

# 1100

BROOKFIELD PARKWAY

GREENVILLE, SC

± 106,649 SF  
AVAILABLE



FULL BUILDING OPPORTUNITY



[VIEW ONLINE](#)

**CBRE**

## PROPERTY FEATURES



106,649 SF  
Single story building



Availability: 106,649 SF



6.10/1,000 SF parking ratio



Large Floor plates



Turnkey Opportunity



Lease Rate: \$15.00/RSF NNN



Card access and security system  
in place



Data racking, newer redundant  
supplemental units serving data room



AV – Automatic drop screen, wired



Telecom Providers –Spectrum, Birch,  
and Verizon



Dedicated generator to the suite



Fully sprinklered



Power deliver to the building -  
480/277, transformer rated at  
500KVA but easily increasable





LARGE OPEN OFFICE SPACE



CONFERENCE ROOM



DEDICATED ENTRANCE WITH EXTERIOR SIGNAGE

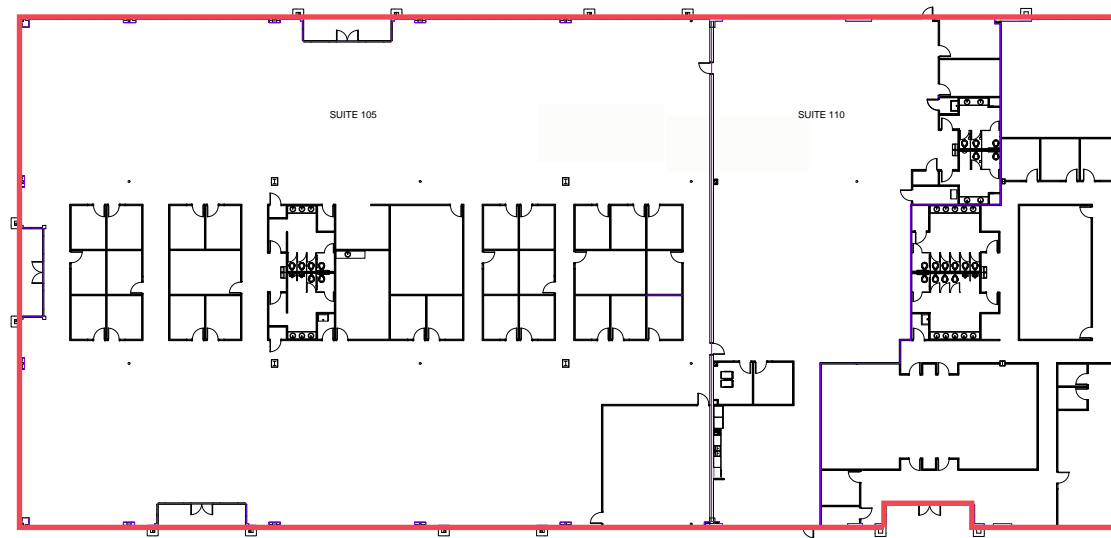


GYM



LARGE MEETING ROOM

## PROPERTY FLOORPLAN



**±106,649 RSF AVAILABLE**

**LEASE RATE: \$15.00/SF NNN**

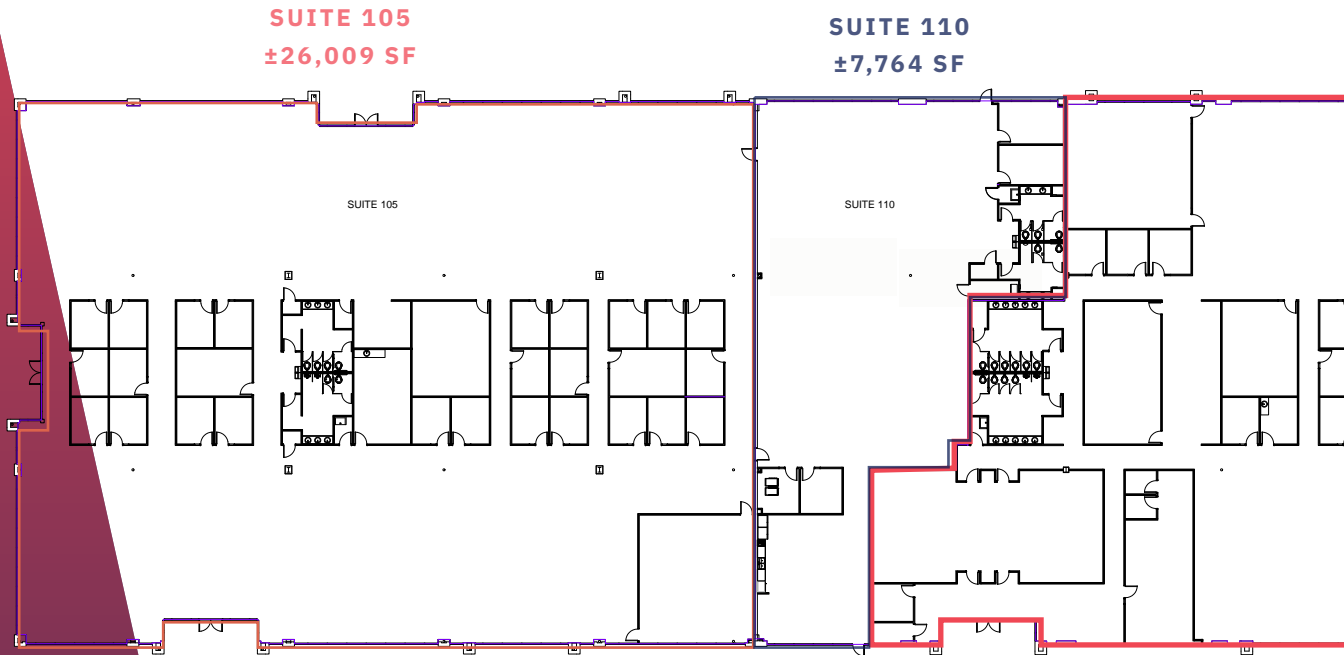




## VIEW VIRTUAL TOUR



## FLOORPLAN OPTIONS



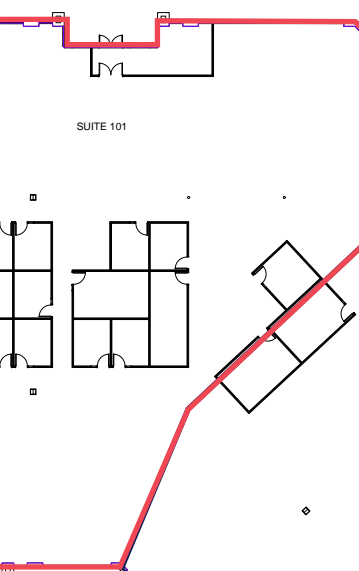
### ±106,649 RSF AVAILABLE

- SUITE 101 | ±23,804 SF
- SUITE 102 | ±27,003 SF
- SUITE 103 | ±22,069 SF
- SUITE 105 | ±26,009 SF
- SUITE 110 | ±7,764 SF

