

701 BROOKFIELD PARKWAY

±193,256 SF
Class A Office Building



Greenville, SC 29607

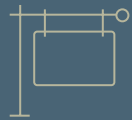
CBRE



Up to ±158,881 SF Available

Lease Rate: \$25.00/SF Full Service

PROPERTY DETAILS



Signage opportunity



Space can be subdivided



Ample on-site parking (6/1,000)



Electric vehicle charging stations



State of the art fitness center and workout studio



Fully equipped on-site café (new in 2020)



Outdoor patio area with lounge furniture and tables



24/7 on-site security and key card access



Three story building – each floor features it's own break room and kitchenette



Easy access to major interstates, I-85 and I-385



Located off Butler Road with quick access to Woodruff Road, Greenville's major retail corridor



ON SITE CAFÉ

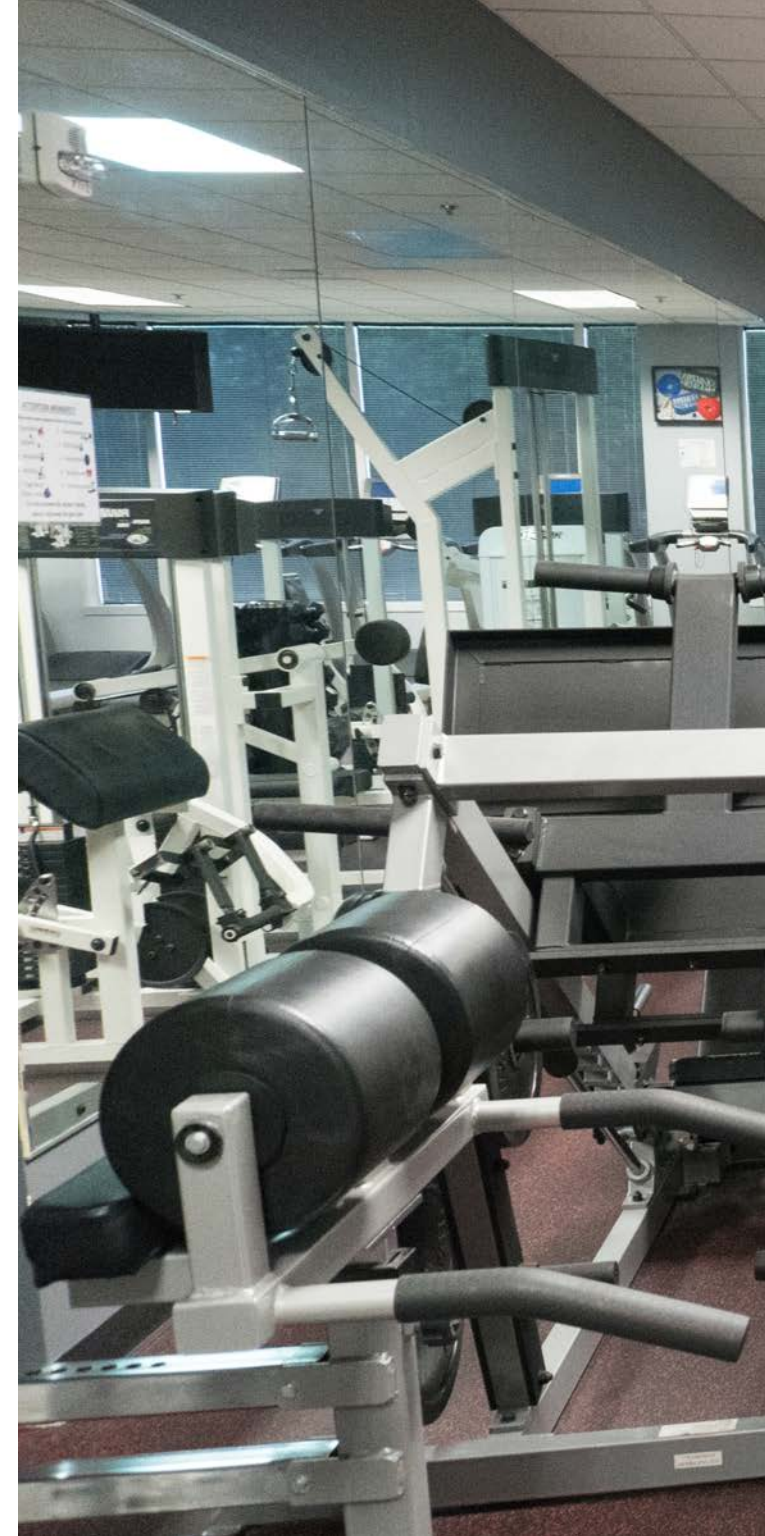
The cafe, new in 2020, is fully equipped with commercial appliances, two buffet counters and ample dining options both indoor and outdoor.





