



FOR LEASE

203

Rutherford Rd

GREENVILLE, SC

New Office Development – Delivering Fall 2025
5,960 SF Total | Two Units at 2,980 SF Each



Bailey Tollison, SIOR

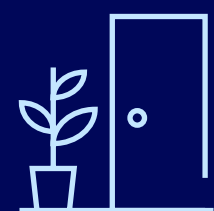
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At a Glance



Brand new!

Finished office spaces with carpet and 9' ceilings



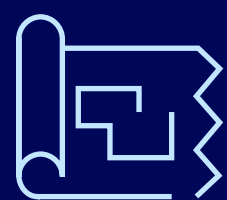
Roll-up doors

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



Air conditioned

The front office area will be air conditioned



Two Units

5,960 SF, divided into two 2,980 SF units



Break area

Sink and space for a refrigerator



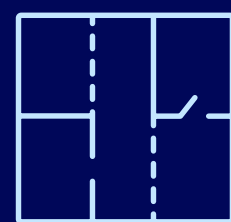
Lease rate

\$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

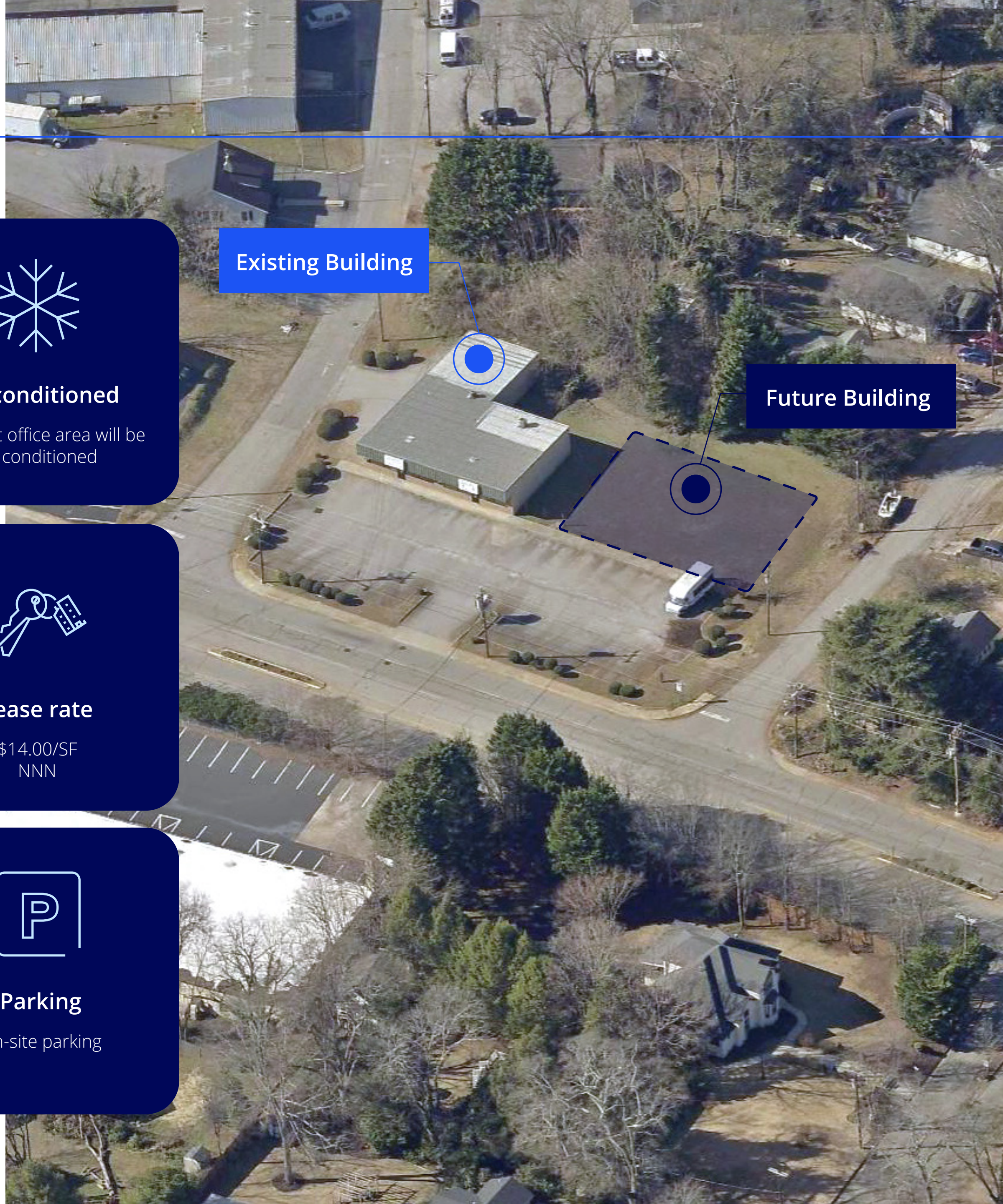


Parking

On-site parking

Existing Building

Future Building



Floor plan

203 Rutherford Rd | Greenville, SC

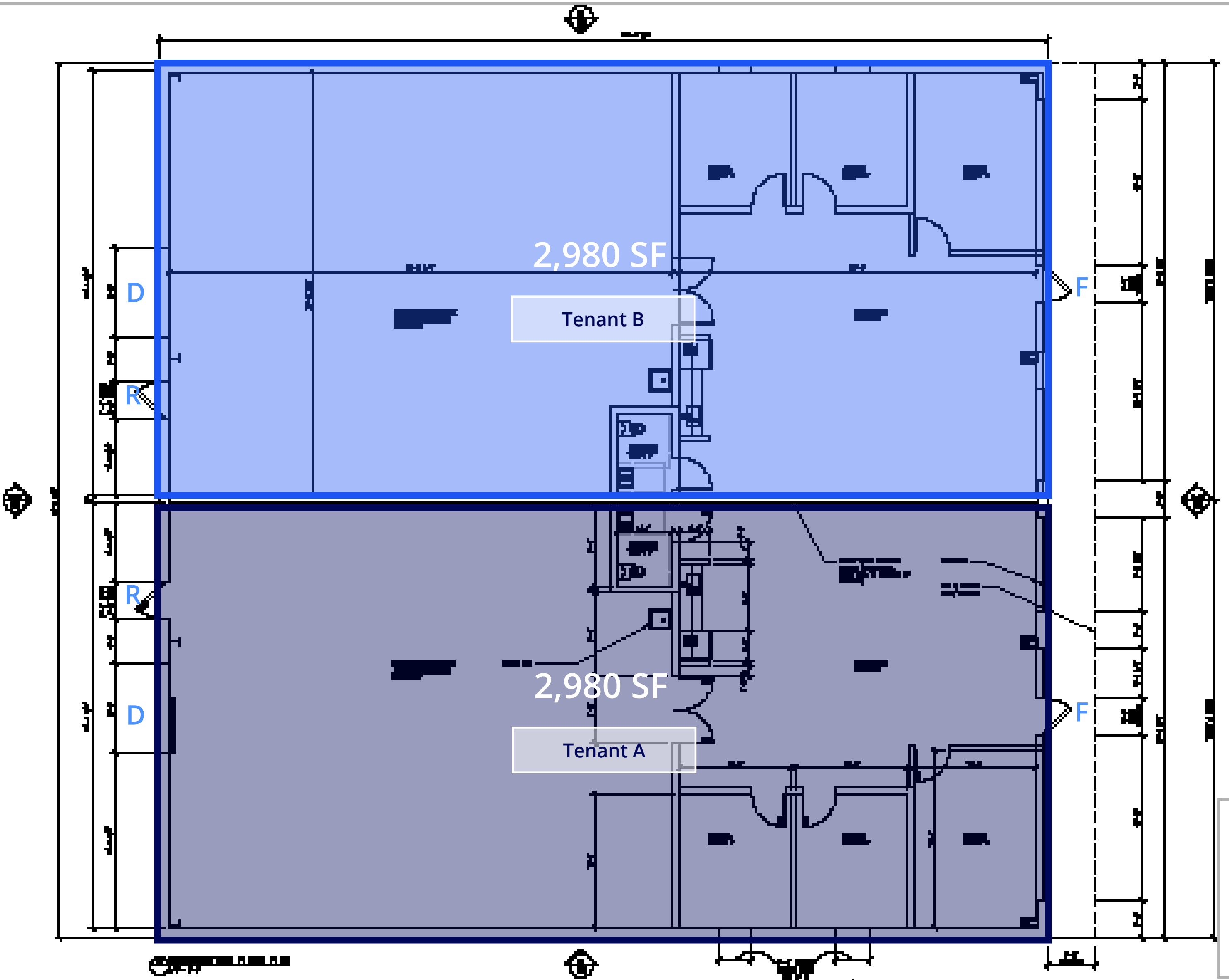
This 5,960 SF building is divided into two 2,980 SF units, each suitable for office, use. The front area is finished and conditioned, featuring 9' ceilings, carpet, a break area (sink & space for a refrigerator) and a restroom. The back area is unfinished, insulated and unconditioned, with 11'-2" ceilings sloping to 9' and an 8' x 8' roll-up door.