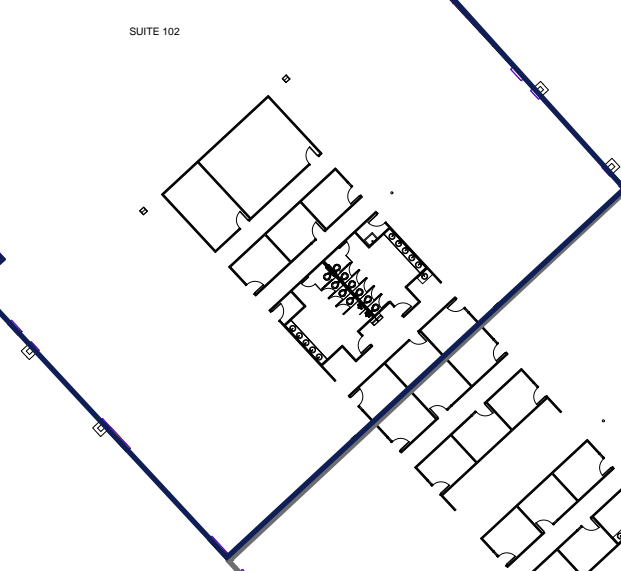
**LEASE RATE: \$15.00/SF NNN**



**SUITE 101**  
**±23,698 SF**



**SUITE 102**  
**±26,883 SF**



**SUITE 103**  
**±21,971 SF**







### Magnolia Park



### Shoppes at Plaza Green



### The Shops at Gr



BROOK  
OFFICE



## AREA AMENITIES

Greenridge

P.F. CHANGS

LONGHORN STEAKHOUSE

EST UY  
Total Wine & MORE

Shoppes at Woodruff

KOHL'S  
Staples

Little gym  
McALISTER'S DELI

Walmart

HOBBY LOBBY  
Starbucks  
McDonald's  
DUNKIN' DONUTS

Publix PAK MAIL

AMERIS BANK  
BANK OF AMERICA  
UNITED STATES POSTAL SERVICE  
TACO BELL

ALDI  
DUNKIN' DONUTS  
FIREHOUSE SUBS  
WAYBACK BURGERS

Hungry Howie's  
WELLS FARGO  
McDonald's  
ups

Woodruff Rd

TD  
ZAXBY'S

146

BB&T  
Pizza Inn

LIDL  
NAVY FEDERAL Credit Union  
WORKOUT ANYTIME  
SUBWAY

1100 BROOKFIELD

BROOKFIELD  
E PARK

INTERSTATE  
385



# AERIAL



GE Energy



MORLEY

JACOBS





**MetLife**  
Retail Business  
Services  
**NVR**

**Bon Secours**  
**esurance**  
an Allstate company  
**Ahold Delhaize**

**verizon**

**1100  
BROOKFIELD**



# S I T E P L A N

### SURVEYOR'S NOTES

1. THIS SURVEY BASED UPON CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. —, BEARING AN EFFECTIVE DATE OF 00/00/0000.
3. BUILDING AREA REPRESENTS GROSS AREA DERIVED FROM MEASUREMENTS ALONG EXTERIOR PERIMETER OF BUILDING AT GROUND LEVEL.
4. ON THE DATE OF FIELD SURVEY THERE WAS NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS LOCATED ON THE SUBJECT PROPERTY.

## NOTES PERTAINING TO TABLE 'A' ITEMS

ITEM 2: ADDRESS NUMBER 1110 OBSERVED AT TIME OF FIELD SURVEY. AS PER GREENVILLE COUNTY GIS, THE PROPERTY ADDRESS IS 1110 BROOKFIELD PARKWAY, MAULDIN, SC 29607.

ITEM 10(A): THERE ARE NO ADJOINING PARTY WALLS WITH ADJOINING PROPERTY AFFECTING THE SUBJECT PROPERTY.

ITEM 11(A): FROM OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, GAS, ELECTRIC, SANITARY SEWER, TELEPHONE, AND WATER LINES AND/OR SERVICE IS AVAILABLE FOR THE SUBJECT PROPERTY, AND APPEAR TO ENTER THE SUBJECT PROPERTY THROUGH THE PUBLIC STREET RIGHT-OF-WAY AND/OR PRIVATE EASEMENTS NOTED HEREON.

ITEM 16: ON THE DATE OF FIELD SURVEY THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

ITEM 16: ON THE DATE OF FIELD SURVEY THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

ITEM 17: SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, AVAILABLE FROM THE CONTROLLING JURISDICTION, ON THE DATE OF FIELD SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

ITEM 18: ON THE DATE OF FIELD SURVEY THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

ITEM 19: NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED. NOR HAVE WE RECEIVED ANY

DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

ITEM 21: IN REGARDS TO TABLE A ITEM 21 PROFESSIONAL LIABILITY INSURANCE

POLICY OBTAINED BY SURVEYOR IN THE AMOUNT OF \$1,000,000 IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATION ON INSURANCE FURNISHED UPON REQUEST.

## BASIS OF BEARINGS

THE BEARING OF S 38°09'43" W, (LABELED AS BASIS OF BEARINGS) ON SOUTHEASTERN PROPERTY LINE OF THE SUBJECT PROPERTY, AS EVIDENCED BY MONUMENTS FOUND, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY, AND IS THE SAME BEARING AS SHOWN IN PLAT RECORDED IN THE GREENVILLE COUNTY REGISTER OF DEEDS OFFICE IN PLAT BOOK 42 L PAGE 15.

### PROPERTY ACCESS

THE SUBJECT PROPERTY HAS ACCESS TO THE PUBLIC RIGHT OF WAY OF BROOKFIELD PARKWAY AD BROOKFIELD BOULEVARD.

## FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 45045C 0417E & 0409E, WHICH BEARS AN EFFECTIVE DATE OF 08/18/2014, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

## POTENTIAL ENCROACHMENTS

THERE WERE NO ABOVE-GROUND ENCROACHMENTS OR PROJECTIONS OBSERVED AT TIME OF FIELD SURVEY.

### ZONING INFORMATION

ZONING INFORMATION WAS NOT PROVIDED TO THE SURVEYOR BY THE INSURER  
PURSUANT TO TABLE A ITEM 6(B), THE FOLLOWING INFORMATION WAS OBTAINED BY  
BARRETT SURVEYING GROUP, LLC.

AGENCY: CITY OF MAULDIN  
ADDRESS: 5 E. BUTLER RD, MAULDIN, SC 29662  
CONTACT: STUART OLSZEWSKI  
PHONE:

CURRENT ZONING: S1 SERVICE DISTRICT

FRONT SETBACK: 45'  
REAR SETBACK: 25'  
SIDE SETBACK: 25'

**MAXIMUM BUILDING HEIGHT: 45'**

PARKING REQUIREMENTS: 1 SPACE FOR EACH 200 SQUARE FEET OF GROSS FLOOR AREA

OBSERVED PARKING:  
654 REGULAR SPACES      19 HANDICAP SPACES  
(PAINTED PARKING SPACES ARE FADED AND IN POOR CONDITION)

BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO CITY OF MAULDIN AND THE APPLICABLE ZONING CODES.

### RECORD DESCRIPTION

ALL THAT CERTAIN PLOT, PARCEL OR TRACT OF LAND LYING AND BEING SITUATE IN THE CITY OF MAULDIN, COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, SHOWN AS LOT 1 ON PLAT RECORDED IN PLAT BOOK 42L, PAGE 15, OFFICE OF RECORDER OF MESNE CONVEYANCES OF GREENVILLE COUNTY, SOUTH CAROLINA, AND CONTAINING 12.80 ACRES, MORE OR LESS, AS SHOWN ON A PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR GRIMES SQUARE-GWINNETT INC., GENERAL ELECTRIC CAPITAL BUSINESS ASSET FUNDING CORPORATION, CHICAGO TITLE INSURANCE COMPANY" PREPARED BY AOS, INC., BEARING THE SEAL AND CERTIFICATION OF ANTHONY C. KERR, SOUTH CAROLINA REGISTERED LAND SURVEYOR NO. 13518, DATED MAY 2, 2000 AND LAST REVISED JULY 5, 2000 AND HAVING, ACCORDING TO SAID PLAT, THE FOLLOWING METES AND BOUNDS, TO WIT:

COMMENCING AT THE WESTERN END OF THE MITERED INTERSECTION OF THE NORTHERN RIGHT OF WAY OF EAST BUTLER ROAD AND EASTERN RIGHT OF WAY OF BROOKFIELD BOULEVARD (VARIABLE RIGHT OF WAY) AT A 1/2" REBAR FOUND. AND RUNNING WITH THE RIGHT-OF-WAY OF BROOKFIELD BOULEVARD N. 43°47'38" W. 168.07 FEET TO A REBAR FOUND SAID PIN BEING THE TRUE POINT OF BEGINNING; THENCE RUNNING ALONG THE EASTERN RIGHT OF WAY OF

- 1) N 47°53'45" W 77.35 FEET TO A 5/8" REBAR FOUND.
  - 2) N 58°15'38" W 110.50 FEET TO A 5/8" REBAR FOUND.
  - 3) N 69°27'46" W 93.54 FEET TO A 1/2" REBAR FOUND.
  - 4) N 68°24'36" W 150.43 FEET TO A NAIL IN A 36" OAK TREE.
  - 5) N 74°31'01" W 60.28 FEET TO A 5/8" REBAR FOUND.
  - 6) N 46°22'14" W 77.66 FEET TO A 5/8" REBAR FOUND.
  - 7) N 48°22'21" W 108.06 FEET TO A 5/8" REBAR WITH CAP SET.
- THENCE LEAVING THE RIGHT OF WAY OF BROOKFIELD BOULEVARD AND 243.03 FEET TO A 1/2" REBAR FOUND, THENCE N 36°23'08" E 134.9 FEET, THENCE N 85°02'21" W 144 FEET TO 1/2" REBAR FOUND, THENCE N 88°38'49" W 104 FEET TO 1/2" REBAR FOUND, RIGHT ANGLE TO PARKWAY (VARIABLE RIGHT OF WAY), THENCE ALONG THE RIGHT OF PARKWAY THE NEXT TWO (2) COURSES;

