

**AVISON
YOUNG**

For lease

887 – 6,957 sf office space
at I-385 and Pleasantburg Drive



The Piedmont Center

33 & 37 Villa Road | Greenville

Chris Prince

Vice President
+1 864 430 4957

chris.prince@avisonyoung.com

Ned Reynolds

Vice President
+1 336 260 3148

ned.reynolds@avisonyoung.com

Chris Fraser, ccim

Principal, Managing Director
+1 843 452 9425

chris.fraser@avisonyoung.com

Property overview

Piedmont Center is a premier office complex located in the heart of Greenville, South Carolina. The center offers a variety of office space options to fit the needs of any business, from small startups to large corporations. Piedmont Center is also home to a variety of amenities, including conference rooms, a business center, and a variety of nearby restaurants and shops.

Piedmont Center is conveniently located near Interstate 85 and Interstate 385, making it easy to access from anywhere in the Greenville area. The center is also close to a variety of hotels and restaurants, making it a great place to stay for business travelers.

If you are looking for a professional and convenient office space in Greenville, South Carolina, then Piedmont Center is the perfect choice for you. Contact us today to learn more about our office lease opportunities.

Highlights

- Prime location in the heart of Greenville, SC
- Variety of office space options to fit your needs
- Numerous amenities, including large conference rooms, state-of-the-art business center, and abundant parking
- Convenient access to Interstate 85 and Interstate 385
- Close to hotels and restaurants

The Piedmont Center





Total RSF
±143,865



Site area
±8.57 acres



Parking
569 spaces



Zoning
Office

EAST BUILDING

37 Villa Road | Greenville, SC

Total RSF ±77,227

Elevators 2

of floors 5

Year built 1973

Utilities Duke Power
Greenville Water

WEST BUILDING

33 Villa Road | Greenville, SC

Total RSF ±66,638

Elevators 2

of floors 4

Year built 1974

Utilities Duke Power
Greenville Water



Available spaces

EAST BUILDING

Suite	Floor	Square feet	Price
E208	2	2,222	\$17.00/sf
E314	3	887	\$17.00/sf
E319	3	3,219	\$17.00/sf
E407	4	1,029	\$17.00/sf
E501	5	1,379	\$17.00/sf



WEST BUILDING

Suite	Floor	Square feet	Price
W105	1	3,309	\$17.00/sf
W301	3	3,908	\$17.00/sf
W302	3	3,049	\$17.00sf

Current tenants

EAST BUILDING

First floor

- Seismic Control Products
- Fort Hill Associate, LLC
- Xu CPA, LLC
- Lasik Vision Institute

Fourth floor

- JDPLAW, LLC
- Robbins Media Group
- SLED
- JusticeWorks Behavioral Care
- Clinical Assesment Services
- Aptim Federal Services, LLC
- Monge & Associates
- Cianbro Corporation
- Loebsock & Brownlee, PLLC
- Ohcool. Media

Second floor

- SC Mentor
- THS National, LLC
- The Burgess Company, LLC
- Stair & Company CPAs, PA
- Sarah B. McGuire
- Cooke Insurance & Financial Services, Inc.
- Holt Consulting

Fifth floor

- Angilis Engineering, Inc.
- NUS Consulting Group



Third floor

- Clay Consulting, LLC
- Prometric, Inc.
- Fulcum Osteopathic Wellness, LLC
- Eaton Corporation
- Passport Health Holdings, LLC
- Continuum of Care



WEST BUILDING

First floor

- Upper State Apartment Association
- James S. Farrin, PC
- Sinclair (WLOS TV Station)

Second floor

- SC Department of Public Safety

Third floor

- DeVita & Associates, Inc.