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

 Delivery date:
Estimated Fall 2025

F - Front door D - Dock door

R - Rear door



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

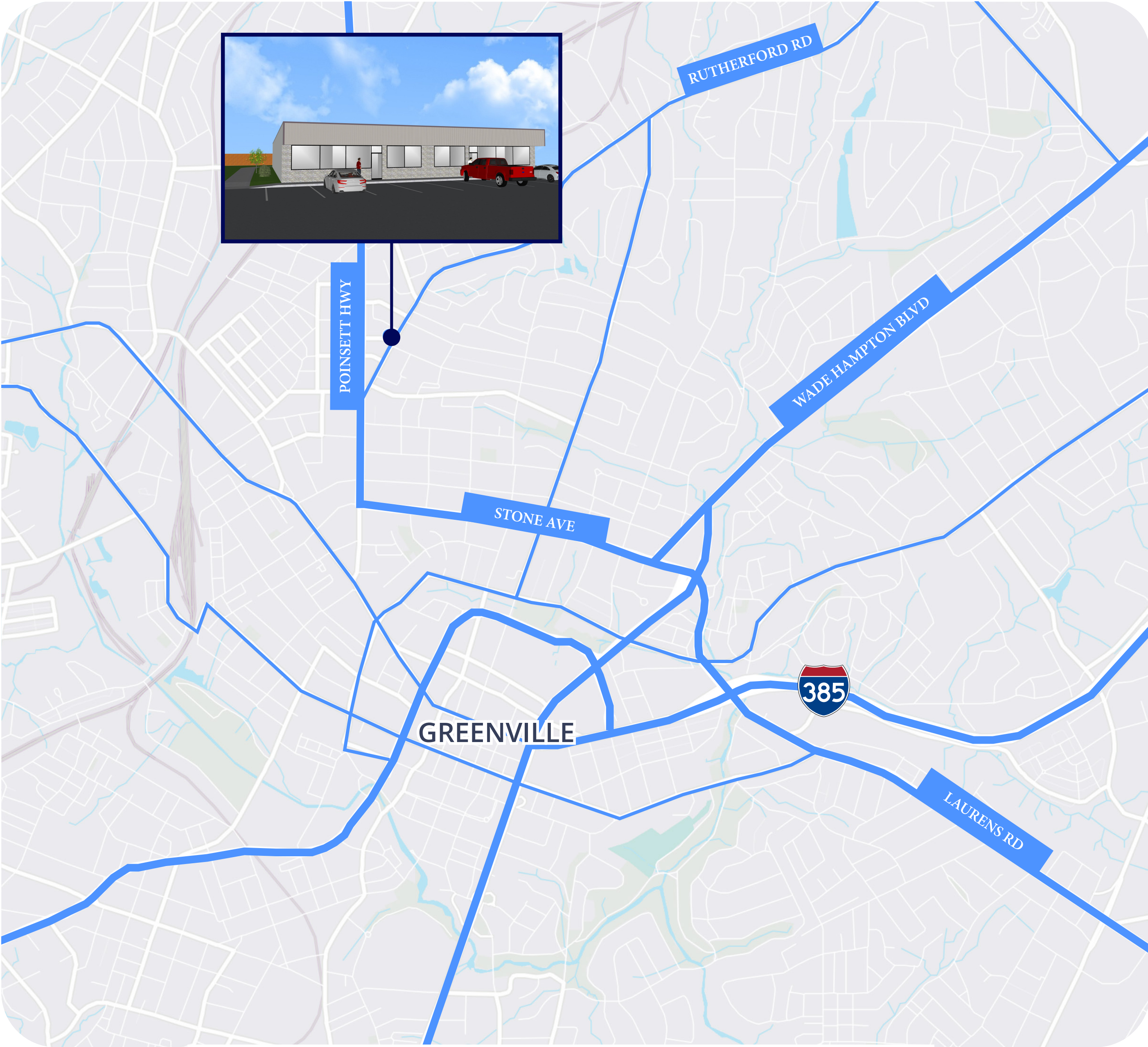
Suitable for office use with an unfinished back area to accommodate various business needs.

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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