

**AVISON  
YOUNG**

**For lease**

838 – 7,972 sf office space  
at I-385 and Pleasantburg Drive



## The Piedmont Center

33 & 37 Villa Road | Greenville

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# Property overview

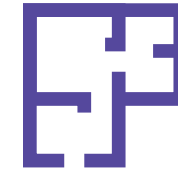
Piedmont Center is a premier office complex located in the heart of Greenville, South Carolina. The center offers a variety of office space options to fit the needs of any business, from small startups to large corporations. Piedmont Center is also home to a variety of amenities, including conference rooms, a business center, and a variety of nearby restaurants and shops.

Piedmont Center is conveniently located near Interstate 85 and Interstate 385, making it easy to access from anywhere in the Greenville area. The center is also close to a variety of hotels and restaurants, making it a great place to stay for business travelers.

If you are looking for a professional and convenient office space in Greenville, South Carolina, then Piedmont Center is the perfect choice for you. Contact us today to learn more about our office lease opportunities.

## Highlights

- Prime location in the heart of Greenville, SC
- Variety of office space options to fit your needs
- Numerous amenities, including large conference rooms, state-of-the-art business center, and abundant parking
- Convenient access to Interstate 85 and Interstate 385
- Close to hotels and restaurants



**Total RSF**  
±143,865



**Site area**  
±8.57 acres



**Parking**  
569 spaces



**Zoning**  
Office

### EAST BUILDING 37 Villa Road | Greenville, SC

<b>Total RSF</b>	±77,227
<b>Elevators</b>	2
<b># of floors</b>	5
<b>Year built</b>	1973
<b>Utilities</b>	Duke Power Greenville Water

### WEST BUILDING 33 Villa Road | Greenville, SC

<b>Total RSF</b>	±66,638
<b>Elevators</b>	2
<b># of floors</b>	4
<b>Year built</b>	1974
<b>Utilities</b>	Duke Power Greenville Water



# Available spaces

## EAST BUILDING

Suite	Floor	Square feet	Price
E200	2	3,547	\$17.00/sf
E208	2	2,222	\$17.00/sf
E319	3	3,219	\$17.00/sf
E501	5	1,379	\$17.00/sf



## WEST BUILDING

Suite	Floor	Square feet	Price
W100	1	7,972	\$17.00/sf
W105	1	3,309	\$17.00/sf
W301	3	3,908	\$17.00/sf
W302	3	3,049	\$17.00sf



# Current tenants

## EAST BUILDING

### First floor

- Seismic Control Products
- Fort Hill Associate, LLC
- Xu CPA, LLC
- Lasik Vision Institute
- The Nature Conservancy

### Second floor

- SC Mentor
- THS National, LLC
- The Burgess Company, LLC
- Stair & Company CPAs, PA
- Sarah B. McGuire
- Cooke Insurance & Financial Services, Inc.
- Holt Consulting
- AppleOne, Inc.

### Third floor

- Clay Consulting, LLC
- Prometric, Inc.
- Fulcum Osteopathic Wellness, LLC
- Eaton Corporation
- Passport Health Holdings, LLC
- Continuum of Care
- Assisting Hands Greer

### Fourth floor

- JDPLAW, LLC
- Robbins Media Group
- SLED
- JusticeWorks Behavioral Care
- Clinical Assesment Services
- Aptim Federal Services, LLC
- Monge & Associates
- Cianbro Corporation
- Loeb sack & Brownlee, PLCC

### Fifth floor

- Angilis Engineering, Inc.
- NUS Consulting Group
- Oceanic Counseling Group

## WEST BUILDING

### First floor

- Upper State Apartment Association
- James S. Farrin, PC
- Sinclair (WLOS TV Station)

### Second floor

- SC Department of Public Safety

### Third floor

- DeVita & Associates, Inc.