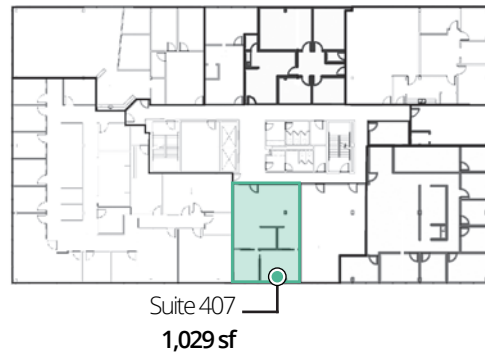
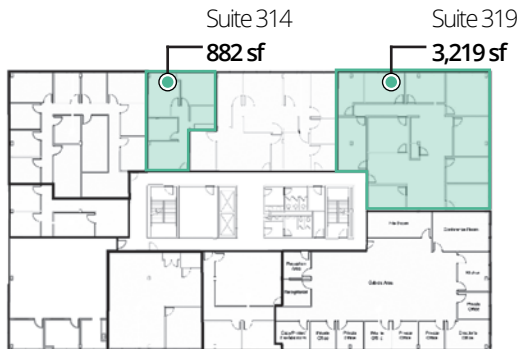
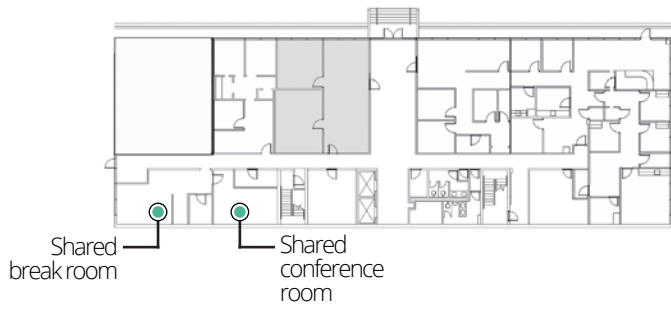
Fourth floor

