

701 BROOKFIELD PARKWAY

±193,256 SF
Class A Office Building



Greenville, SC 29607

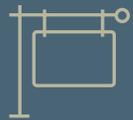
CBRE



Up to ±111,746 SF Available

Lease Rate: \$28.50/SF Full Service

PROPERTY DETAILS



Signage opportunity



Space can be subdivided



Ample on-site parking (6/1,000)



Electric vehicle charging stations



New Outdoor Pickleball Court



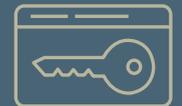
State of the art fitness center and workout studio



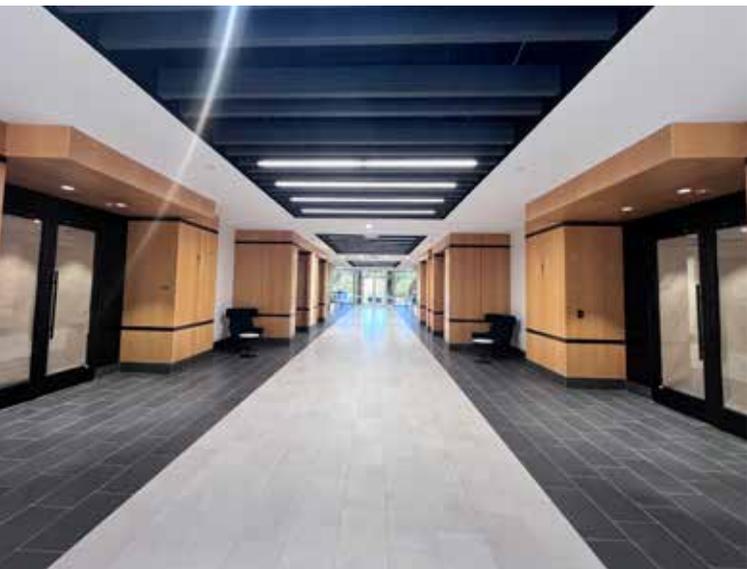
Fully equipped on-site café



Outdoor patio area with lounge furniture and tables



24/7 on-site security and key card access



Three story building – each floor features it's own break room and kitchenette



Easy access to major interstates, I-85 and I-385



Located off Butler Road with quick access to Woodruff Road, Greenville's major retail corridor



ON SITE CAFÉ

The cafe, new in 2020, is fully equipped with commercial appliances, two buffet counters and ample dining options both indoor and outdoor.





OUTDOOR SPACE

The outdoor lounge area and pickleball court are new in 2024.





FITNESS CENTER

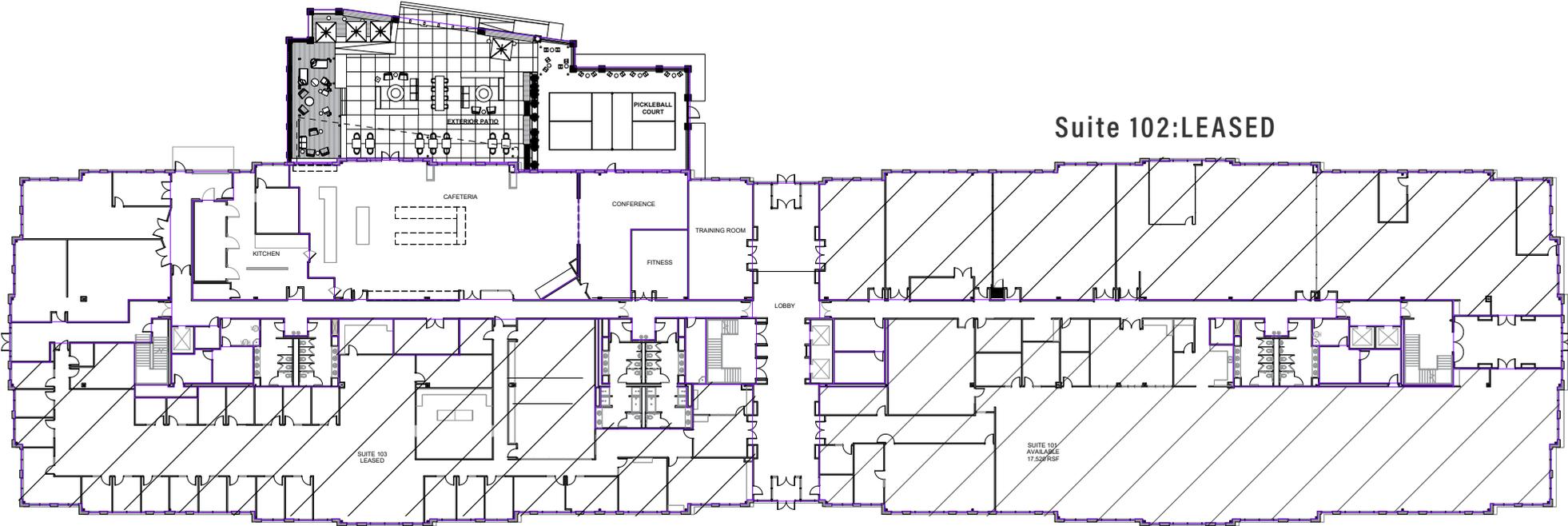
The fitness center is state of the art and features a workout studio for group classes, men's and women's showers and locker rooms





