

**152,856-RSF OFFICE BUILDING
FOR SALE OR LEASE**



1200

BROOKFIELD

CBRE

OFFICE BUILDING FOR

SALE/ LEASE

IN GREENVILLE

**RARE OWNER/USER
OPPORTUNITY**

Located in the Brookfield Suburban Office Park off of Brookfield Parkway in Greenville, 1200 Brookfield is a Class A office building surrounded by retail and dining amenities, with over 400 restaurants in a 5-mile radius.





WELCOME TO 1200 BROOKFIELD

Office Premises: ±152,856 RSF

Total Project Size: ±214,646 RSF (with Data Center)

Sale Price: \$21,800,000 (for Office Premises)

Lease Rate: \$26.50/RSF Full Service



CLASS A OFFICE SPACE FOR SALE OR LEASE

**TOTAL
SIZE**

±152,856 RSF
Available

**FEATURES/
AMENITIES**

- + Gym
- + Conference center
- + Training room
- + Full café
- + Outdoor space
- + Security
- + Parking ratio 6/1,000 SF
- + Signage available



1200 Brookfield, with easy ingress and egress, provides convenient access to I-85 and I-385. The four story office tower, featuring a café, gym, on-site security and outdoor space, was originally designed and built for regional headquarters of European-based operator.

The property shares common area amenities and expenses with a 61,719-RSF data center with under-floor wiring and command center, full redundancy with backup generator. The data center is leased long term and could be purchased as part of the sale at an additional cost.

