

PELHAM

AT HYLAND

±15,000 SF AVAILABLE
SITE #1906

7 0 0 1 - 7 0 0 5 P E L H A M R O A D
G R E E N V I L L E , S C

FLEX
OFFICE
PARK



CBRE

±15,000 SF OFFICE/FLEX SPACE \$13.00/SF/NNN

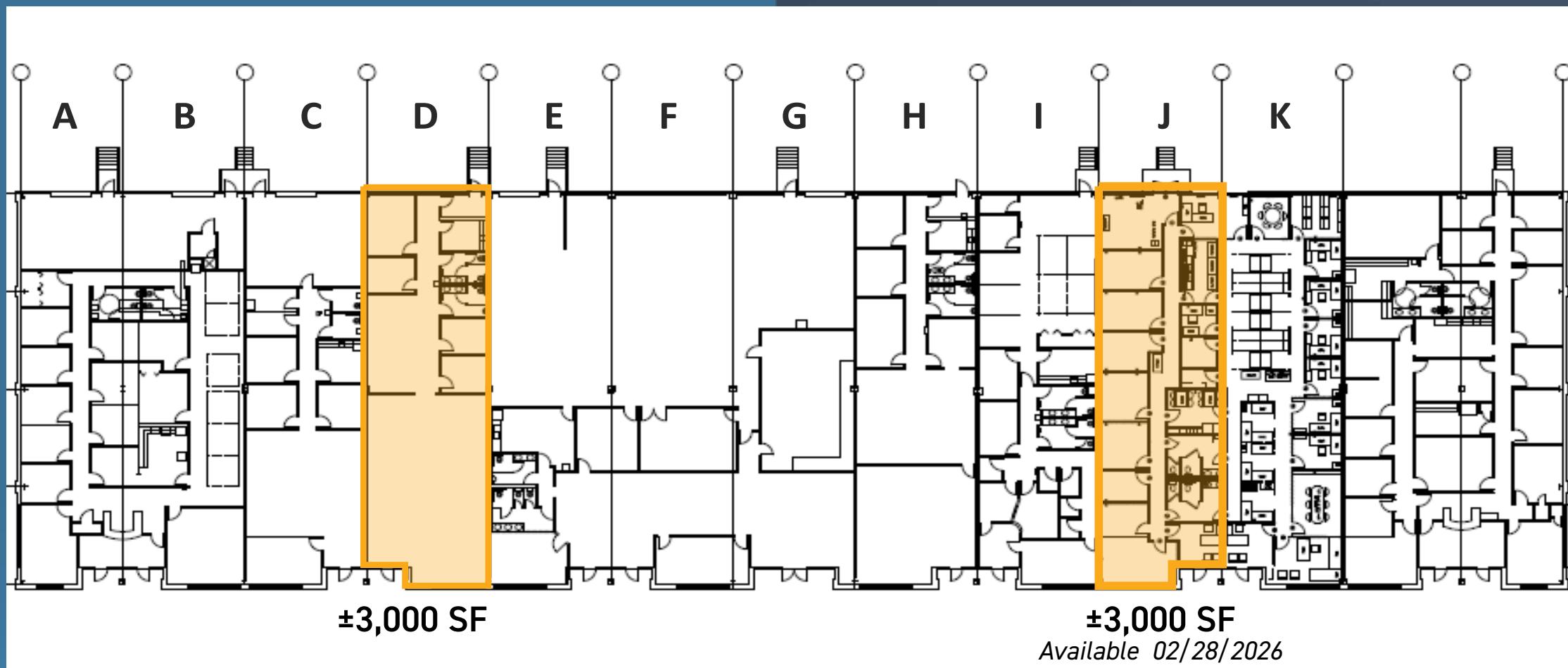


-  Available SF: ±15,000
-  Easy Access to I-85
-  High visibility from road
-  Parking Ratio: 4.5/1000
-  Building Signage Available
-  Four miles to GSP airport
-  Several suites with delivery door access
-  Vast variety of floorplans to choose from
-  Ideal east side location with quick access to amenities including many restaurants and retail
-  Located in a high growth and favorable demographic area



