

CBRE

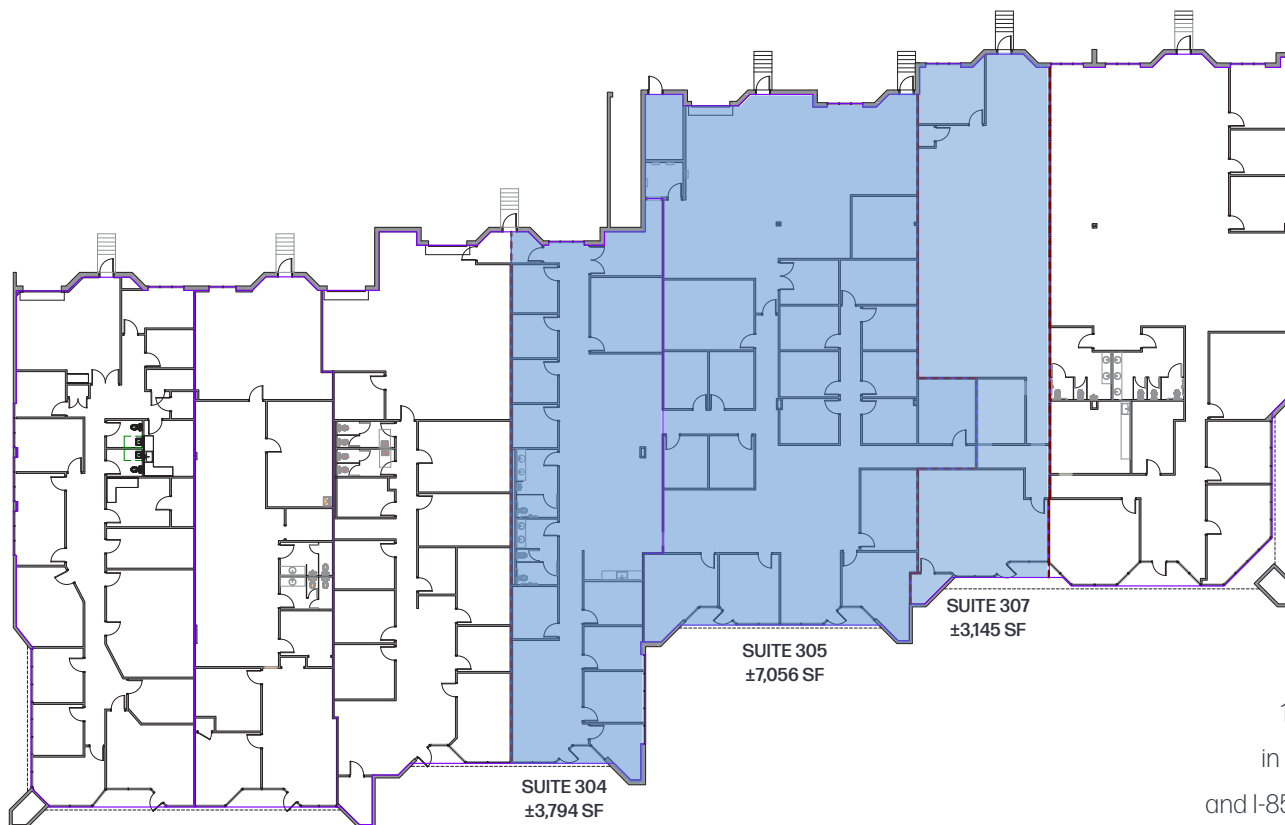
Marcus DRIVE

OFFICE/ FLEX SPACE FOR LEASE

GREENVILLE
SC 29615



Space Opportunities



Building III

Availabilities:

Suite 304 | ±3,794 sf

Suite 305 | ±7,056 sf

Suite 307 | ±3,145 sf

(Can be combined)

PROPERTY DETAILS

Office / Flex Space for Lease

1 Marcus Drive is conveniently located off of Frontage Road in close proximity to Haywood Road with easy access to I-385 and I-85. The property is also a short drive to Downtown Greenville.