FITNESS CENTER

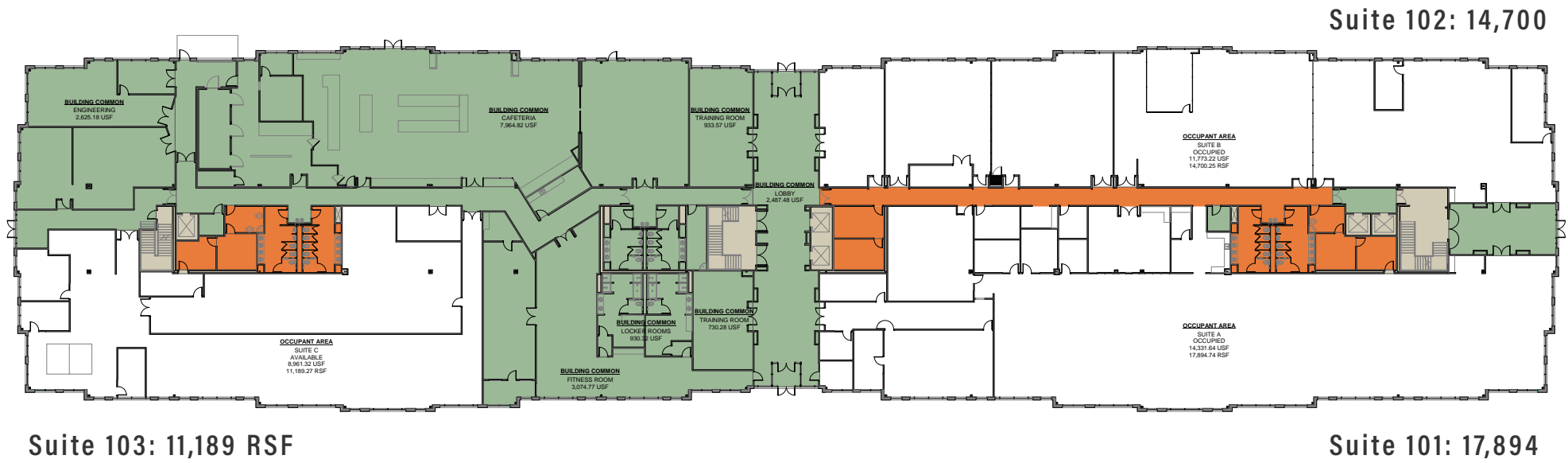
The fitness center is state of the art and features a workout studio for group classes, men's and women's showers and locker rooms