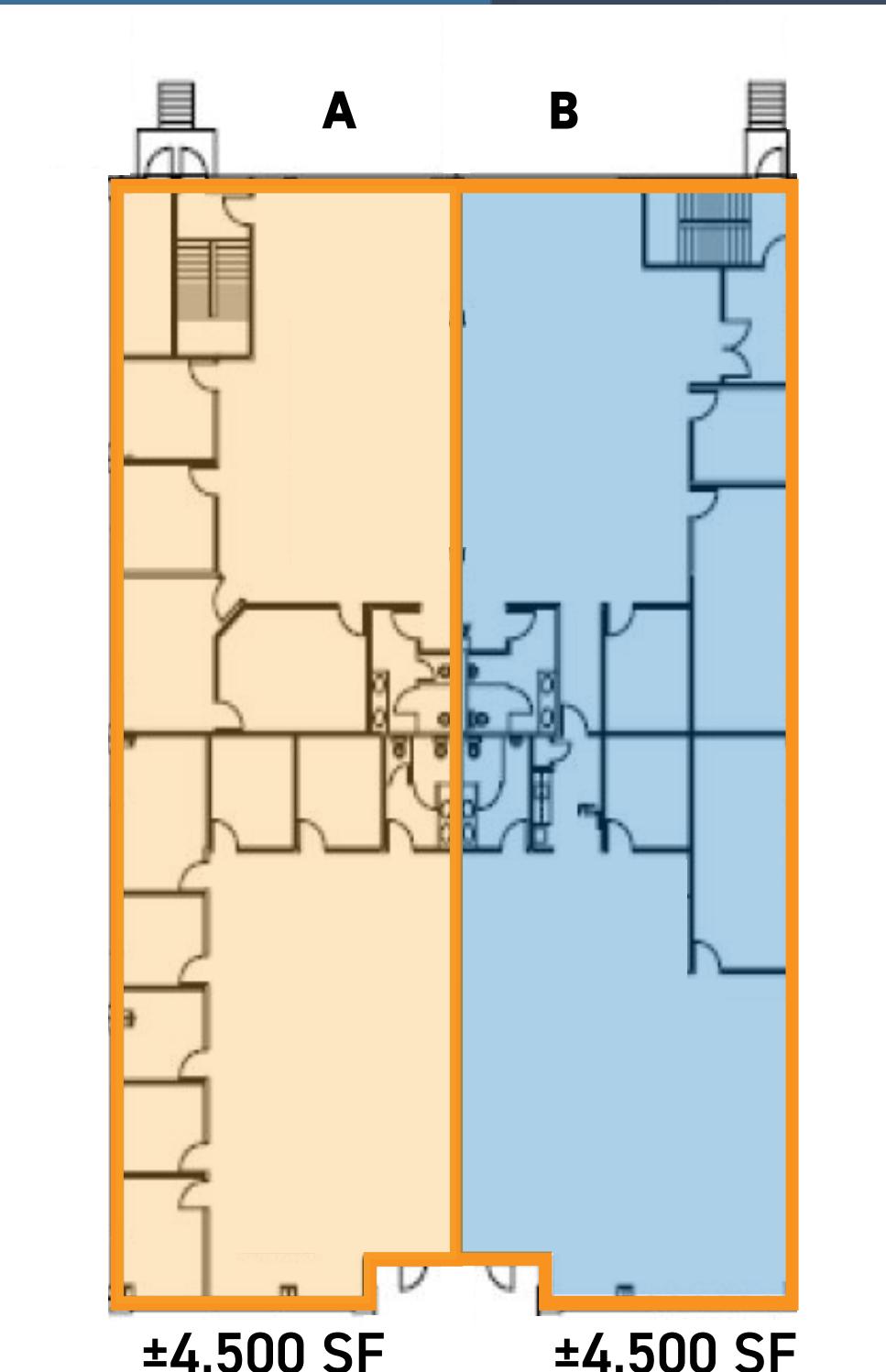
BUILDING 7001

SUITE D & J: \pm 6,000 SF



BUILDING 7005

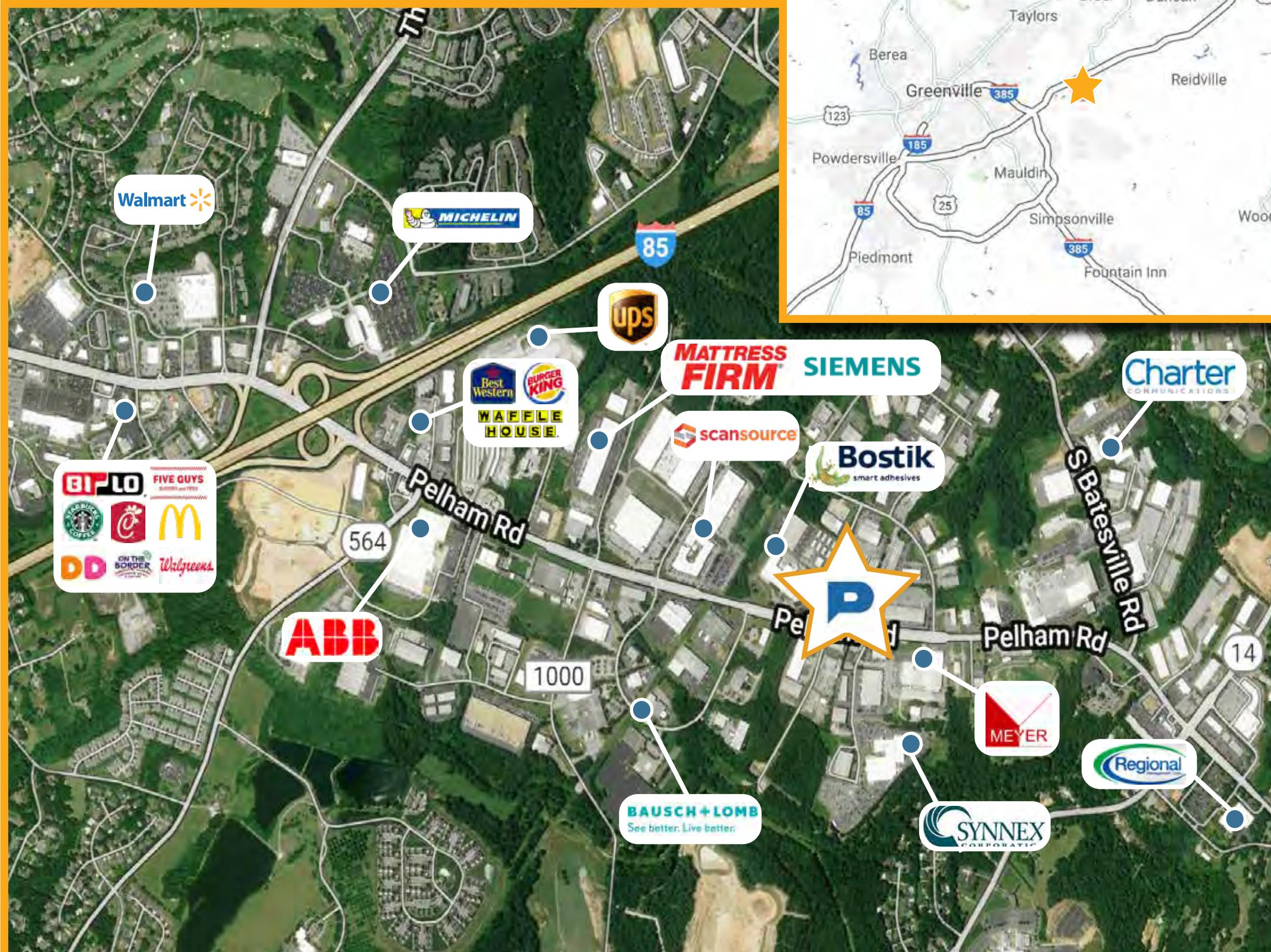
SUITE A & B: ±9,000 SF



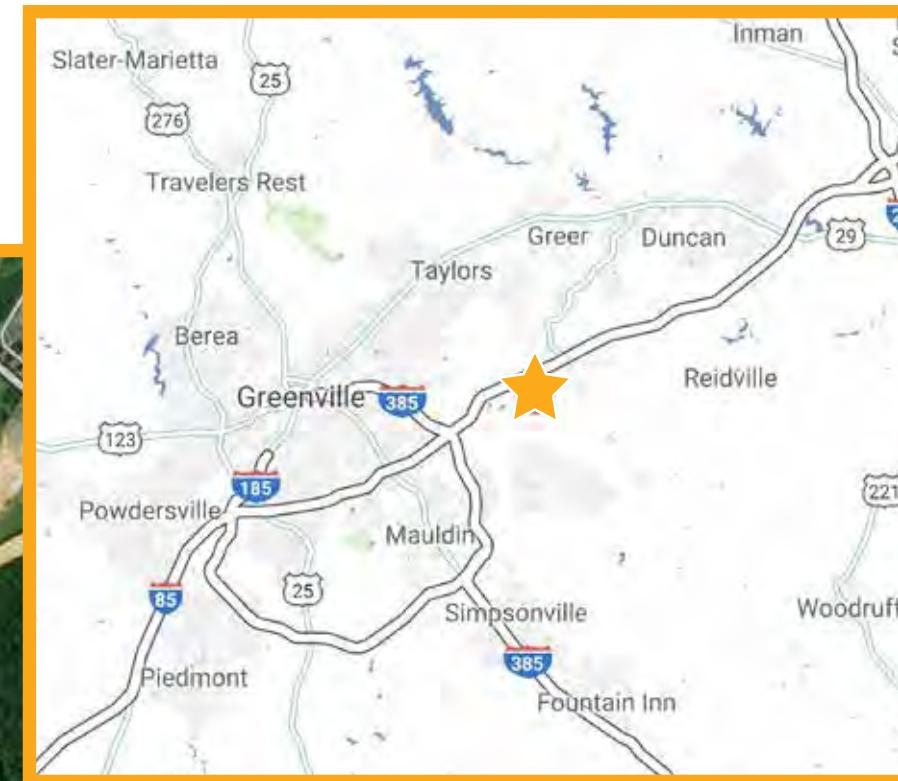
CENTRALLY LOCATED OFFICE PARK

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 2023 Population	1,937	45,378	125,816
 2023 Households	721	17,877	49,484
 2023 Household Income	\$145,018	\$138,358	\$126,725
 2023 Businesses	420	1,902	4,558
 2023 Daytime Population	11,458	56,338	155,902



7 0 0 1 - 7 0 0 5 P E L H A M R O A D



PELHAM AT HYLAND



CONTACT US FOR MORE INFORMATION

CHARLES GOUGH, CCIM, SIOR

Senior Vice President | Office
+1 864 527 6035
charles.gough@cbre.com

BRITTANY FARRAR

Associate | Office
+1 864 527 6023
brittany.farrar@cbre.com

ANTHONY PORCHETTA

Associate | Office
+1 864 527 6044
anthony.porchetta@cbre.com

CBRE

+1 864 242 6169
355 S Main Street, Suite 701
Greenville, SC 29601

www.cbre.us/southcarolina

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.