

GREENVILLE'S MOST INNOVATIVE
BUSINESS DESTINATION



CBRE

AMENITIES



Large state-of-the-art fitness center



Showers and locker rooms



Full catering kitchen and café open for breakfast, lunch and special events



Oversized eatery



Conference/private dining room



Tenant lounge



8,000 SF Conferencing/meeting center



Outdoor seating, games and greenspace



On-site management office



Executive office suites for immediate, short term and/or flexible needs



NEW SIGNAGE AND WAYFINDING



ALL NEW LANDSCAPING



ENHANCED EXTERIOR LIGHTING



TECHNOLOGY UPGRADES INCLUDING KEY CARD ACCESS SYSTEMS



DIGITAL LOBBY DIRECTORIES WITH FLAT-SCREENS

AVAILABILITIES



AMENITIES HUB
BUILDING 250



\$20.50 / RSF

FULL SERVICE

100

- ±34,433 RSF Available
- First Floor | ±17,214 RSF
- Second Floor | ±17,219 RSF

150

- ±9,087 RSF Available
- Suite 121 | ±1,635 RSF
- + 9 Spec suites ranging from 500 RSF - 1,100 RSF

200

- ±34,615 RSF Available
- First Floor | ±17,307 RSF
- Second Floor | ±17,308 RSF

250

- Up to ±8,808 RSF Available
- Suite 201 | ±8,808 RSF

300

- Up to ±22,658 RSF Available
- Suite 102 | ±1,748 RSF
- Suite 201 | ±20,910 RSF

400

- Up to ±44,451 RSF Available
- Suite 200 | ±23,987 RSF
- Suite 300 | ±20,464 RSF

650

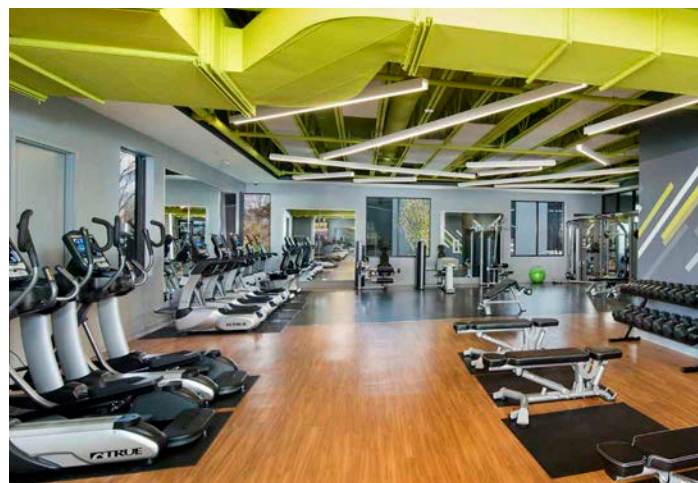
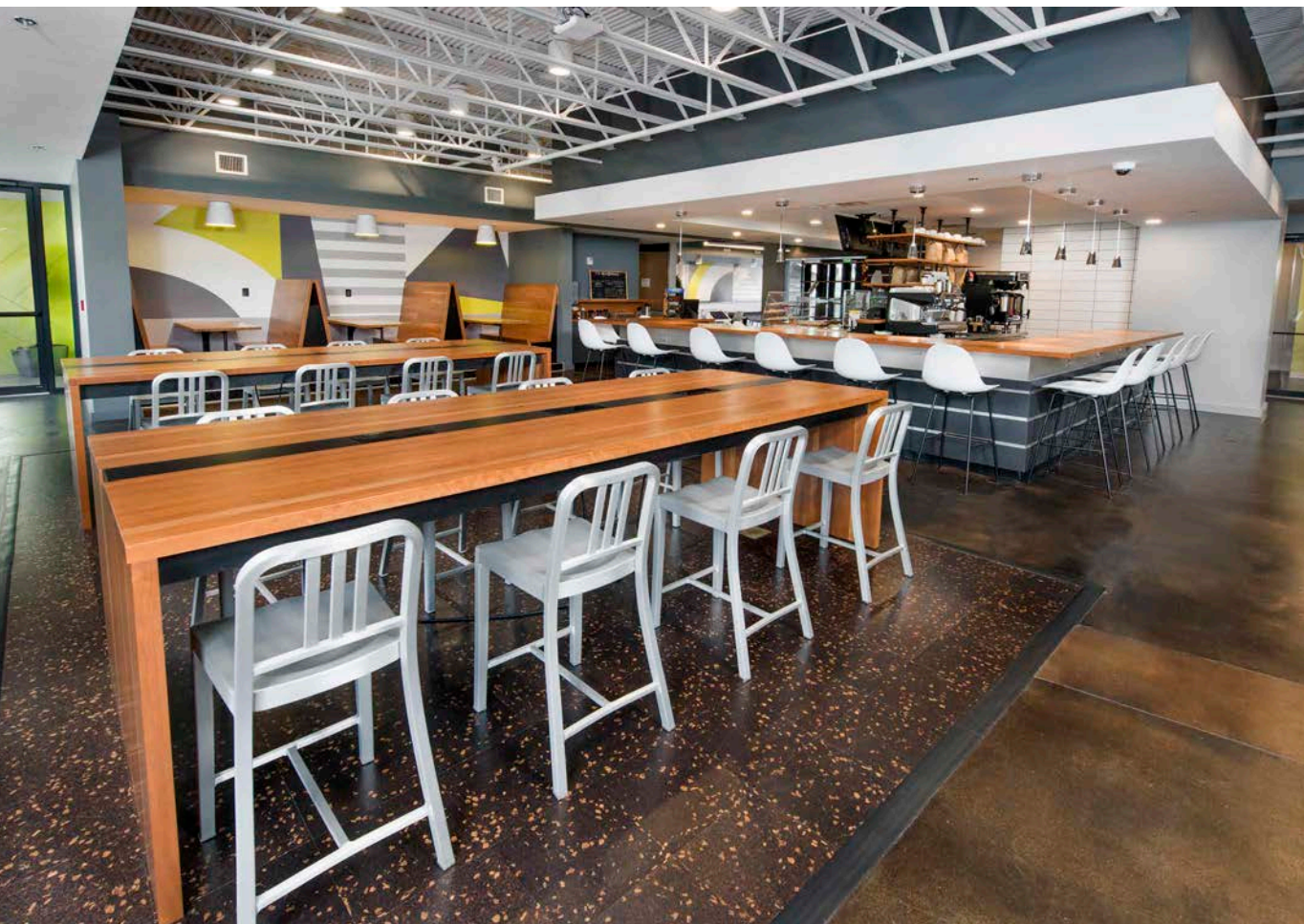
FULLY LEASED

