

PELHAM AT HYLAND



±12,000 SF AVAILABLE
SITE #1906

FLEX
OFFICE
PARK

7 0 0 1 - 7 0 0 5 P E L H A M R O A D
G R E E N V I L L E , S C



CBRE

±12,000 SF
OFFICE/FLEX
SPACE
\$15.50/SF/NNN





Available SF: ±12,000



Easy Access to I-85



High visibility from road



Parking Ratio: 4.5/1000



Building Signage Available



Four miles to GSP airport



Several suites with delivery door access



Vast variety of floorplans to choose from



Ideal east side location with quick access to amenities including many restaurants and retail



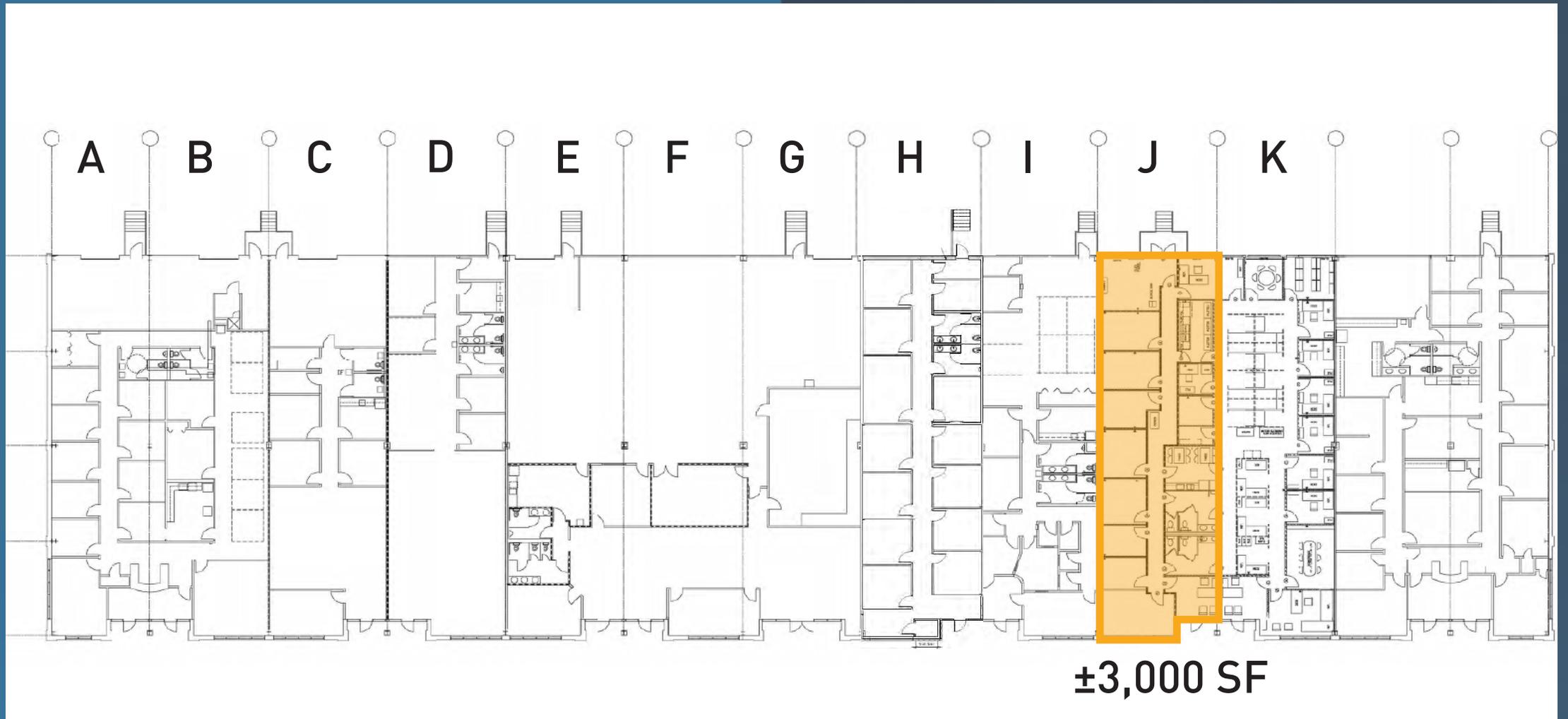
Located in a high growth and favorable demographic area



