

# For Sale or Lease

101 CHAPMAN ST, GREENVILLE, SC 29605



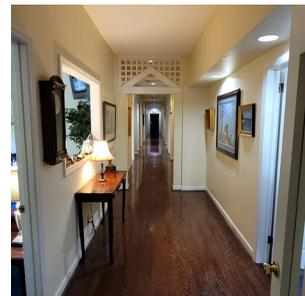
101 Chapman Street  
Greenville, SC 29605

PRICE: \$999,500 (\$170/SF) OR LEASE: \$21.30/MG

This property is excellent as a turn-key law firm or for any office user.

- **Building Size:** 5,882 sf +/- (2 units 3,882 sf and 2,000 sf)
- **Lot Size:** .35 ac +/-
- **Zoning:** OD (Office District, Greenville County)
- **Traffic Count:** 25,200 (GCGIS 2022 Mills Avenue only)
- **Access:** Access from both Mills Avenue and Chapman Street with signage.

[Additional Information link](#)



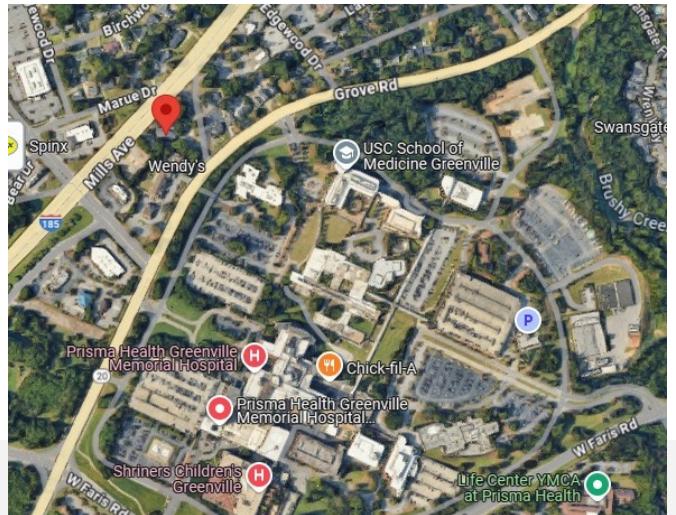
**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

C. DAN JOYNER,  
REALTORS®

COMMERCIAL DIVISION

## PROPERTY HIGHLIGHTS

- Premium office with 10' ceilings located in desirable area
- Sub-divided units which can be occupied together by a single user or separate businesses.
- Across from Prisma Health and USC Medical University
- Generous Parking



## BACKGROUND

The Law Offices of Thomas Gagne has been operating at 101 Chapman Street since 2004. After an illustrious career beginning as a JAG attorney in 1990 and Special Assistant US attorney in the early 90's, Tom is winding his law firm down with a view to retirement. A law firm could easily walk in and begin operations - potentially obtaining the real estate fully furnished or including additional business assets.

The building is subdivided with a primary, owner-occupied ground level and also a secondary, terrace level walk-in unit which has been rented in the past to a variety of businesses for passive income.

## LOCATION

This Augusta Road area "05" location is just 5-minutes from Main Street in Downtown Greenville. The masonry office building has frontage on Mills Ave. and Chapman St., just across from PRISMA Health Greenville Memorial Hospital and the USC School of Medicine.

The neighborhood environment promotes a high quality of life with a large tree canopy and sidewalks leading to multiple quick-serve restaurants within walking distance.

[Map Link](#)



**Matt Carter, SIOR, CCIM**

864-313-9078

[mcarter@joynercommercial.com](mailto:mcarter@joynercommercial.com)

[www.JoynerCommercial.com](http://www.JoynerCommercial.com)

SC Lic #: 5597

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

C. DAN JOYNER,  
REALTORS®