700

- Up to ±7,082 RSF Available
- Suite 150 | ±3,666 RSF
- Suite 202 | ±3,416 RSF

750

- Up to ±4,732 RSF Available
- Suite 101 | ±3,374 RSF
- Suite 112 | ±1,358 RSF



100 EXECUTIVE CENTER DRIVE

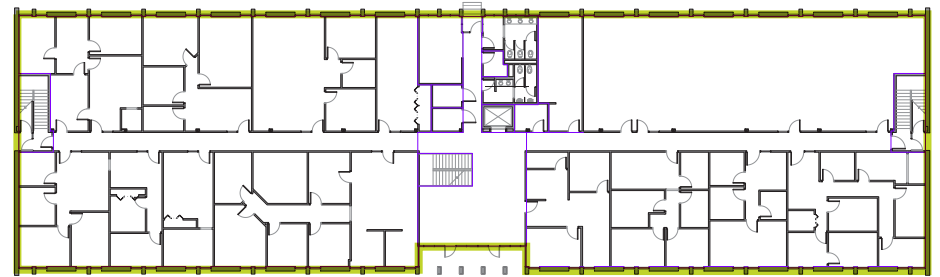


Property Features

- ±34,433 RSF Available:
 - First Floor | ±17,214 RSF
 - Second Floor | ±17,219 RSF
- Two floors | Single tenant building
- Building signage available
- Tenant improvement package available for extensive renovation
- Lease rate: \$20.50/RSF Full Service

