



**H** HORTON & HORTON  
LAW FIRM

810

# FOR LEASE

±3,850 SF Office Space in Downtown Greenville



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# Executive Summary

810 Pendleton St | Greenville, SC 29601

REEDY

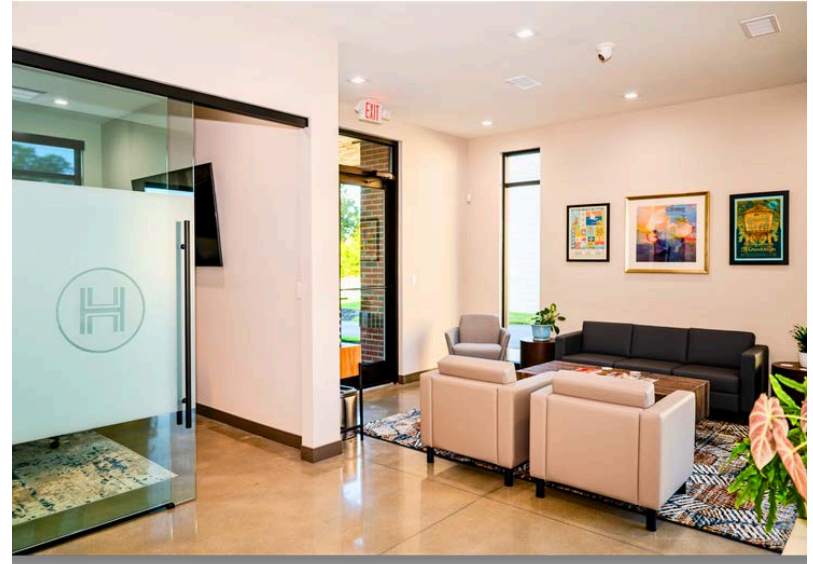
## Property Highlights:

- ±3,850 SF office property in downtown Greenville, between the West End & Village of West Greenville
- Private parking lot with 12 spaces
- Excellent visibility and signage
- Flexible layout with 5 private offices, 3 large conference rooms, and functional desk space
- Second floor executive offices share a balcony and separate restroom with private shower
- Ample storage and modern breakroom
- Walkable access to restaurants, retail & entertainment
- Convenient access to I-85 and the downtown corridor

## Offering Summary

<b>Available Space:</b>	<b>3,850 SF</b>
<b>Lease Rate:</b>	<b>\$22/SF (NNN)</b>
<b>TICAM Expenses:</b>	<b>Est \$8.00/SF</b>

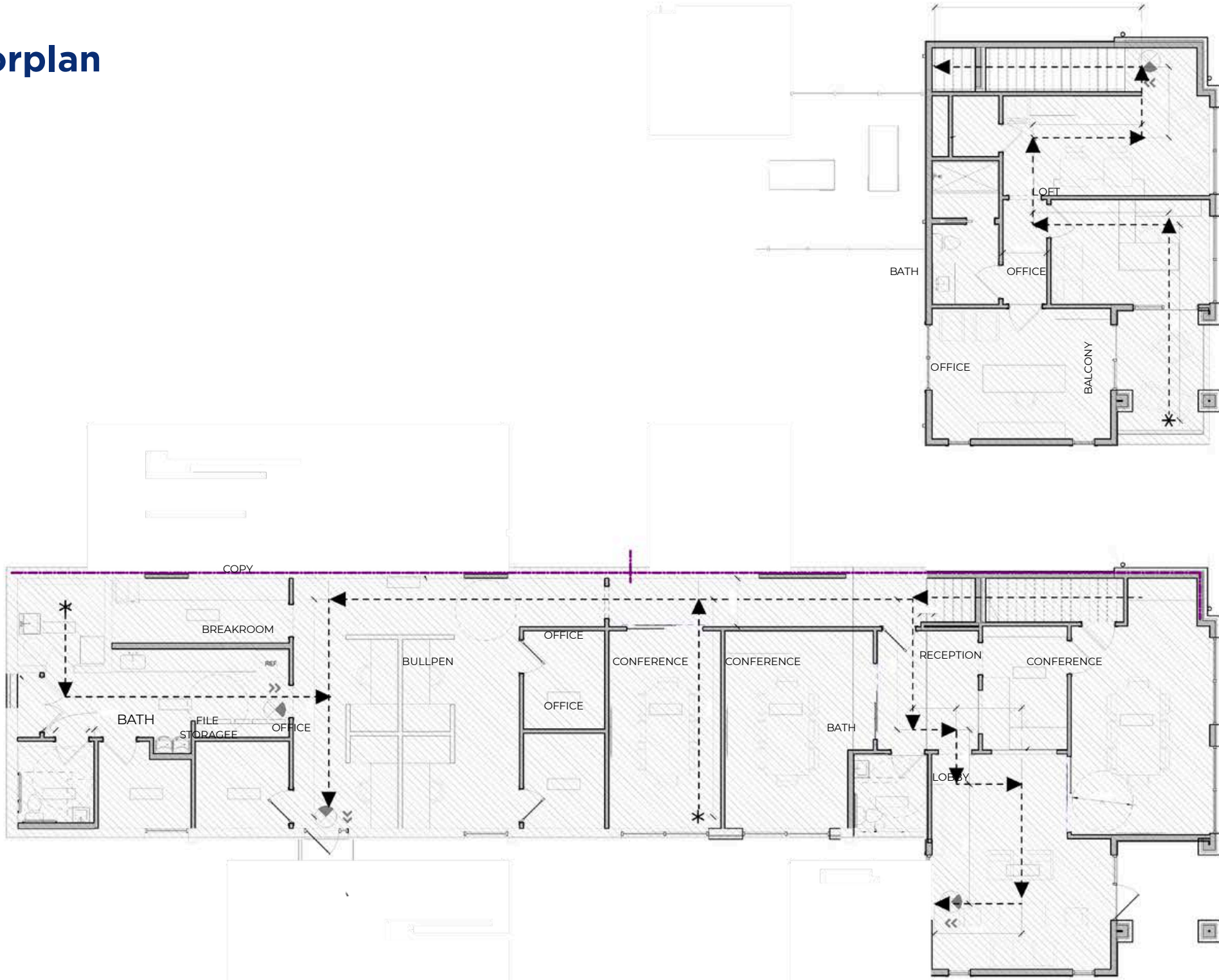
*Acreage, square footage, taxes, utilities and lot dimensions to be verified by Buyer and/or Buyer's agent.*



Property Photos



# Floorplan



# Location Map

Greenville, SC

REEDY