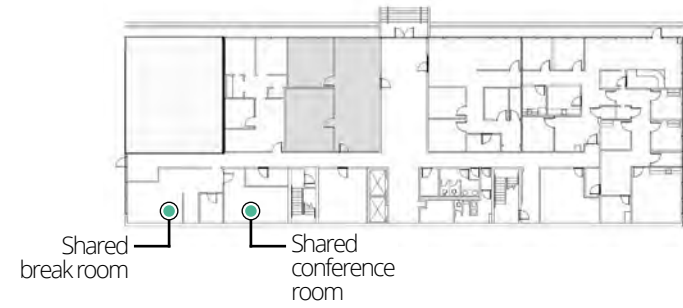
### Fourth floor

- SC Department of Revenue

# Floor plans

## EAST BUILDING

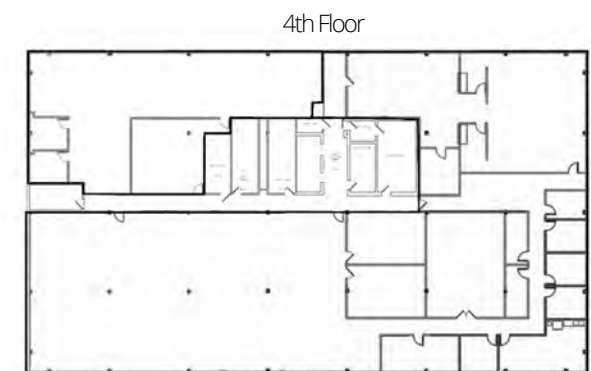
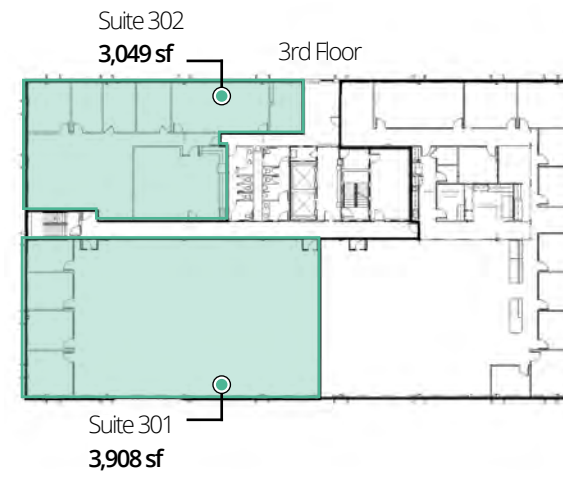
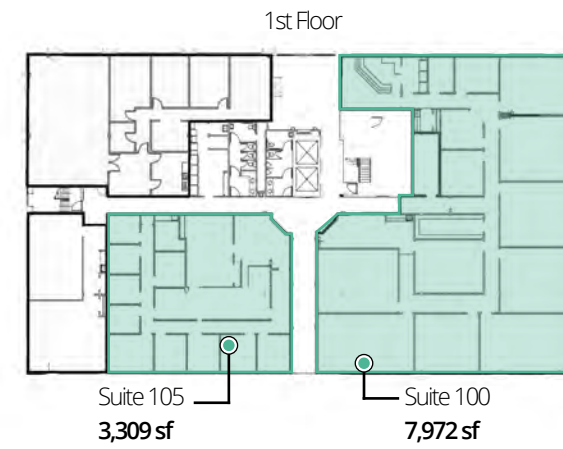
 Available