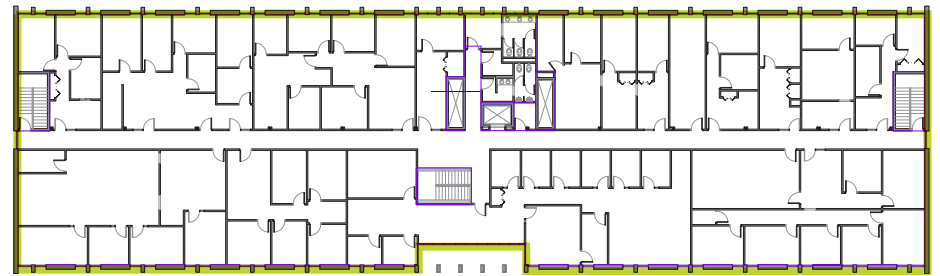
FIRST FLOOR

±17,214 RSF



SECOND FLOOR

±17,219 RSF



 Available

150 EXECUTIVE CENTER DRIVE



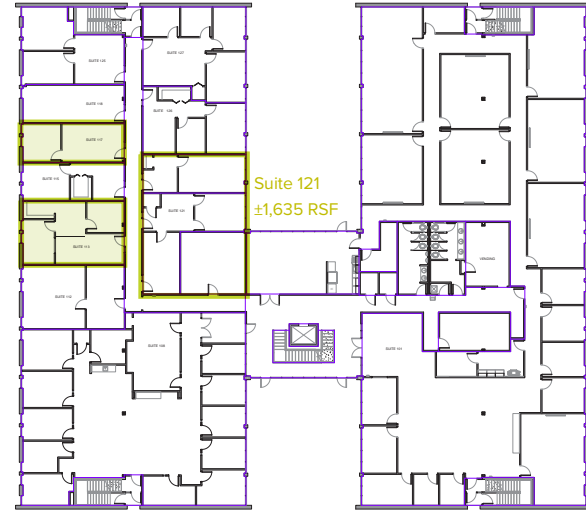
BUILDING
150



Property Features

- ±1,635 RSF Available + 9 Spec suites ranging from 500 RSF - 1,100 RSF
- Two floor building
- Shared breakroom and shared conference room available for spec suites
- Lease Rate, Suite 121: \$20.50/RSF Full Service

FIRST FLOOR



SECOND FLOOR



SUITE	# OF OCCUPANTS	MONTHLY RENT
Suite 113	3	\$1,300
Suite 117	3	\$1,400
Suite 201	5	\$1,900
Suite 203	3	\$1,400
Suite 204	2	\$1,200
Suite 206	2	\$1,100
Suite 210	3	\$1,400
Suite 212	2	\$1,000
Suite 217	2	\$1,000

Available

Available Spec Suite



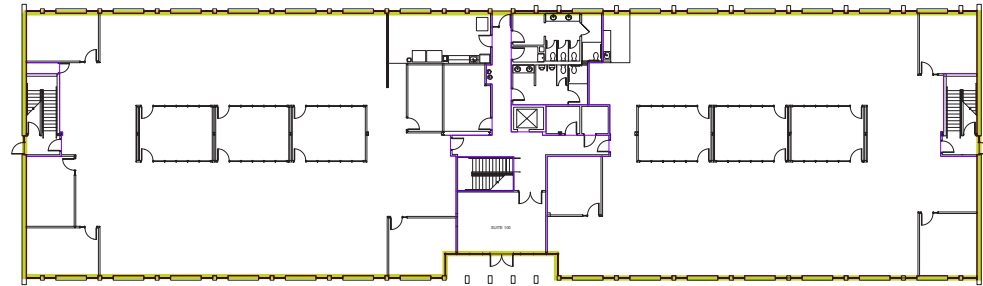
BUILDING
200

Property Features

- ±34,615 RSF Available:
 - First Floor | ±17,307 RSF
 - Second Floor | ±17,308 RSF
- Two floors | Single tenant building
- Building signage available
- Tenant improvement package available for extensive renovation
- Lease rate: \$20.50/RSF Full Service