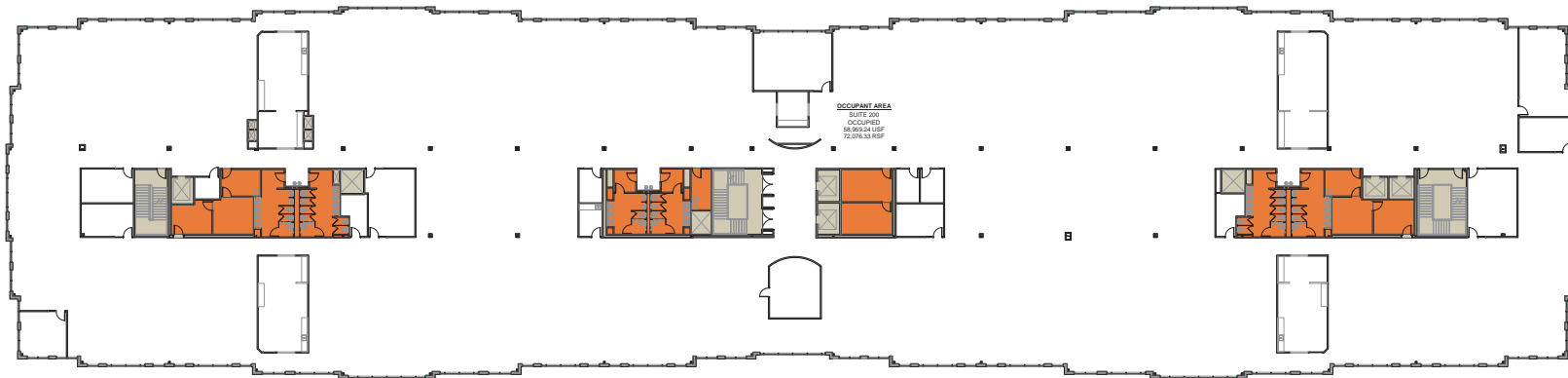
FLOOR PLANS

FIRST FLOOR



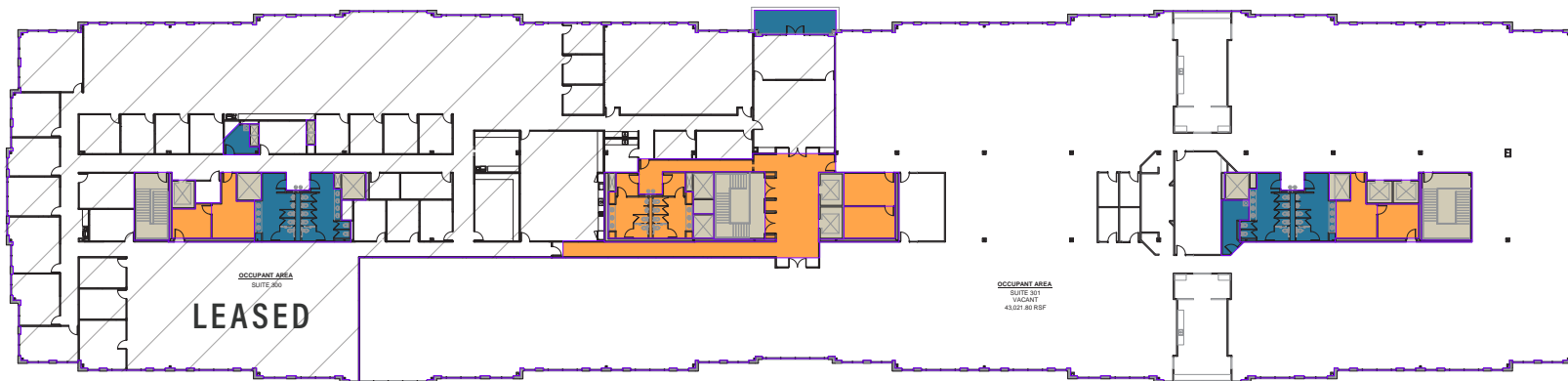
-  Occupant Area
-  Floor Service
-  Vertical Penetration
-  Building Common
-  Tenant Auxiliary