- SC Department of Revenue



Floor plans

EAST BUILDING

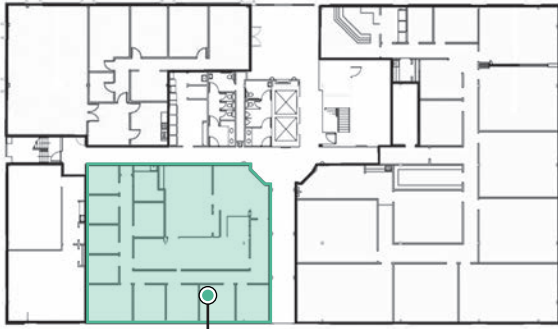


 Available

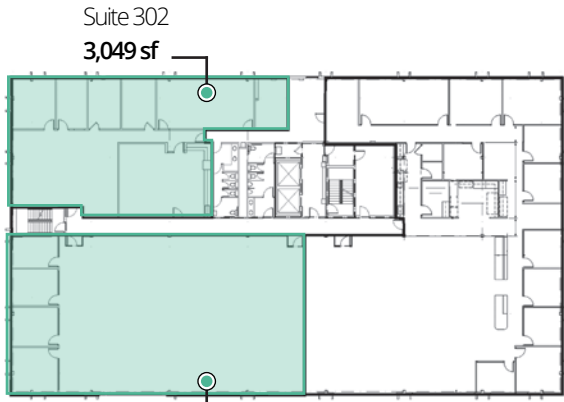


Floor plans

WEST BUILDING



Suite 105
3,309 sf



Suite 302
3,049 sf

Suite 301
3,908 sf



 Available

Retail amenities

Within 3 mile radius of Piedmont Center



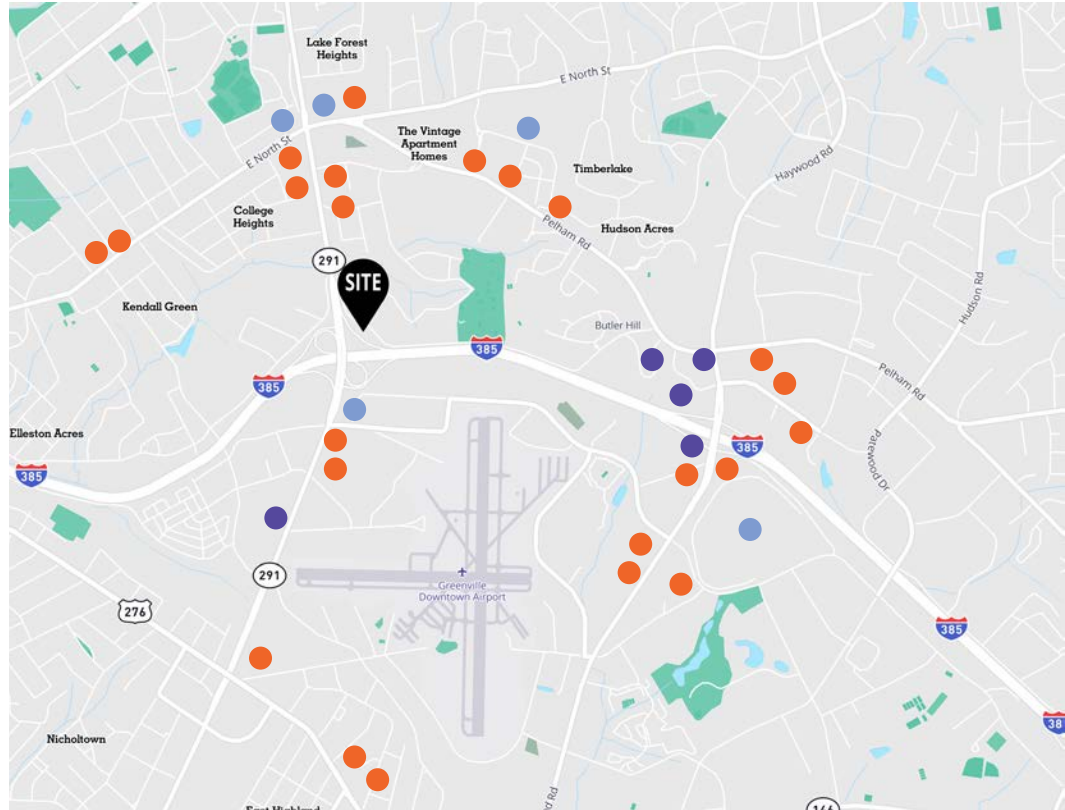
325
Restaurants/bars



41
Hotels & lodging



91
Entertainment venues



Restaurants

- S&S Cafeteria
- Irashiai Sushi
- Outback Steakhouse
- Fork & Plough
- 4 Aces Kitchen & Cocktails
- Adams Bistro
- Sonic
- Krispy Kreme
- Bimini's Oyster Bar & Seafood
- Local Cue Sports Bar
- Pho Noodleville
- Copper River Grill
- CityRange Steakhouse
- White Duck Taco

Hotels

- Hilton Greenville
- La Quinta Inn & Suites
- Hyatt Place
- Hampton Inn - I-385/Haywood
- Sleep Inn at Greenville Convention Center

Retail

- Haywood Mall
- Publix Supermarket
- Walgreen's Pharmacy
- CVS Pharmacy
- QuikTrip