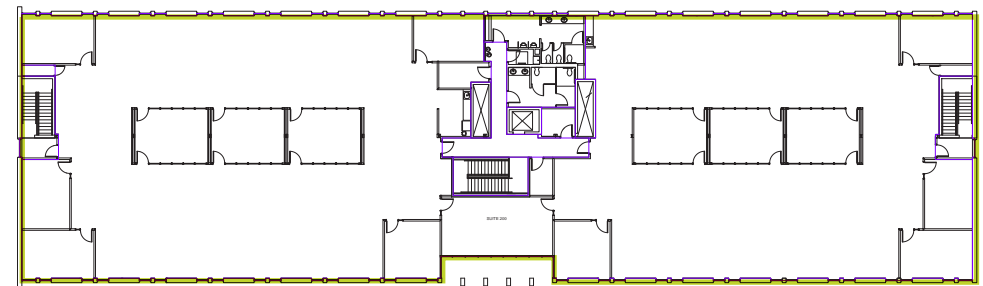
FIRST FLOOR

±17,307 RSF



SECOND FLOOR

±17,308 RSF



 Available



250 EXECUTIVE CENTER DRIVE

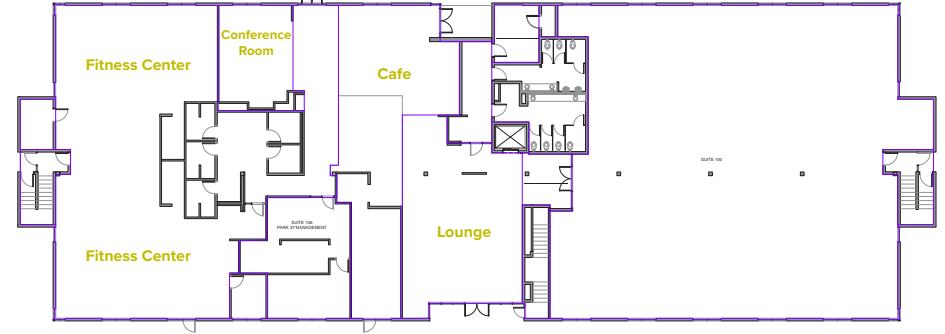


Property Features

- ±8,808 RSF Available | Suite 201
- Two floor building
- Building signage available
- Lease rate: \$20.50/RSF Full Service

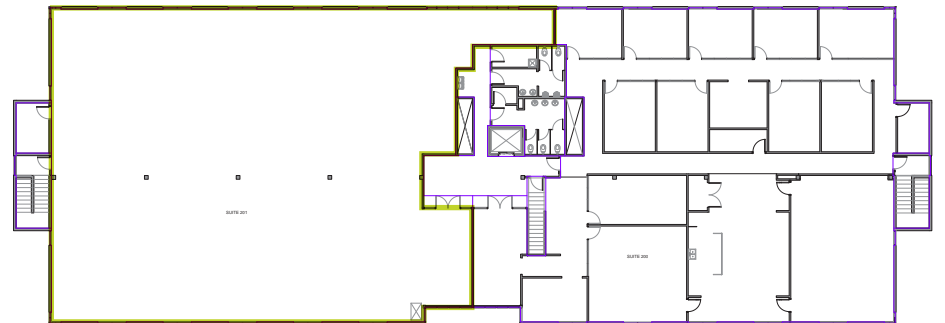
FIRST FLOOR

Amenities HUB



SECOND FLOOR

±8,808 RSF



 Available

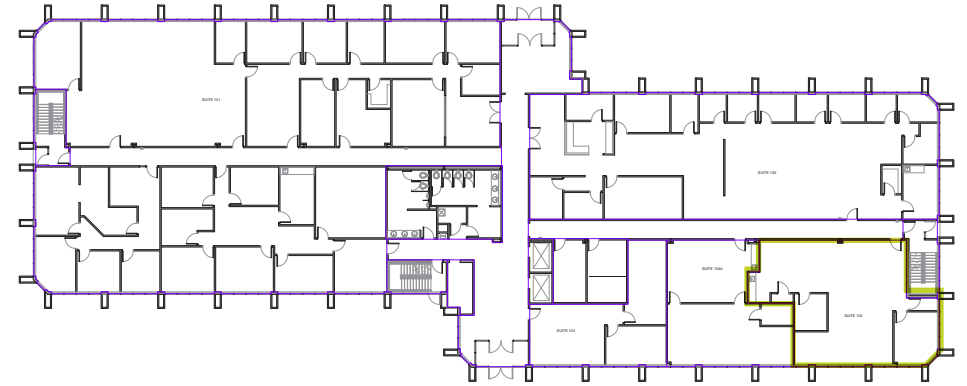


Property Features

- ±22,658 RSF Available
 - Suite 102 | ±1,748 RSF
 - Suite 200 | ±20,910 RSF
- Three floor building
- Close proximity to ample green space
- Lease rate: \$20.50/RSF Full Service