MAKE THIS YOUR

SPACE

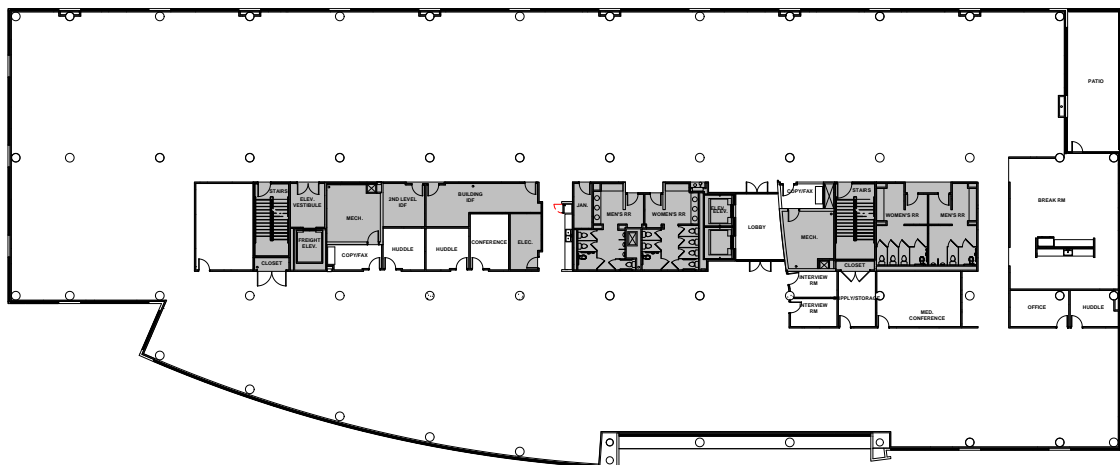
01

FIRST FLOOR: ±29,523 RSF



02

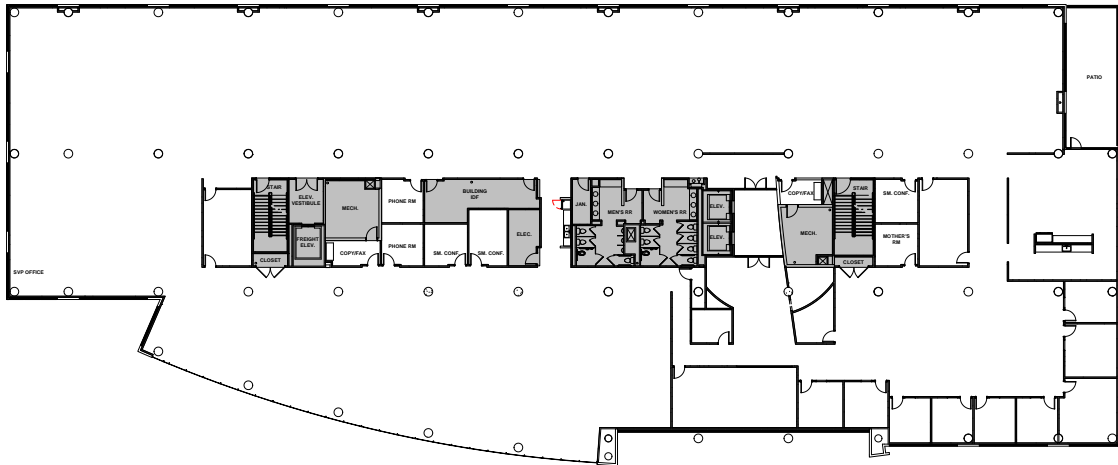
SECOND FLOOR: ±41,111 RSF



EXISTING CONDITIONS

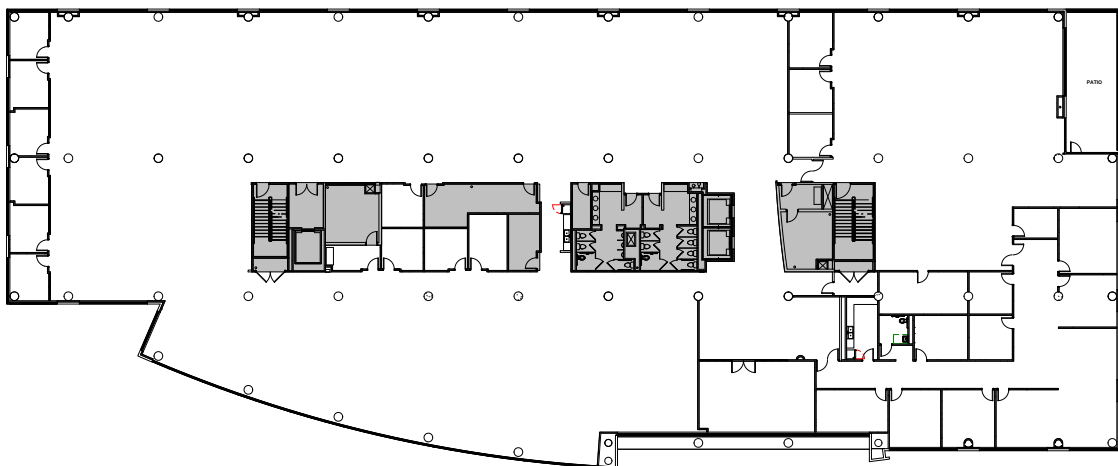
03

THIRD FLOOR: ±41,111 RSF



04

FOURTH FLOOR: ±41,111 RSF





PRIVATE BALCONY

PHOTO GALLERY

**OUTDOOR
SPACE**

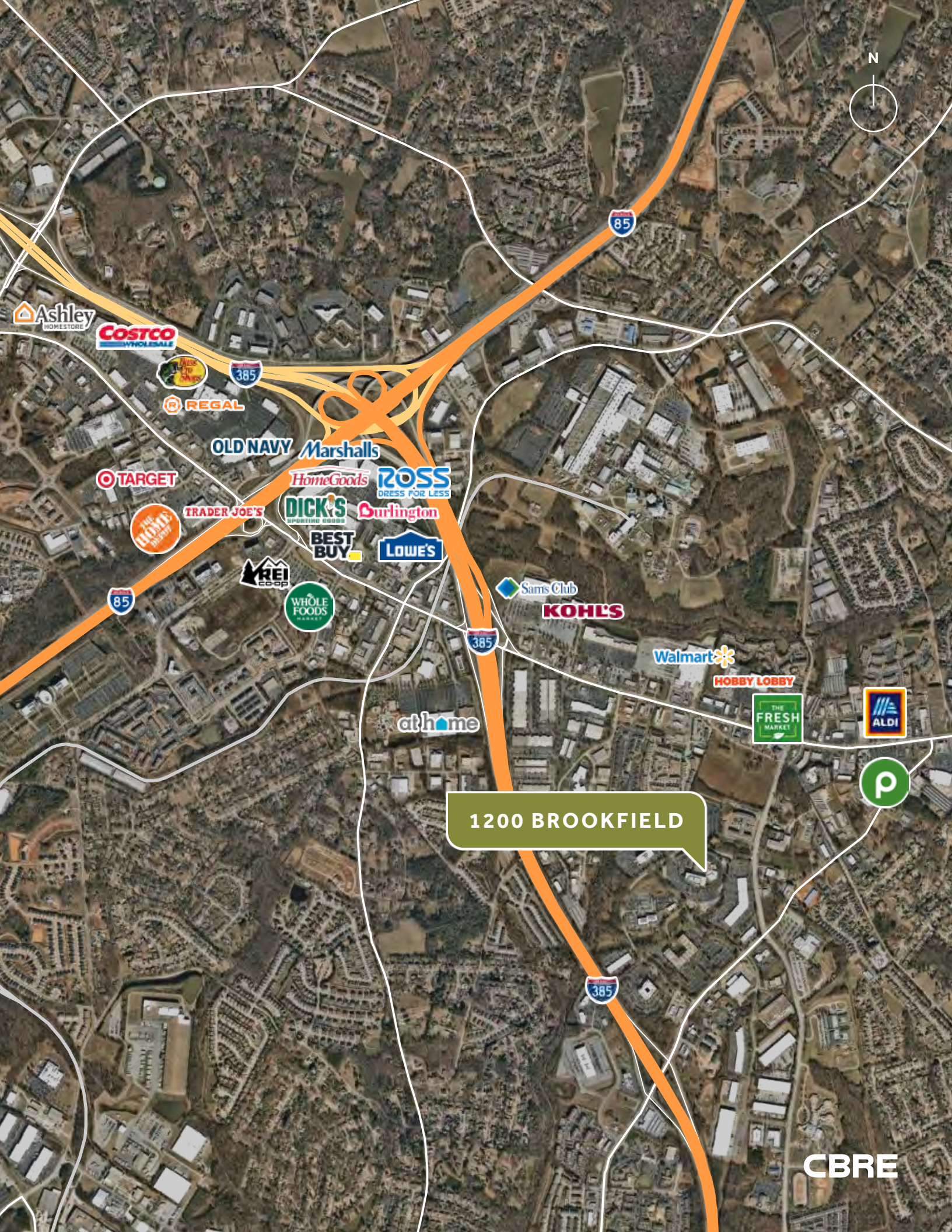


**ENTRANCE/
LOBBY AREA**



**FORMER
CAFETERIA**





N

Ashley
HOMESTORE

COSTCO
WHOLESALE

WHEELS
TIRE SERVICE

REGAL

OLD NAVY
Marshalls

TARGET

THE
MASTERS
CLUB

TRADER JOE'S

HomeGoods
ROSS
DRESS FOR LESS

DICK'S