+ Total RSF Available: Up to ±13,995 RSF

- Building I: Fully Leased

- Building II: Fully Leased

- Building III: ±13,995 RSF

- Building IV: Fully Leased

+ Lease Rate: 15.75/SF NNN | Office

+TICAM - \$4.39 PSF

+ Sprinklered buildings

+ Healthy office to warehouse ratios with available dock doors

+ Ample parking surrounding the buildings



PW 1

PW 2

PW 3

PW 4

Aerial



DOWNTOWN

**GREENVILLE
DOWNTOWN AIRPORT**

HAYWOOD ROAD

HAYWOOD MALL



HAYWOOD ROAD

**FUTURE NOVANT
HEALTH**

**PRISMA PATEWOOD
CAMPUS**

**Marcus
O DRIVE**



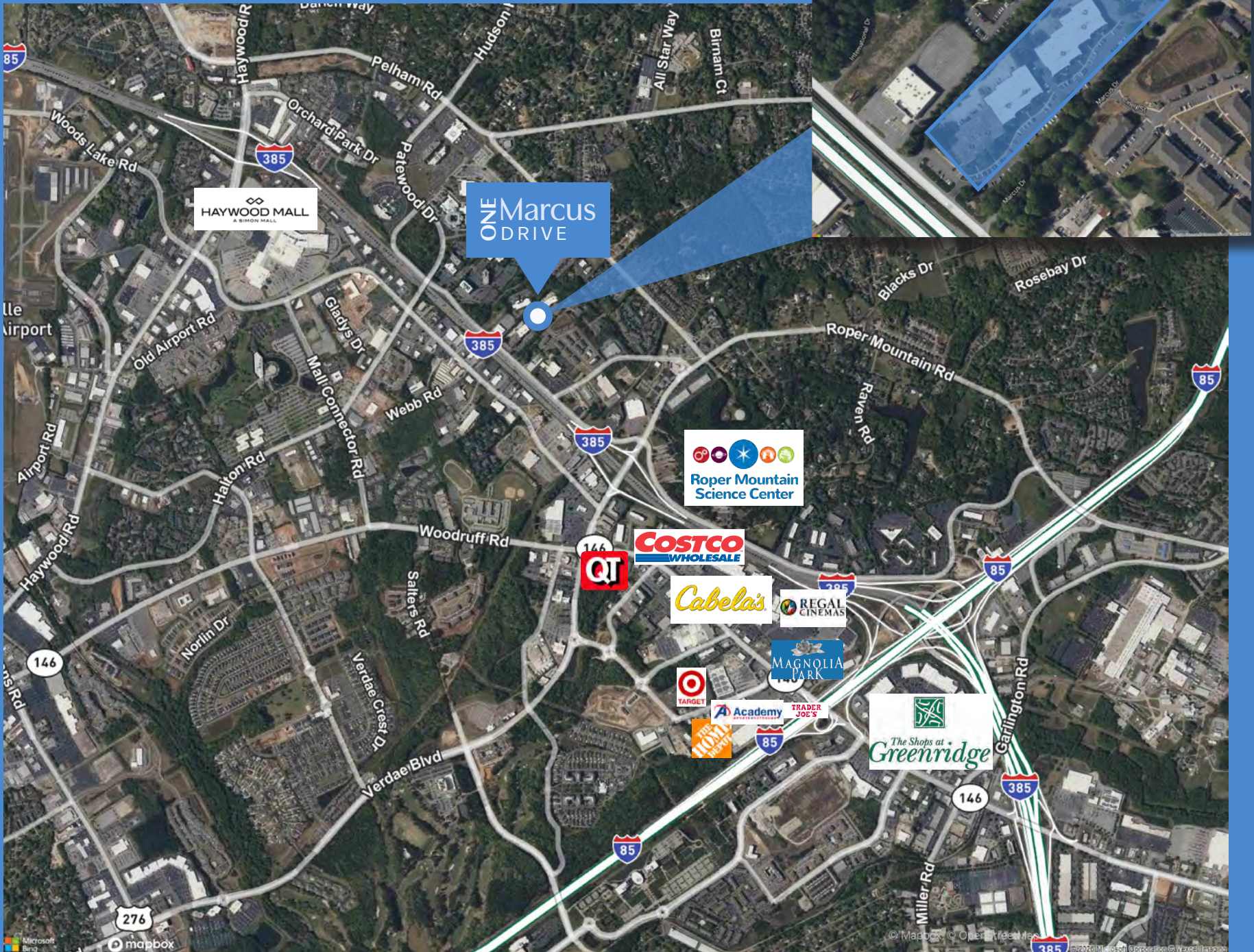
**BON SECOURS
EASTSIDE**

**WOODRUFF ROAD
RETAIL**



ROPER MTN EXT

Surrounding Retail





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FOR MORE INFORMATION, CONTACT:

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