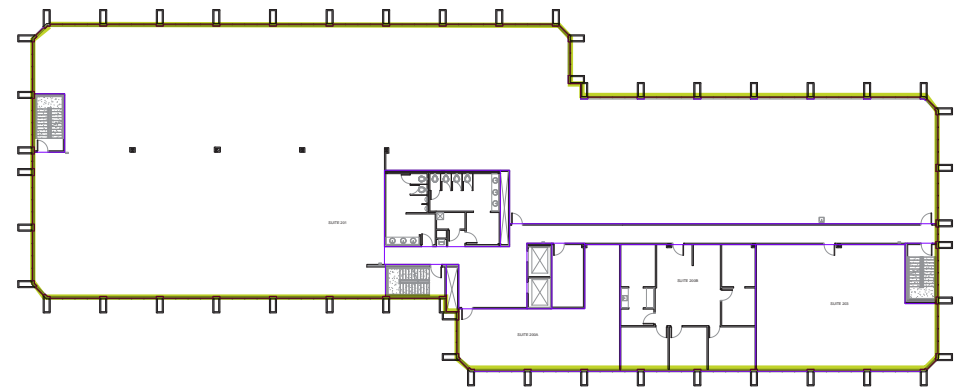
FIRST FLOOR

±1,748 RSF



SECOND FLOOR

±20,910 RSF



Available



BUILDING
400

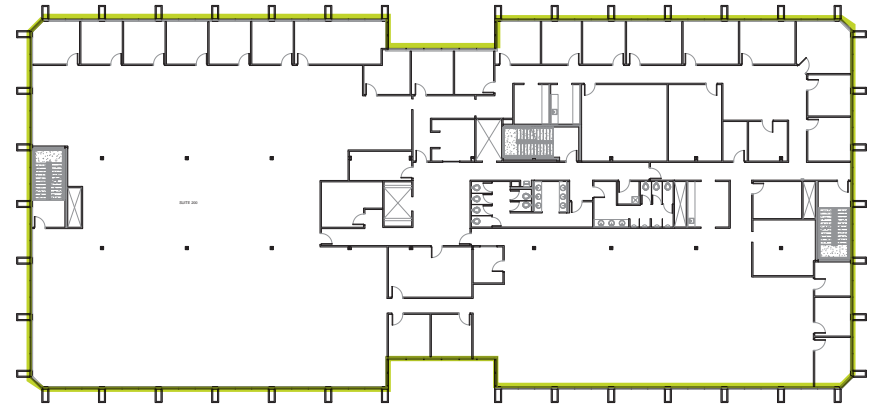


Property Features

- ±44,451 RSF Available
 - Suite 200 | ±23,987 RSF
 - Suite 300 | ±20,464 RSF
- Three floor building
- Close proximity to ample green space
- Lease rate: \$20.50/RSF Full Service