# Floor plans

## WEST BUILDING

 Available



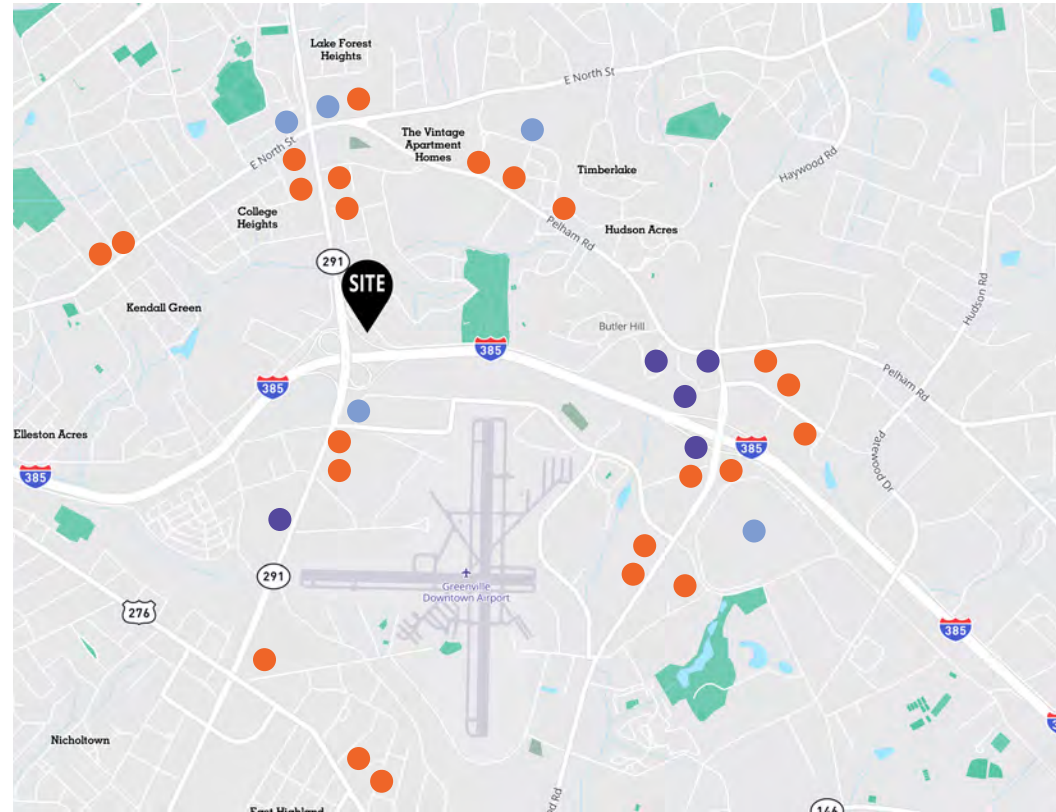
# Retail amenities

Within 3 mile radius of Piedmont Center

 **325**  
Restaurants/bars

 **41**  
Hotels & lodging

 **91**  
Entertainment venues



## Restaurants

- S&S Cafeteria
- Irashiai Sushi
- Outback Steakhouse
- Fork & Plough
- 4 Aces Kitchen & Cocktails
- Adams Bistro
- Sonic
- Krispy Kreme
- Bimini's Oyster Bar & Seafood
- Local Cue Sports Bar
- Pho Noodleville
- Copper River Grill
- CityRange Steakhouse
- White Duck Taco

## Hotels

- Hilton Greenville
- La Quinta Inn & Suites
- Hyatt Place
- Hampton Inn - I-385/Haywood
- Sleep Inn at Greenville Convention Center

## Retail

- Haywood Mall
- Publix Supermarket
- Walgreen's Pharmacy
- CVS Pharmacy
- QuikTrip

# Property amenities



Open floor plans

Flexible layouts

High-visibility signage options



Full service

Short term leases available

Competitive rates



# Demographics

## COMMUNITY



62,498

Total population



\$109,065

Average household income



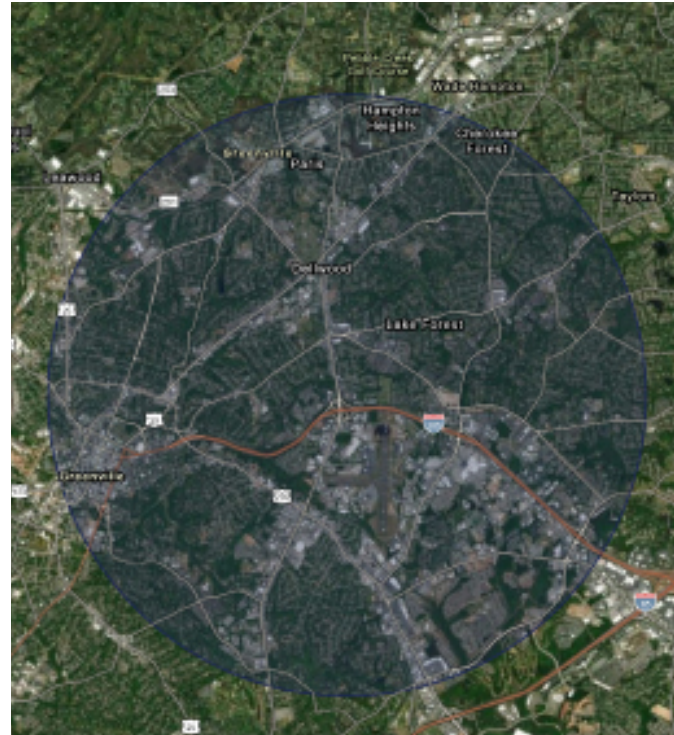
\$317,487

Average home value



54%

Bachelor's/Grad Professional Degree



Demographics within 3 mile radius.

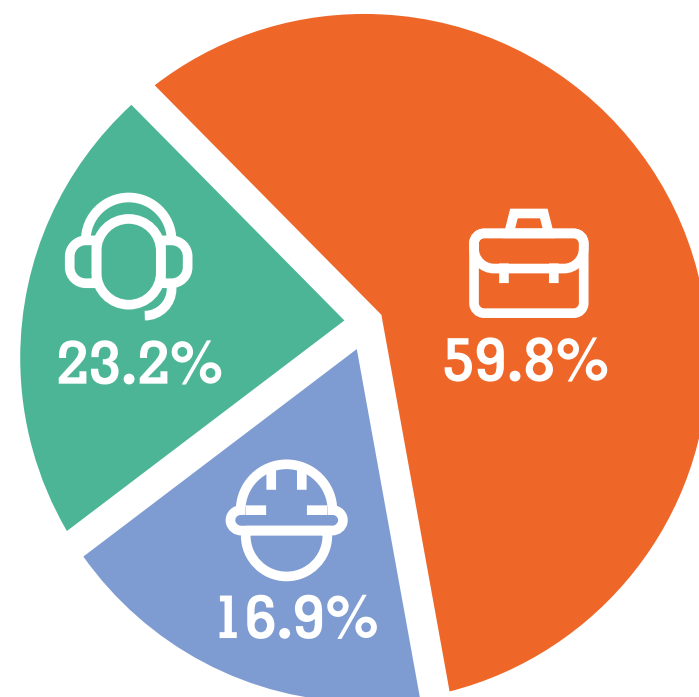


## EMPLOYMENT

White collar

Service

Blue collar



65,202

Total employees



5,317

Total businesses

## Let's talk.

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