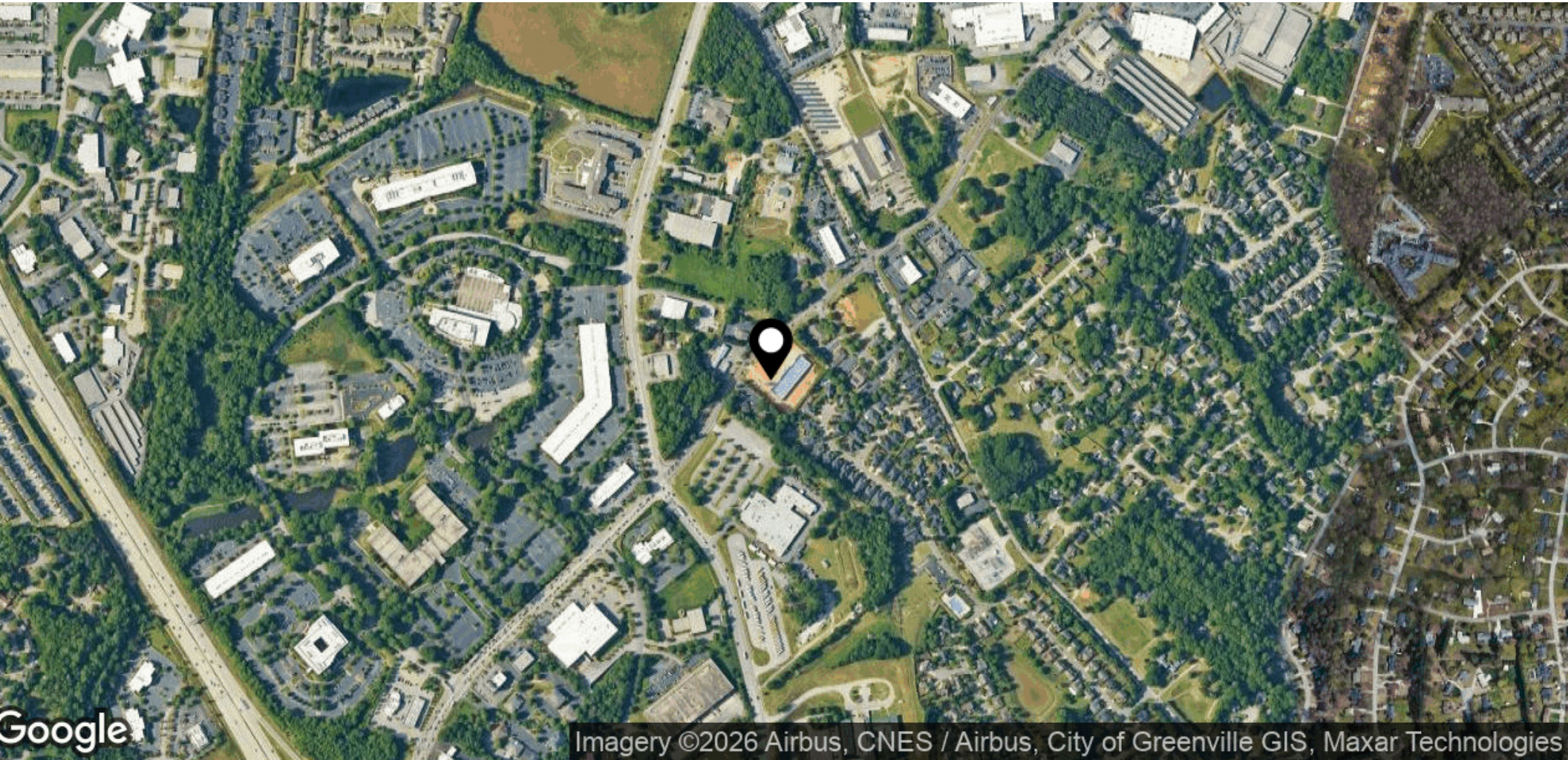
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FOR LEASE

Aerial Map



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