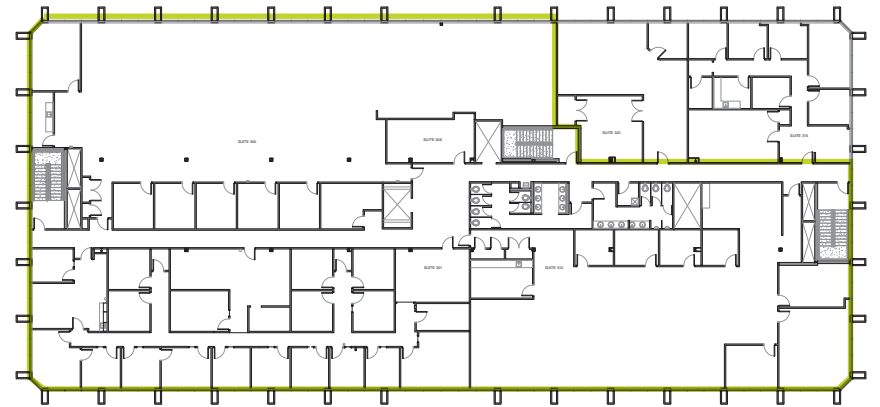
SECOND FLOOR

±23,987 RSF



THIRD FLOOR

±20,464 RSF



 Available

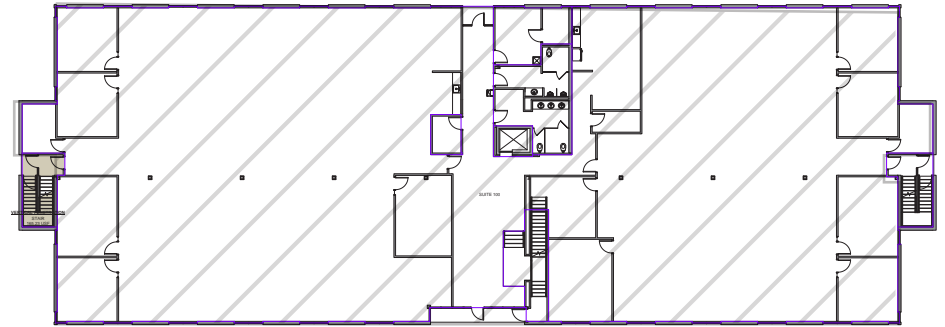
650 EXECUTIVE CENTER DRIVE



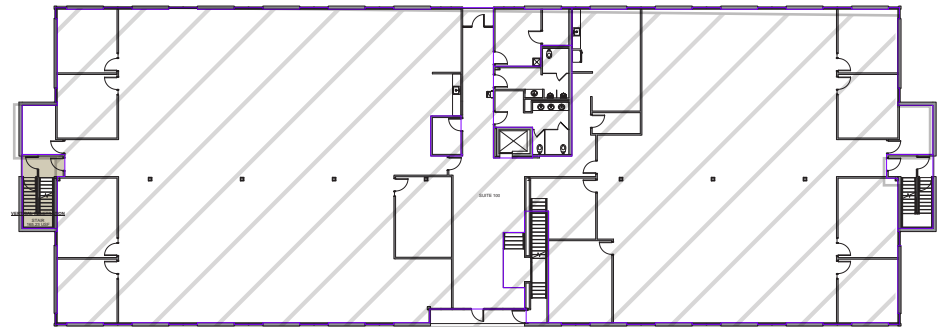
Property Features

- No Space Available

FIRST FLOOR FULLY LEASED



SECOND FLOOR FULLY LEASED



 Available



700 EXECUTIVE CENTER DRIVE



BUILDING
700

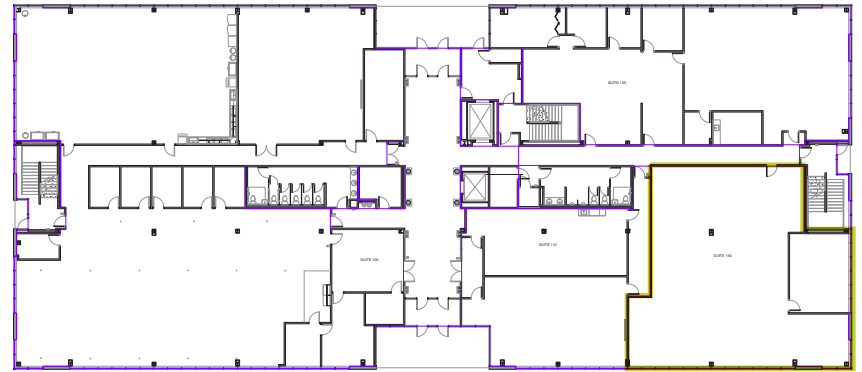


Property Features

- Up to $\pm 7,082$ RSF Available
 - Suite 150 | $\pm 3,666$ RSF
 - Suite 202 | $\pm 3,416$ RSF
- Three floor building
- Close proximity to ample green space
- Lease Rate: \$20.50/RSF Full Service