SECOND FLOOR
±72,076 SF



THIRD FLOOR

Suite 300: LEASED



Suite 301: 43,022 RSF

PARKING



VEHICLE CHARGING STATIONS

4 electric vehicle parking spaces powered by 2 charging stations

HANDICAP PARKING

22 handicap parking spaces

VISITOR PARKING

12 visitor parking spaces

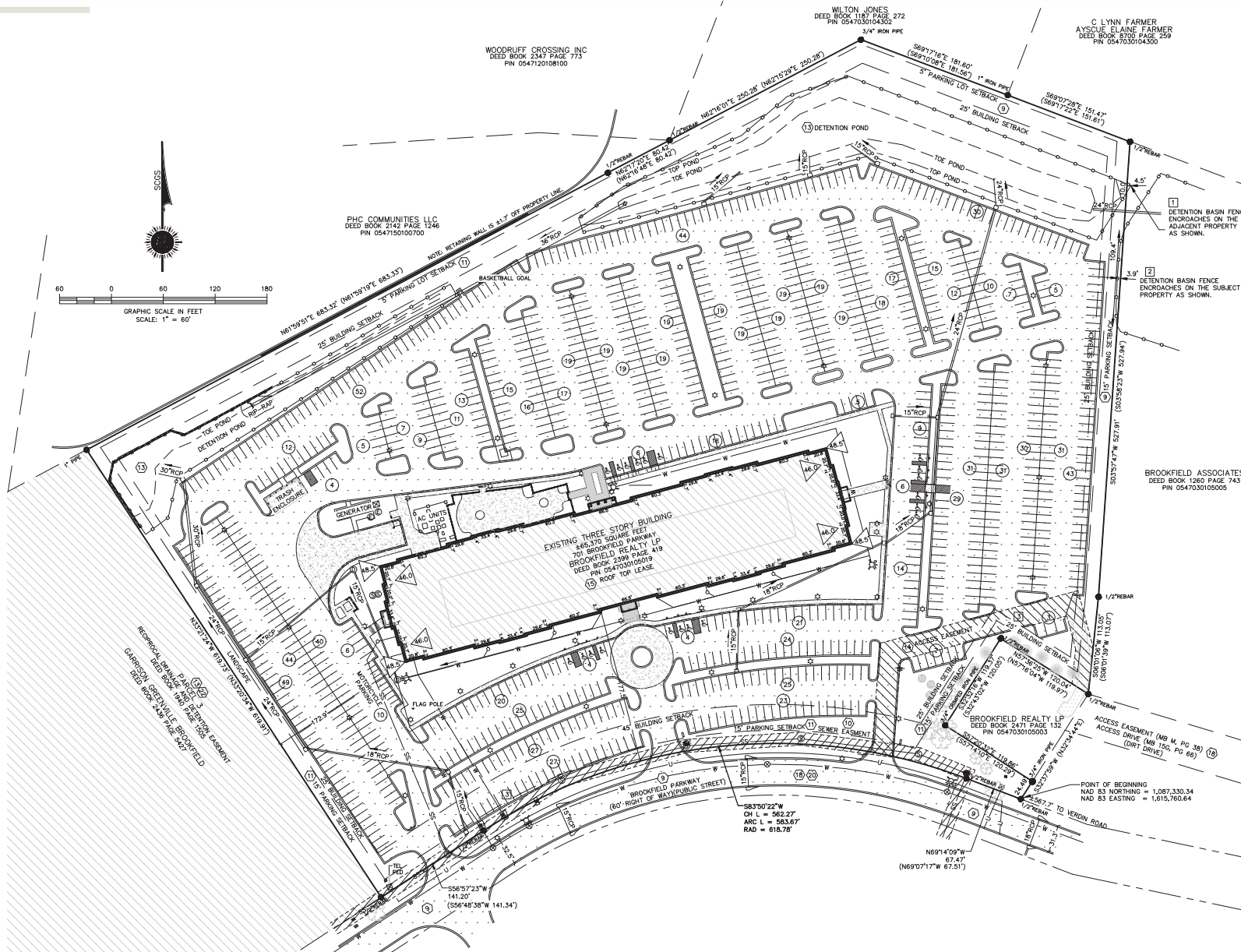
BUILDING PARKING

1,141 parking spaces

PARKING RATIO

6/1,000

SITE PLAN



WOODRUFF CROSSING INC
DEED BOOK 2347 PAGE 773
PIN 0547120108100

WILTON JONES
DEED BOOK 1497 PAGE 472
PIN 0547030104302

C LYNN FARMER
AYSCUE ELAINE FARMER
DEED BOOK 3759 PAGE 259
PIN 0547030104300

PHC COMMUNITIES LLC
DEED BOOK 2142 PAGE 1246
PIN 0547150100700

1 DETENTION BASIN FENCE
ENCROACHES ON THE ADJACENT
PROPERTY AS SHOWN.

2 DETENTION BASIN FENCE
ENCROACHES ON THE SUBJECT
PROPERTY AS SHOWN.

BROOKFIELD ASSOCIATES
DEED BOOK 1260 PAGE 743
PIN 0547030105065

EXISTING THREE-STORY BUILDING
466,370 SQUARE FEET
701 BROOKFIELD REALTY LP
BROOKFIELD REALTY LP
DEED BOOK 2299 PAGE 419
PIN 0547030100019
ROOF TOP LEASE

BROOKFIELD REALTY LP
DEED BOOK 2471 PAGE 135
PIN 0547030105003

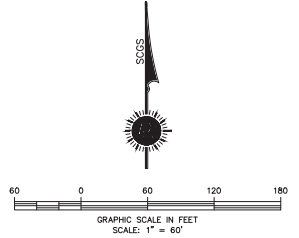
ACCESS EASEMENT (MB W, PG 38)
ACCESS DRIVE (MB 150 PG 66)
(DIRT DRIVE)