THENCE LEAVING THE RIGHT OF WAY OF BROOKFIELD BOULEVARD AND RUNNING N 58°57'58" E 243.03 FEET TO A 1/2" REBAR FOUND, THENCE N 36°23'08" E 134.97 FEET TO A 1/2" REBAR FOUND, THENCE N 85°02'21" E 101.44 FEET TO 1/2" REBAR FOUND, THENCE N 10°55'23" E 693.80 FEET TO A 1/2" REBAR FOUND ON THE SOUTHERN RIGHT OF WAY OF BROOKFIELD PARKWAY (VARIABLE RIGHT OF WAY), THENCE ALONG THE RIGHT OF WAY OF BROOKFIELD PARKWAY THE NEXT TWO (2) COURSES:

- 1) S 70°16'44" E 140.20 FEET TO A 5/8" REBAR FOUND.
- 2) S 79°11'59" E 183.22 FEET TO A 5/8" REBAR FOUND.

THENCE LEAVING THE SOUTHERN RIGHT OF WAY OF BROOKFIELD PARKWAY AND RUNNING S 38°26'24" E 37.88 FEET TO AN IRON PIN SET, THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 395.65 FEET (SAID ARC BEING SUBSTITUTED BY A CHORD BEARING S 0°31'08" E A CHORD DISTANCE OF 394.98 FEET AND HAVING A RADIUS OF 1953.36 FEET) TO AN IRON PIN SET, THENCE S 09°39'21" E 41.37 FEET TO AN IRON PIN SET, THENCE S 0°35'41" E 100.66 FEET TO AN IRON PIN SET, THENCE S 09°39'25" E 159.05 FEET TO AN IRON PIN SET, THENCE S 38°09'43" W 526.46 FEET TO A 5/8" REBAR FOUND, BEING THE POINT OF BEGINNING.

SAID PROPERTY BEING THE SAME PROPERTY CONVEYED TO FMC GREENVILLE HOLDINGS, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY BY DEED OF GRIMES SQUARE-GWINNETT, INC., A GEORGIA CORPORATION, DATED OCTOBER 23, 2007, AND RECORDED OCTOBER 30, 2007, IN DEED BOOK 2297, PAGE 1398, AND BY QUIT-CLAIM DEED FROM GRIMES SQUARE-GWINNETT, INC., A GEORGIA CORPORATION DATED OCTOBER 23, 2007, AND RECORDED OCTOBER 30, 2007, IN DEED BOOK 2297, PAGE 1407, RECORDER OF MESNE CONVEYANCES OF GREENVILLE COUNTY, SOUTH CAROLINA.

GREENVILLE COUNTY TAX MAP NUMBER 547.3-1-50.7

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. -, BEARING AN EFFECTIVE DATE OF 00/00/0000.

**ITEMS CORRESPONDING TO SCHEDULE B**

NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION ITEMS  
CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT NO.:  
EFFECTIVE DATE:

RIGHT OF WAY [EASEMENT] FROM JIMMIE WALLACE VERDIN AND JOE KITCHEN VERDIN AS  
EXECUTORS AND TRUSTEES UNDER WILL OF LEWIS M. VERDIN, DECEASED, TO METROPOLITAN  
SEWER SUBDISTRICT, DATED SEPTEMBER 26, 1985, FILED FOR RECORD SEPTEMBER 30, 1985  
AT 2:19 P.M., RECORDED IN DEED BOOK 1249, PAGE 978, OFFICE OF RECORDER OF MEASINE  
CONVEYANCES OF GREENVILLE COUNTY, SOUTH CAROLINA. DOES AFFECT, PLOTTED.