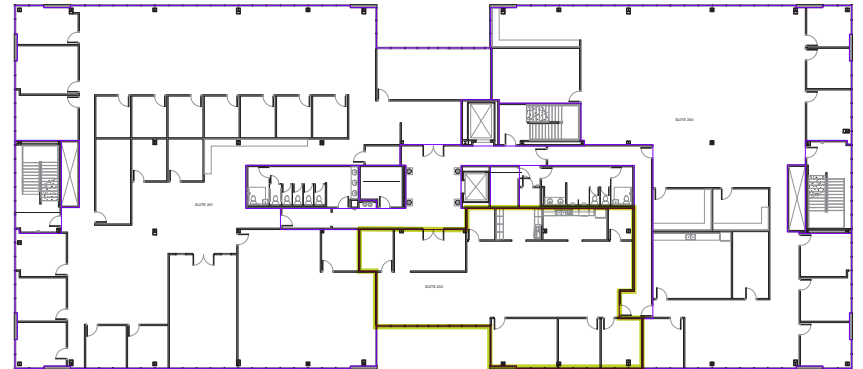
FIRST FLOOR

$\pm 3,666$ RSF



SECOND FLOOR

$\pm 3,416$ RSF



 Available

750 EXECUTIVE CENTER DRIVE



BUILDING
750

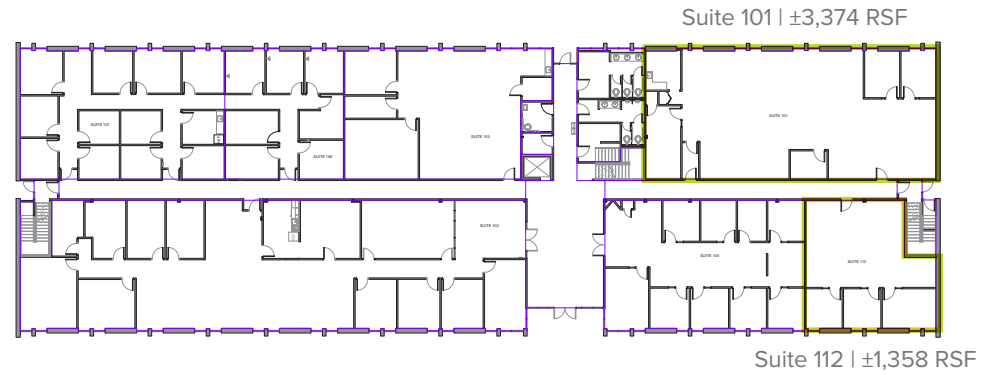


Property Features

- Up to ±4,688 RSF Available:
 - Suite 101 | ±3,374 RSF
 - Suite 112 | ±1,358 RSF
- Two floor building
- Close proximity to large parking areas
- Lease Rate: \$20.50/RSF Full Service

FIRST FLOOR

±4,688 RSF



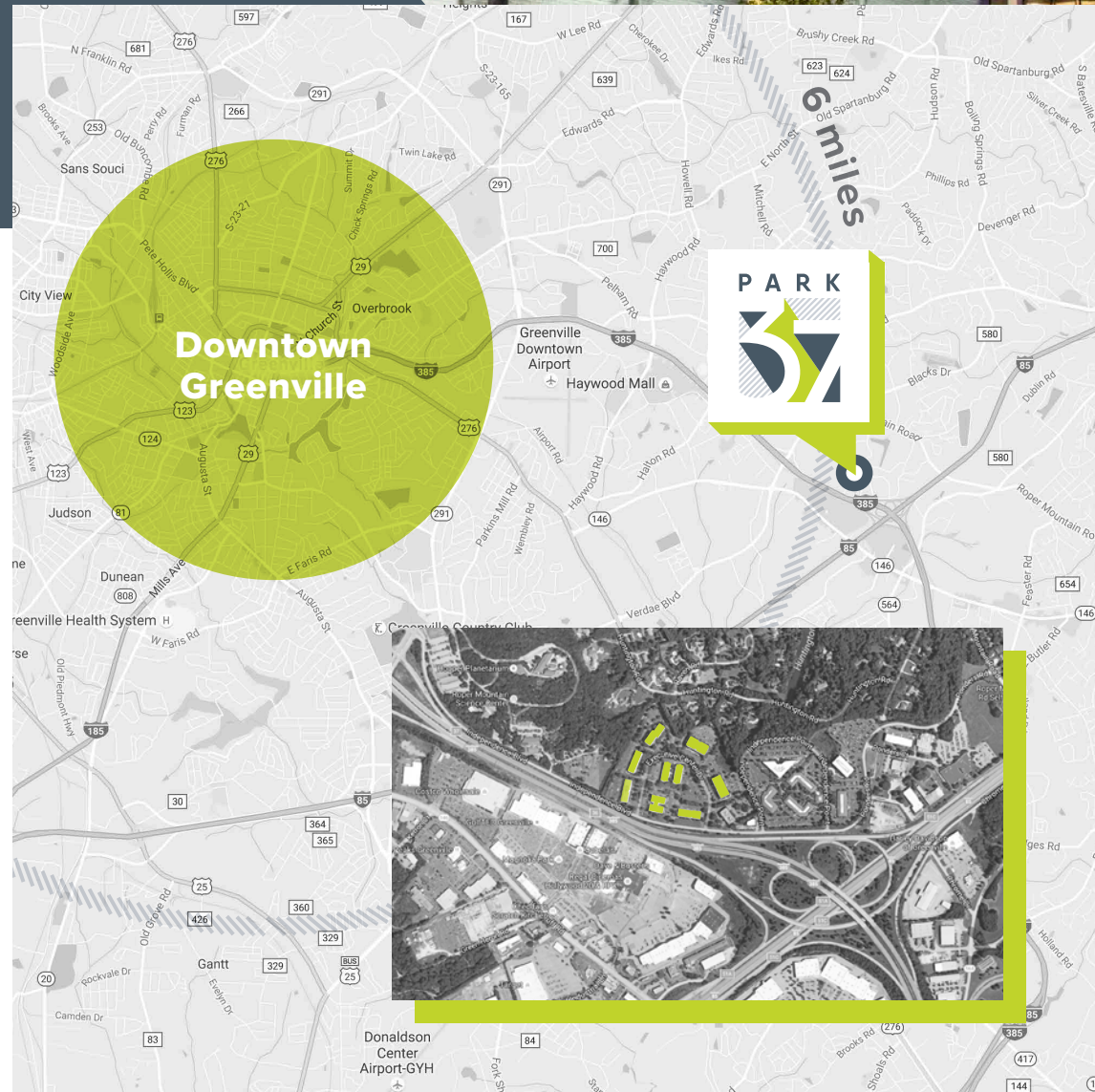
 Available

LOCATION

The 37 speaks to the quality of the location and is the main interstate exit off I-385 and Roper Mountain Road.