POINT OF BEGINNING
NAD 83 NORTHING = 1,087,330.34
NAD 83 EASTING = 1,615,760.64

S83°50'22"W
CH L = 562.27'
ARC L = 563.63'
RAD = 618.78'

N69°14'09"W
67.47'
(N69°07'17"W 67.51')

S56°3'23"W
141.20'
(S56°48'38"W 141.34')



ACCESS

Conveniently located on Butler Road in Greenville, SC. The property benefits from the easy accessibility to two major interstates as well as an international airport, less than 8 miles away.



BY CAR

I-385

2 Minutes

I-85

4 Minutes

I-26

23 Minutes

GSP International Airport

12 Minutes

Downtown Greenville

11 Minutes

Spartanburg, SC

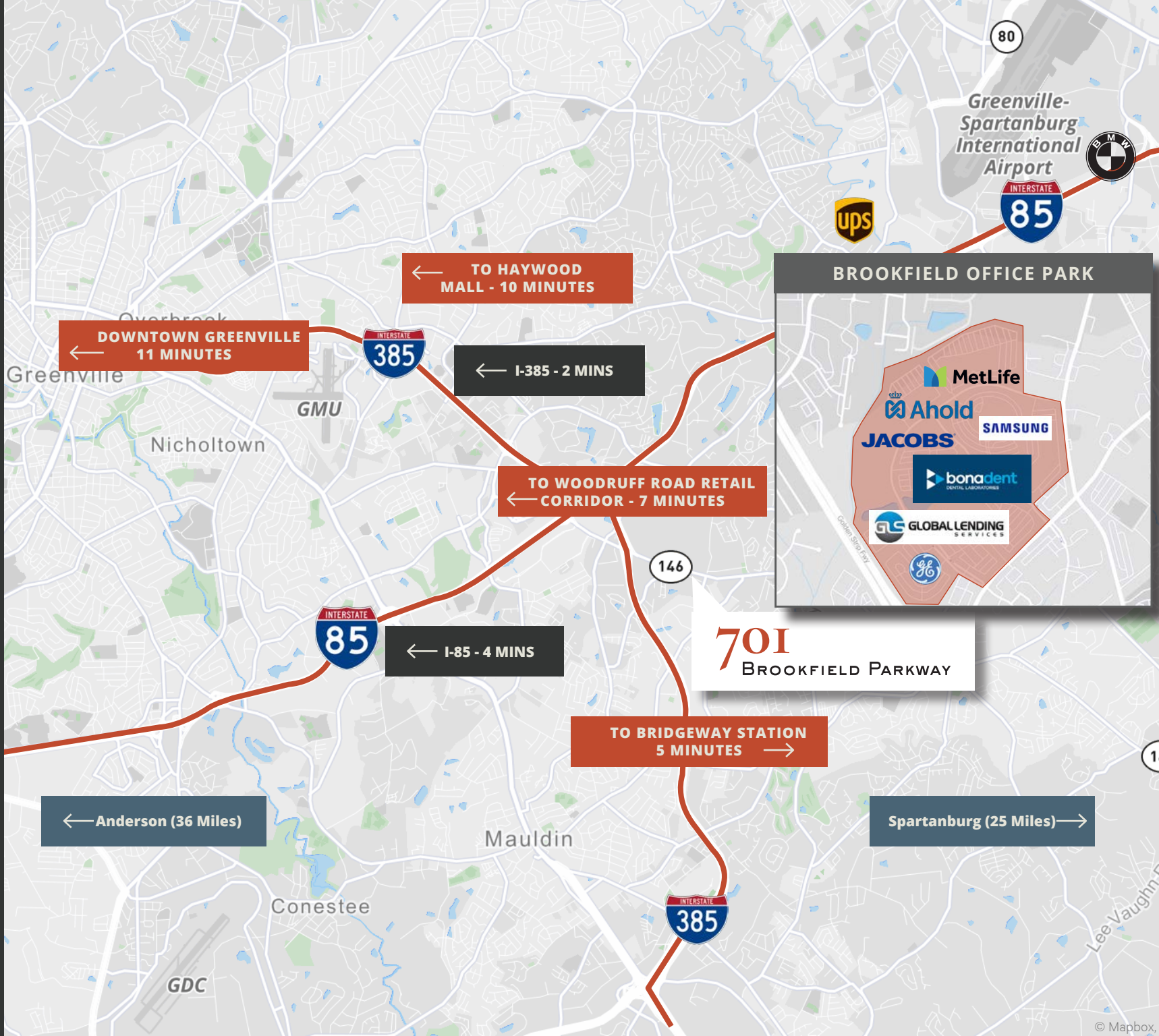
32 Minutes

Charlotte, NC

1 Hour 37 Minutes

Atlanta, GA

2 Hours 19 Minutes



SURROUNDING AREA

701 Brookfield is located 1 mile from Greenville's largest restaurant and retail corridor and less than 2 miles from BridgeWay Station, the new 38-acre mixed-use urban village and future home to Greenville Triumph soccer stadium.

HAYWOOD MALL

- macy's
- Dillard's
- WILLIAMS-SONOMA
- BANANA REPUBLIC
- ALTAR'S STATE
- icp
- PANDORA
- MARKS BURGERS - SHAKES - BARS
- VICTORIA'S SECRET
- COACH
- Wesecake Factory
- POTTERY BARN
- Palmetto Moon
- PANDORA
- belk

MAGNOLIA PARK

- Cabela's
- Pier 1 Imports
- REGAL CINEMAS
- Cheddar's SCRATCH & KITCHEN
- sleep & number.
- Kirkland's
- Golfsmith
- WILD WING