SPORTING GOODS
Burlington

BEST
BUY

LOWE'S

REI
COOP

WHOLE
FOODS
MARKET

Sams Club

KOHL'S

Walmart*

HOBBY LOBBY

THE
FRESH
MARKET

ALDI

athome

1200 BROOKFIELD

P

CBRE



UNIQUE FULL
BULL
DING

OPPORTUNITY

1200

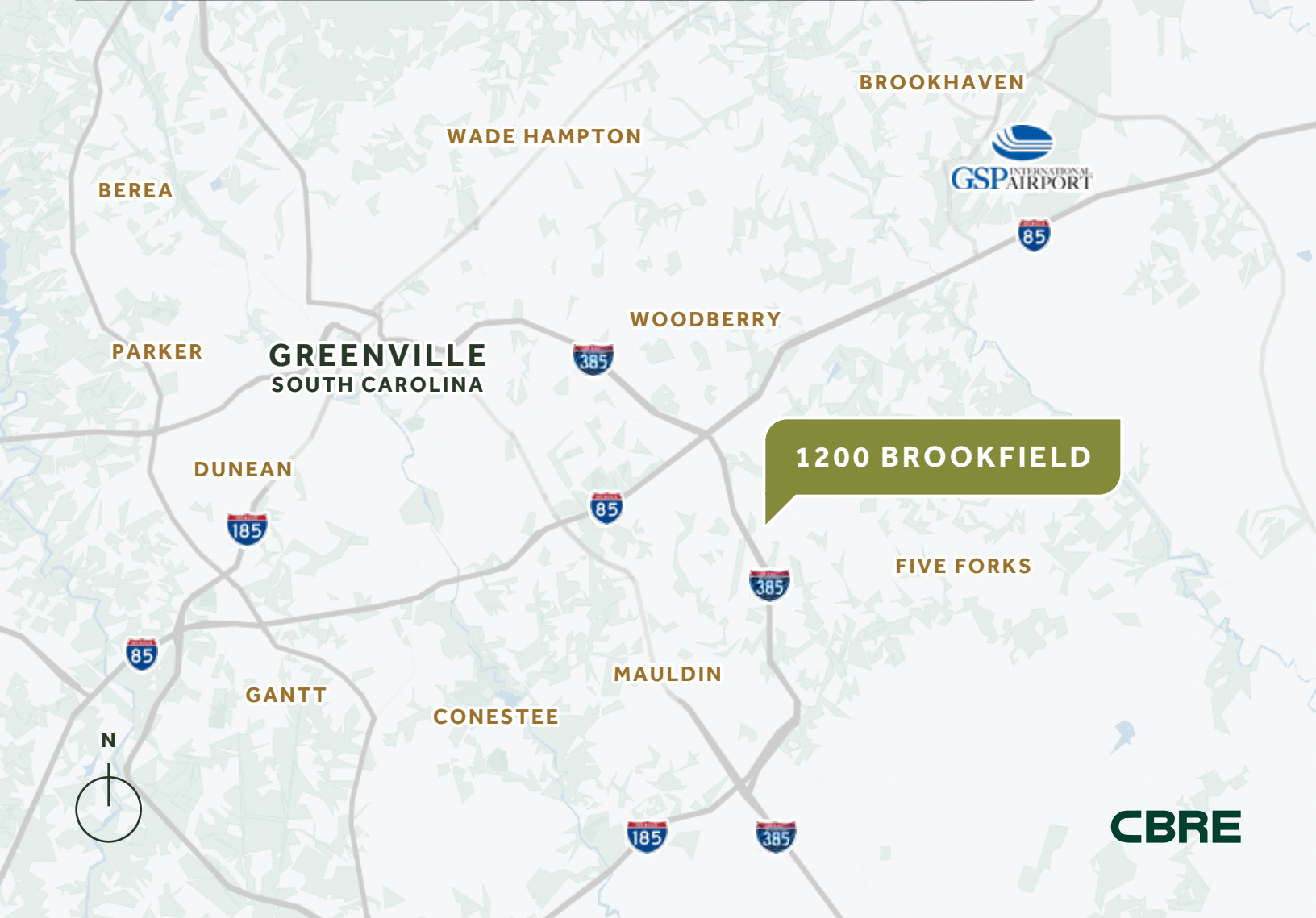
BROOKFIELD

"GATEWAY" TO WORK AND PLAY

Greenville-Spartanburg International Airport (GSP) is conveniently located between Greenville and Spartanburg, along I-85. More than 2.31 million passengers per year are served by six major airlines offering 100 total daily flights to 19 destinations and one-stop connections to hundreds of cities across the globe.



Interstate 385	0.9 Mile
Interstate 85	3.1 Miles
Walmart Supercenter	1.1 Miles
Publix Super Market	1.2 Miles
ALDI	1.2 Miles
Sam's Club	1.6 Miles
The Point (Shopping Mall)	2.2 Miles
The Shops at Greenridge (Shopping Mall)	2.3 Miles
Target	2.7 Miles
Magnolia Park (Shopping Mall)	3.3 Miles
Downtown Greenville	9.0 Miles
Greenville-Spartanburg International Airport (GSP)	9.6 Miles



1200 BROOKFIELD





**SHELBY
DODSON, LEED AP**
First Vice President
864 527 6022
shelby.dodson@cbre.com

**BLAINE
HART, SIOR**
Senior Vice President
864 524 6054
blaine.hart@cbre.com



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