The location is adjacent to The Gateway (I-85 and I-385) Interchange and is across the interstate from Magnolia Park, with convenient access to Woodruff Road and the rapidly growing Verdae corridor. The Greenville CBD is roughly ten minutes but the park itself sits just outside of the City of Greenville classification.

The Park's location to the city's bustling Woodruff Road and growing Magnolia Park is truly a great choice for companies looking for convenient office space with state-of-the-art and high-tech tenant amenities.



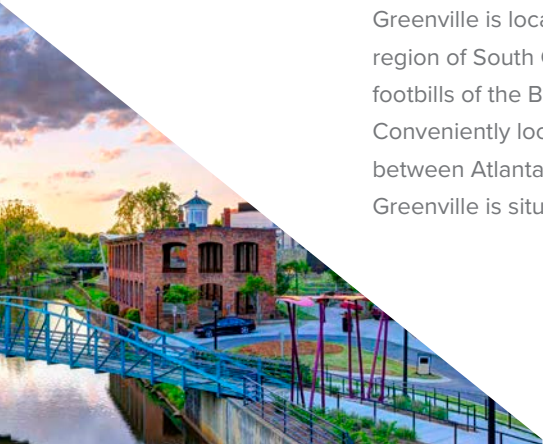
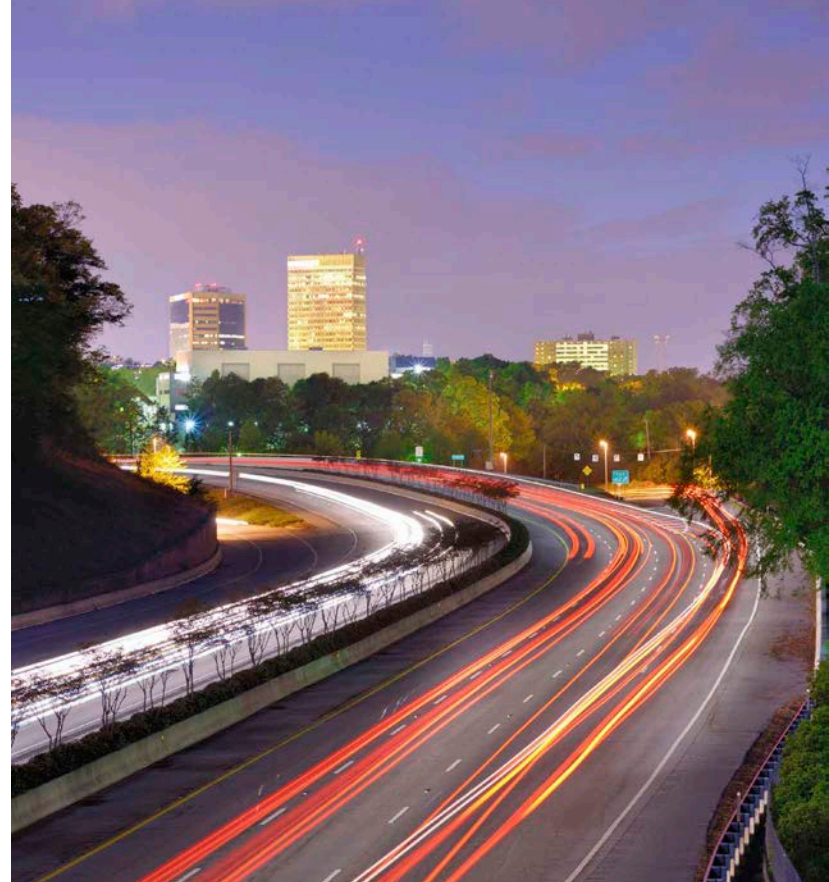
GREENVILLE



Greenville is continuously recognized as one of the country's best places to do business and one of the top places to live.

Greenville is located in the Piedmont region of South Carolina at the foothills of the Blue Ridge Mountains. Conveniently located halfway between Atlanta and Charlotte, Greenville is situated along I-85, one

of the busiest interstates in the nation. Continuously ranked for its favorable business climate, low cost of living, top education and unparalleled quality of life, Greenville has much to offer.



P A R K



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