- Best Daddy's BURGER BAR
- NORDSTROM
- rack
- ROOMS TO GO
- AVE & MASTER'S
- TIN LIZZYS

THE SHOPS AT GREENRIDGE

- Marshalls
- ROSS
- Office DEPOT
- DICK'S
- PET SMART
- bestbuy
- DEPT 56
- ULTA
- LOFT
- WORLD MARKET
- OFF HIGHWAY
- BARNES & NOB
- five BELOW

THE POINT

- WHOLE FOODS
- petco
- KREI
- CHIPOTE
- new balance

701
BROOKFIELD PARKWAY

BRIDGEWAY STATION

- GREENVILLE TRIUMPH
- Belladina's
- COHESIVE COFFEE



GREENVILLE, SOUTH CAROLINA

Renowned for its exceptional business climate and superior quality of life, the Upstate of South Carolina is bursting with growth, start-ups, and a robust economy. With its affordable standard of living, low crime, great schools, and a vibrant culture, Greenville is a mid-sized city with a small-town heart; the perfect combination for business location or expansion.

#9

AFFORDABLE U.S.
DESTINATIONS FOR 2019

AARP



TOP 10

CITY IN LABOR
FORCE CONFIDENCE

LinkedIn



#1

FRIENDLIEST CITY
IN THE UNITED STATES

**Condé Nast
Traveler**





#1

MICRO AMERICAN
CITY OF THE FUTURE

fDi Intelligence



#3

STRONGEST JOB
MARKET IN AMERICA

**Bloomberg
Businessweek**



TOP 5

BEST PLACES
TO RETIRE

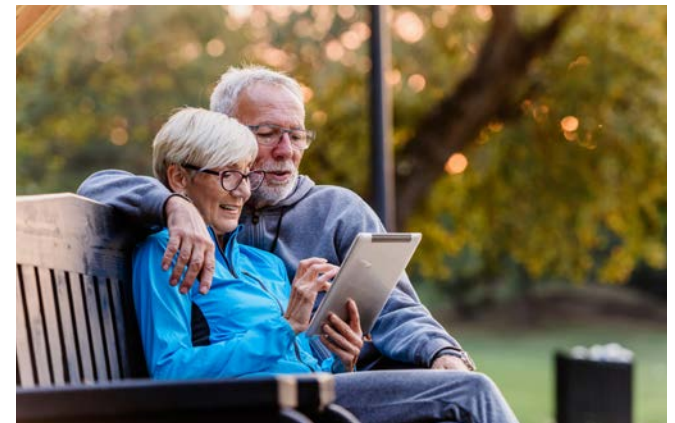
AARP



TOP 10

BEST PLACES
TO LIVE, 2016

MEN'S JOURNAL



701 BROOKFIELD PARKWAY

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