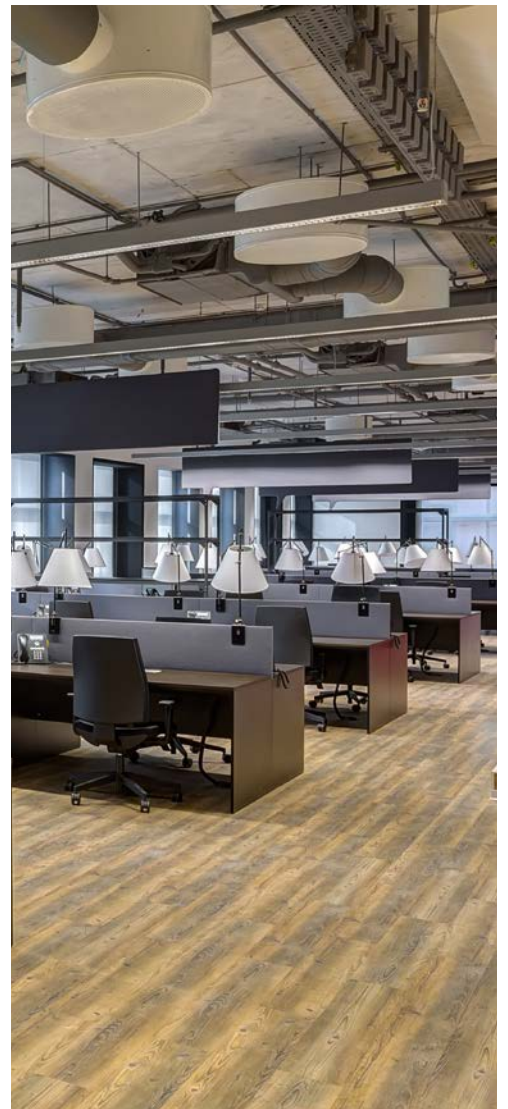
Property amenities



Open floor plans

Flexible layouts

High visibility
signage
opportunities



Full service

Short term leases
available

Competitive rates



Demographics

COMMUNITY



62,498

Total population



\$109,065

Average household income



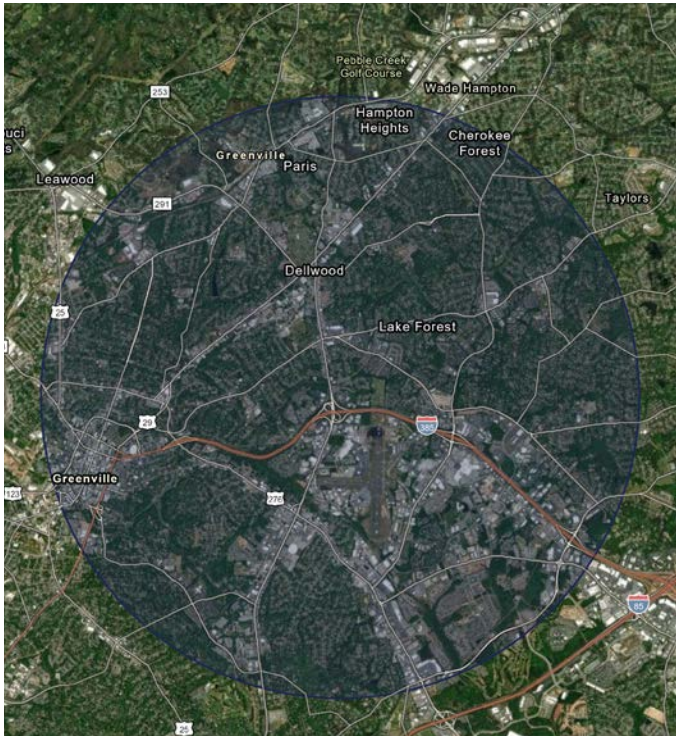
\$317,487

Average home value



54%

Bachelor's/Grad Professional Degree



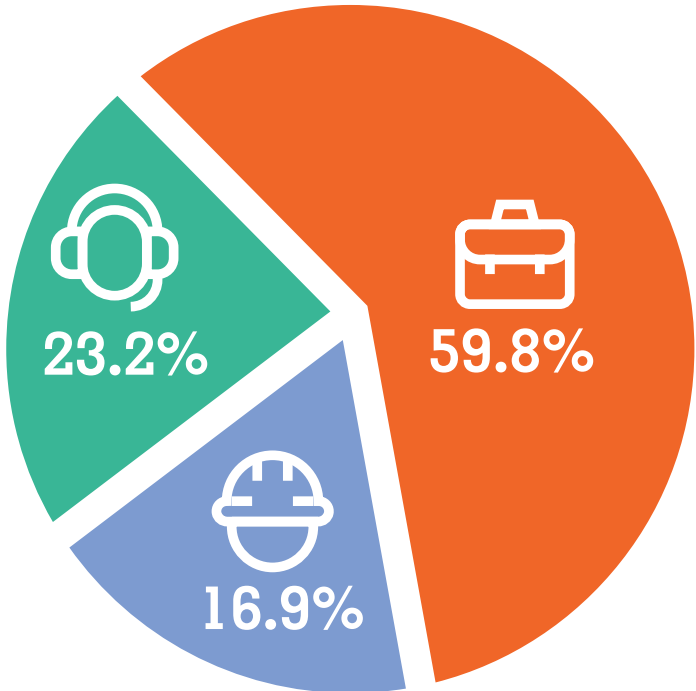
Demographics within 3 mile radius.

EMPLOYMENT

White collar

Service

Blue collar



65,202

Total employees



5,317

Total businesses



Let's talk.

Chris Prince

Vice President

+1 864 430 4957

chris.prince@avisonyoung.com

Ned Reynolds

Vice President

+1 336 260 3148

ned.reynolds@avisonyoung.com

Chris Fraser, CCIM

Principal, Managing Director

+1 843 452 9425

chris.fraser@avisonyoung.com

The information contained herein was obtained from sources believed reliable, however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. South Carolina, USA, Avison Young Offices are Owned and Operated by Avison Young - South Carolina, Inc.