FLOOR PLANS

FIRST FLOOR FULLY LEASED



Suite 102: LEASED

Suite 103: LEASED

Suite 101: LEASED

PARKING



VEHICLE CHARGING STATIONS

4 electric vehicle parking spaces powered by 2 charging stations

HANDICAP PARKING

22 handicap parking spaces

VISITOR PARKING

12 visitor parking spaces

BUILDING PARKING

1,141 parking spaces

PARKING RATIO

6/1,000

ACCESS

Conveniently located on Butler Road in Greenville, SC. The property benefits from the easy accessibility to two major interstates as well as an international airport, less than 8 miles away.



BY CAR

I-385

2 Minutes

I-85

4 Minutes

I-26

23 Minutes

GSP International Airport

12 Minutes

Downtown Greenville

11 Minutes

Spartanburg, SC

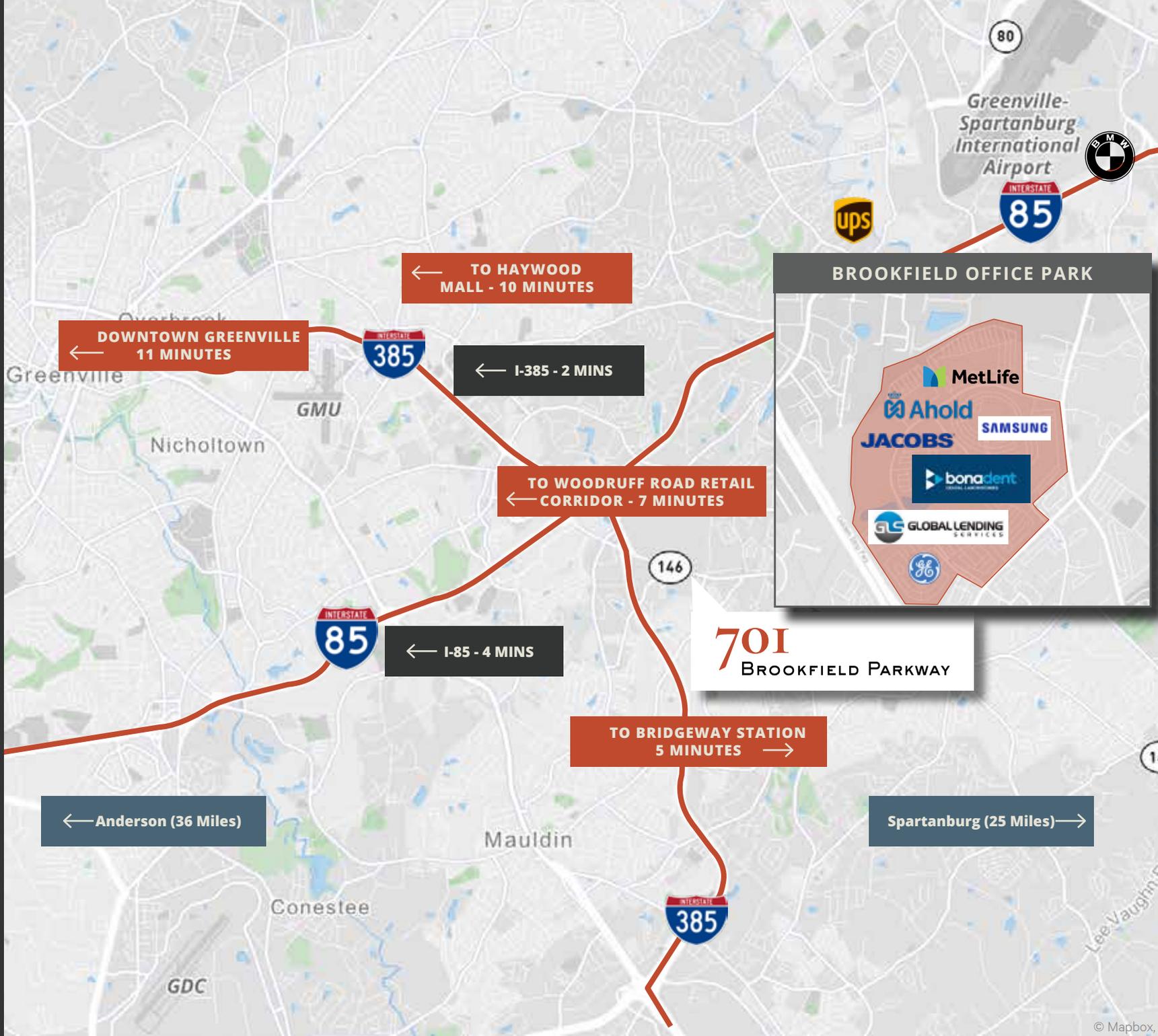
32 Minutes

Charlotte, NC

1 Hour 37 Minutes

Atlanta, GA

2 Hours 19 Minutes



SURROUNDING AREA

701 Brookfield is located 1 mile from Greenville's largest restaurant and retail corridor and less than 2 miles from BridgeWay Station, the new 38-acre mixed-use urban village and future home to Greenville Triumph soccer stadium.

HAYWOOD MALL

- macy's
- Dillard's
- WILLIAMS-SONOMA
- BANANA REPUBLIC
- ALTAR'S STATE
- icp
- PANDORA
- MARKS & SPENCER
- VICTORIA'S SECRET
- COACH
- the cake factory
- POTTERY BARN
- Palmetto Moon
- PANDORA
- belk

MAGNOLIA PARK

- Cabela's
- Pier 1 Imports
- REGAL CINEMAS