7 0 0 1 - 7 0 0 5 P E L H A M R O A D

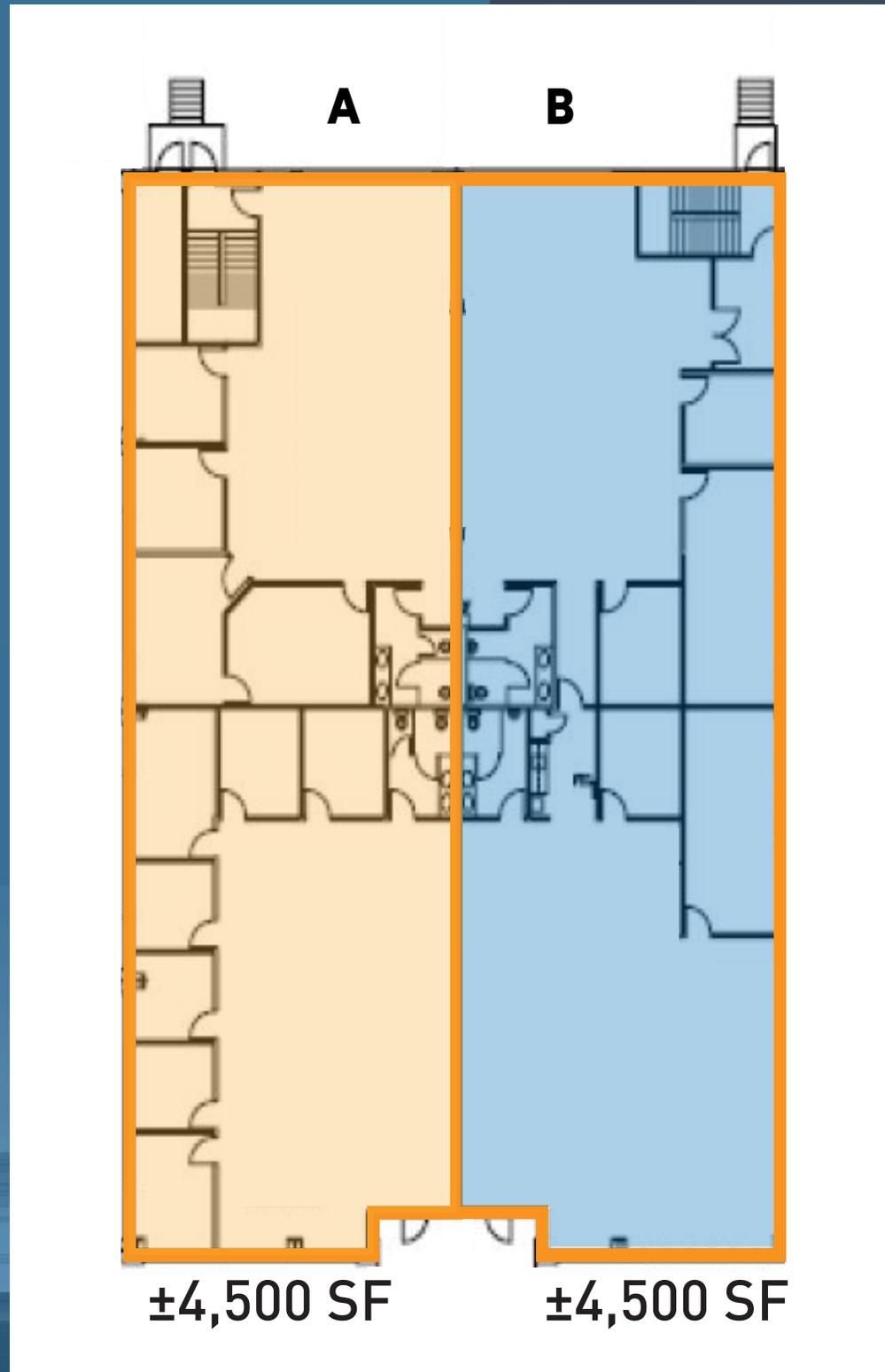
BUILDING 7001

SUITE J: ±3,000 SF



BUILDING 7005

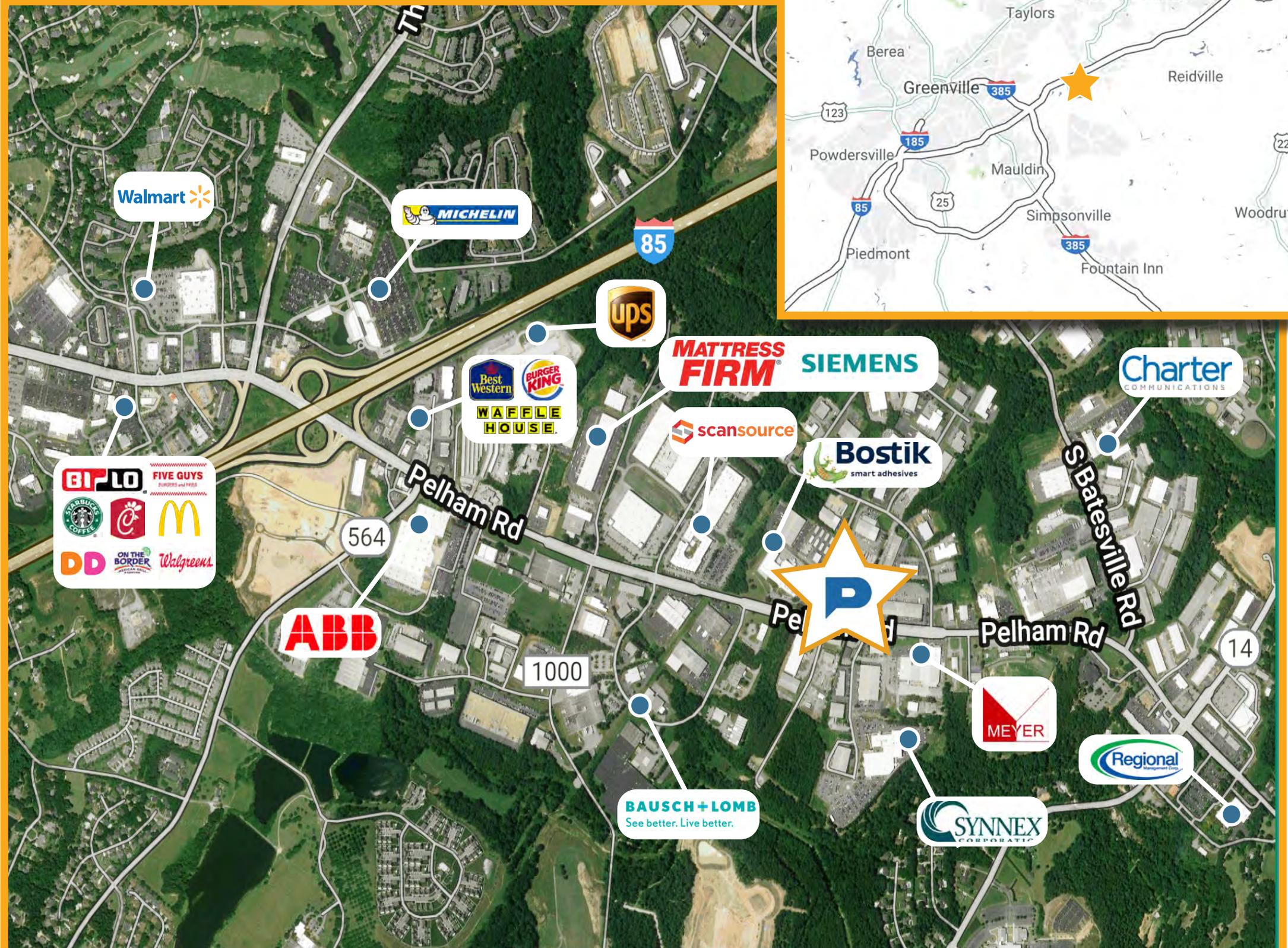
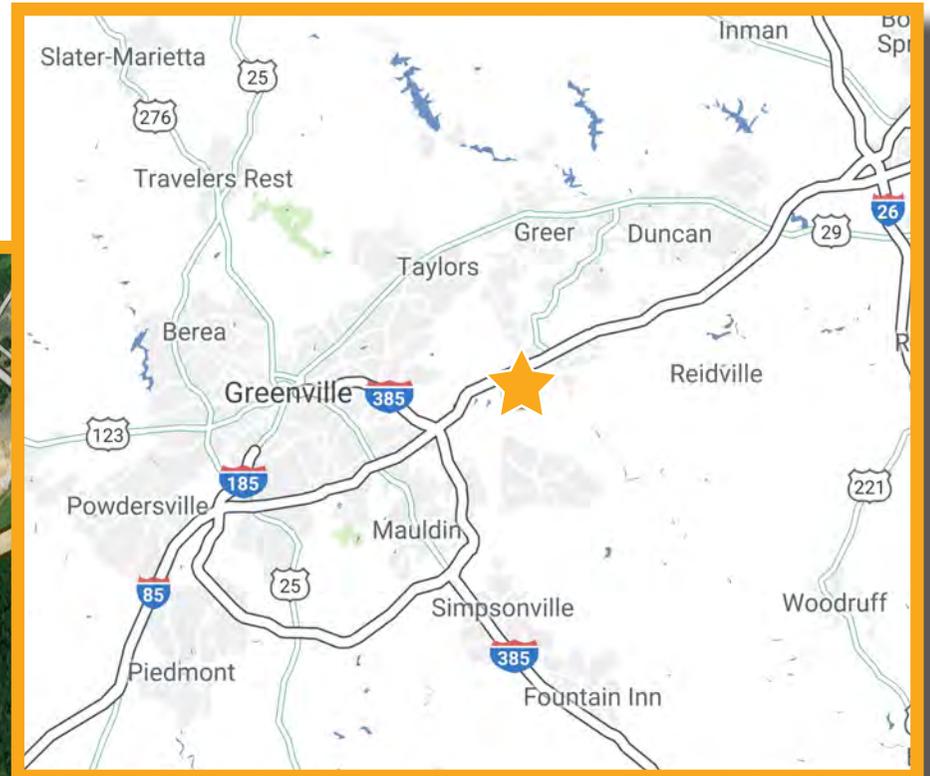
SUITE A&B: ±9,000 SF



CENTRALLY LOCATED OFFICE PARK

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
	2023 Population	1,937	45,378	125,816
	2023 Households	721	17,877	49,484
	2023 Household Income	\$145,018	\$138,358	\$126,725
	2023 Businesses	420	1,902	4,558
	2023 Daytime Population	11,458	56,338	155,902



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CONTACT US FOR MORE INFORMATION

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