RIGHT OF WAY [EASEMENT] FROM JIMMIE WALLACE VERDIN AND JOE KITCHEN VERDIN AS  
EXECUTORS AND TRUSTEES UNDER WILL OF LEWIS M. VERDIN, DECEASED, TO METROPOLITAN  
SEWER SUBDISTRICT, DATED JANUARY 20, 1986, FILED FOR RECORD JANUARY 27, 1986 AT  
8:37 A.M., RECORDED IN DEED BOOK 1258, PAGE 406, AFORESAID RECORDS. DOES AFFECT,  
PLOTTED.

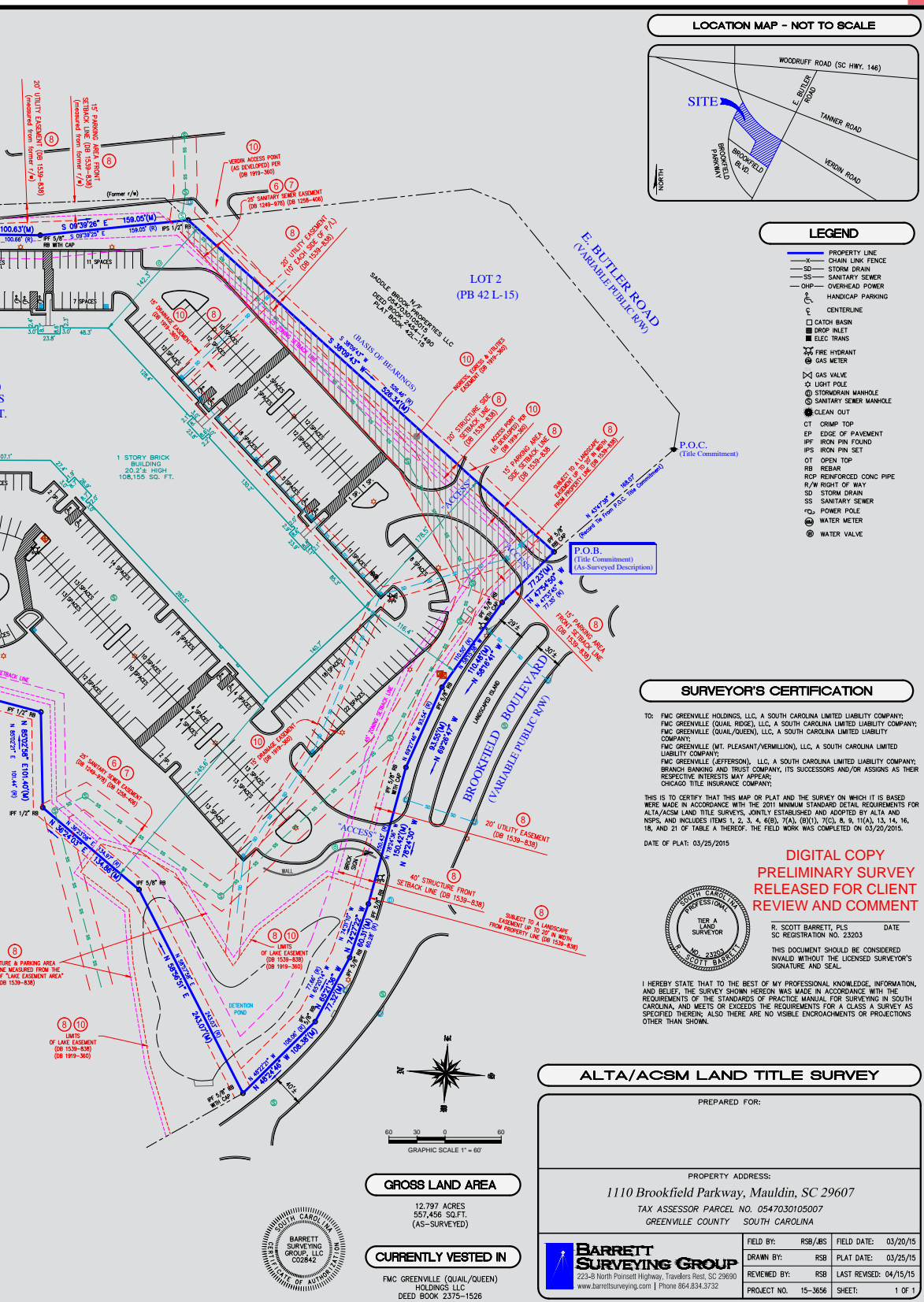
DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR BROOKFIELD NORTH BY NATIONSBANK OF NORTH CAROLINA, N.A., AS TRUSTEE FOR THE NEW RIVER ESTATE FUND AND BROOKFIELD ASSOCIATES LIMITED PARTNERSHIP, DATED AS OF NOVEMBER 22, 1993, FILED FOR RECORD NOVEMBER 24, 1993 AT 4:11 P.M., RECORDED IN DEED BOOK 1539, PAGE 838, AFORESAID RECORDS; AS AMENDED BY THAT CERTAIN AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR BROOKFIELD NORTH BY NATIONSBANK OF NORTH CAROLINA, N.A., AS TRUSTEE FOR THE NEW RIVER ESTATE FUND, DATED AS OF NOVEMBER 22, 1993, FILED FOR RECORD NOVEMBER 24, 1993 AT 4:22 P.M., RECORDED IN DEED BOOK 1539, PAGE 836, AFORESAID RECORDS; AS FURTHER AMENDED BY THAT CERTAIN SECOND AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR BROOKFIELD NORTH BY NATIONSBANK OF NORTH CAROLINA, N.A., AS TRUSTEE FOR THE NEW RIVER ESTATE FUND AND BROOKFIELD ASSOCIATES LIMITED PARTNERSHIP AND SOUTHEAST OFFICE PARTNERS, L.L.C., XVI AND XVII