- Cheddar's SCRATCH & KITCHEN
- sleep & number.
- Kirkland's
- Golfsmith
- WILD WING
- Small Beer
- NOBODYS BUSINESS rack
- ROOMS TO GO
- AVE & MISTER'S
- TIN LEE'S

THE SHOPS AT GREENRIDGE

- Marshalls
- ROSS
- total wine
- DICK'S
- PET SMART
- BEST BUY
- Office DEPOT
- ULTA
- WORLD MARKET
- OFF SHOOTER
- ARMED & DANGEROUS
- LOFT
- FIVE BELOW

THE POINT

- WHOLE FOODS
- petco
- KREI
- CHIPOTE
- new balance

701
BROOKFIELD PARKWAY

BRIDGEWAY STATION

- GREENVILLE TRIUMPH
- Belladina's
- COHESIVE COFFEE



GREENVILLE, SOUTH CAROLINA

Renowned for its exceptional business climate and superior quality of life, the Upstate of South Carolina is bursting with growth, start-ups, and a robust economy. With its affordable standard of living, low crime, great schools, and a vibrant culture, Greenville is a mid-sized city with a small-town heart; the perfect combination for business location or expansion.

#9

AFFORDABLE U.S.
DESTINATIONS FOR 2019



TOP 10

CITY IN LABOR
FORCE CONFIDENCE



#1

FRIENDLIEST CITY
IN THE UNITED STATES





#1

MICRO AMERICAN
CITY OF THE FUTURE

fDi Intelligence



#3

STRONGEST JOB
MARKET IN AMERICA

**Bloomberg
Businessweek**



TOP 5

BEST PLACES
TO RETIRE

AARP



TOP 10

BEST PLACES
TO LIVE, 2016

MEN'S JOURNAL



701 BROOKFIELD PARKWAY

CONTACT US

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