8. SOUTHEAST PORTFOLIO PARTNERS, L.P., DATED AS OF FEBRUARY 11, 1999, FILED FOR RECORD FEBRUARY 17, 1999, AT 2:44 P.M., RECORDED IN DEED BOOK 1819, PAGE 448, AND IN THE PUBLIC RECORDS, AS OF FEBRUARY 11, 1999, FILED FOR RECORD FEBRUARY 17, 1999, DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR BROOKFIELD NORTH BY BROOKFIELD COVENANT CENTER PROPERTY OWNERS ASSOCIATION, INC., A SOUTH CAROLINA LIMITED LIABILITY COMPANY, HAVING ITS OFFICE AT 10000 WOODBRIDGE DRIVE, SUITE 100, FARMINGTON, NORTH CAROLINA, N.C., AS TRUSTEE FOR THE NON REAL ESTATE FUND, BROOKFIELD ASSOCIATES LIMITED PARTNERSHIP, DATED AS OF MARCH 1, 1999, FILED FOR RECORD MAY 11, 1999, AT 1:00 P.M., RECORDED IN DEED BOOK 1820, PAGE 252, AND IN THE PUBLIC RECORDS, AS OF MARCH 1, 1999, FILED FOR RECORD MAY 11, 1999, AT 1:00 P.M., RECORDED IN DEED BOOK 1820, PAGE 252, BUT OMITTING ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, DOES AFFECT, PLOTTED.

9. TERMS AND CONDITIONS OF STORM WATER DRAINAGE EASEMENT CREATED IN TITLE TO REAL ESTATE FROM NATIONSBANK OF NORTH CAROLINA, N.A., AS TRUSTEE FOR THE NCNB REAL ESTATE FUND, TO AP: SOUTHEAST PORTFOLIO PARTNERS, L.P., A DELAWARE LIMITED PARTNERSHIP, DATED NOVEMBER 22, 1991, FILED FOR RECORD NOVEMBER 24, 1993 AT 4:25 P.M., RECORDED IN DEED BOOK 1539, PAGE 945, AFORESAID RECORDS. DOES NOT AFFECT.

10. AGREEMENT REGARDING EASEMENTS BY AND BETWEEN GRIMES-SQUARE-GWINNETT, INC., A GEORGIA CORPORATION, AND SOUTHEAST OFFICE PARTNERS, L.L.C., 22, A GEORGIA LIMITED LIABILITY COMPANY, DATED JULY 19, 2000, FILED FOR RECORD JULY 25, 2000 AT 3:32 P.M., RECORDED IN DEED BOOK 1919, PAGE 360, AFORESAID RECORDS. DOES AFFECT. PLATED.





# 1100

## BROOKFIELD PARKWAY

GREENVILLE, SC

### FOR ADDITIONAL INFORMATION

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