

Office Space For Lease



Premier Office Suites
47 Airpark Court

GREENVILLE, SC 29607

PROPERTY SUMMARY

47 AIRPARK COURT



Property Summary

Lease Rate:	\$19 PSF
Service Type	NNN
Lease Term:	Negotiable
Building SF:	20,142
Rentable SF:	4,601
Parking:	193 Surface
Parking Ratio:	5.331/1,000
Sub-market:	Greenville
Market:	Pelham Road
Office Units	15

Property Overview

The Divine Group is pleased to present this 4,601 SF office space for lease at 47 Airpark Road. This convenient first floor office suite presents a unique opportunity for businesses seeking a well-appointed, flexible, and strategic workspace in Greenville. The suite includes three generously sized administrative offices, and 13 smaller offices, as well as a large bullpen area capable of accommodating up to 7+ more work stations. The property includes easy and convenient access with 93 surface parking spots as well as marquee signage opportunities.

Location Overview

Situated on Airpark Road in Greenville, in the Haywood/Pleasantburg Road Corridor. This location provides easy access to major arteries, such as I-85 and I-385. The property is also less than a 5 minute drive from the Greenville Downtown airport, and less than 30 minutes from GSP International airport making it an ideal location for visitors.

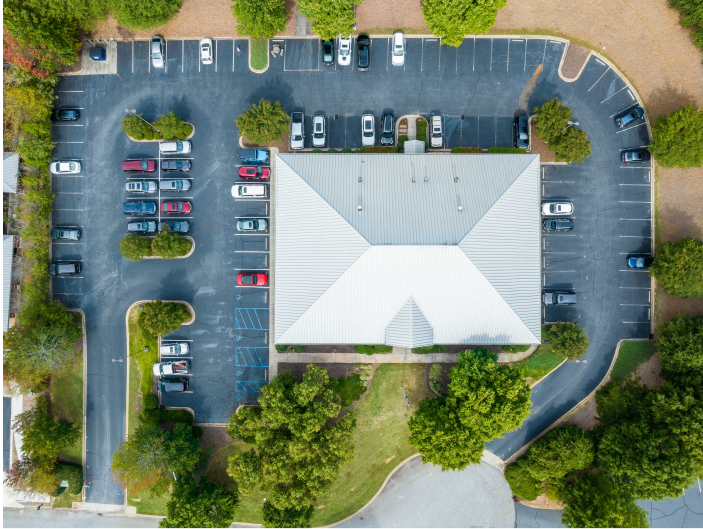
PROPERTY PHOTOS

47 AIRPARK COURT



PROPERTY PHOTOS

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FLOOR PLAN

47 AIRPARK COURT



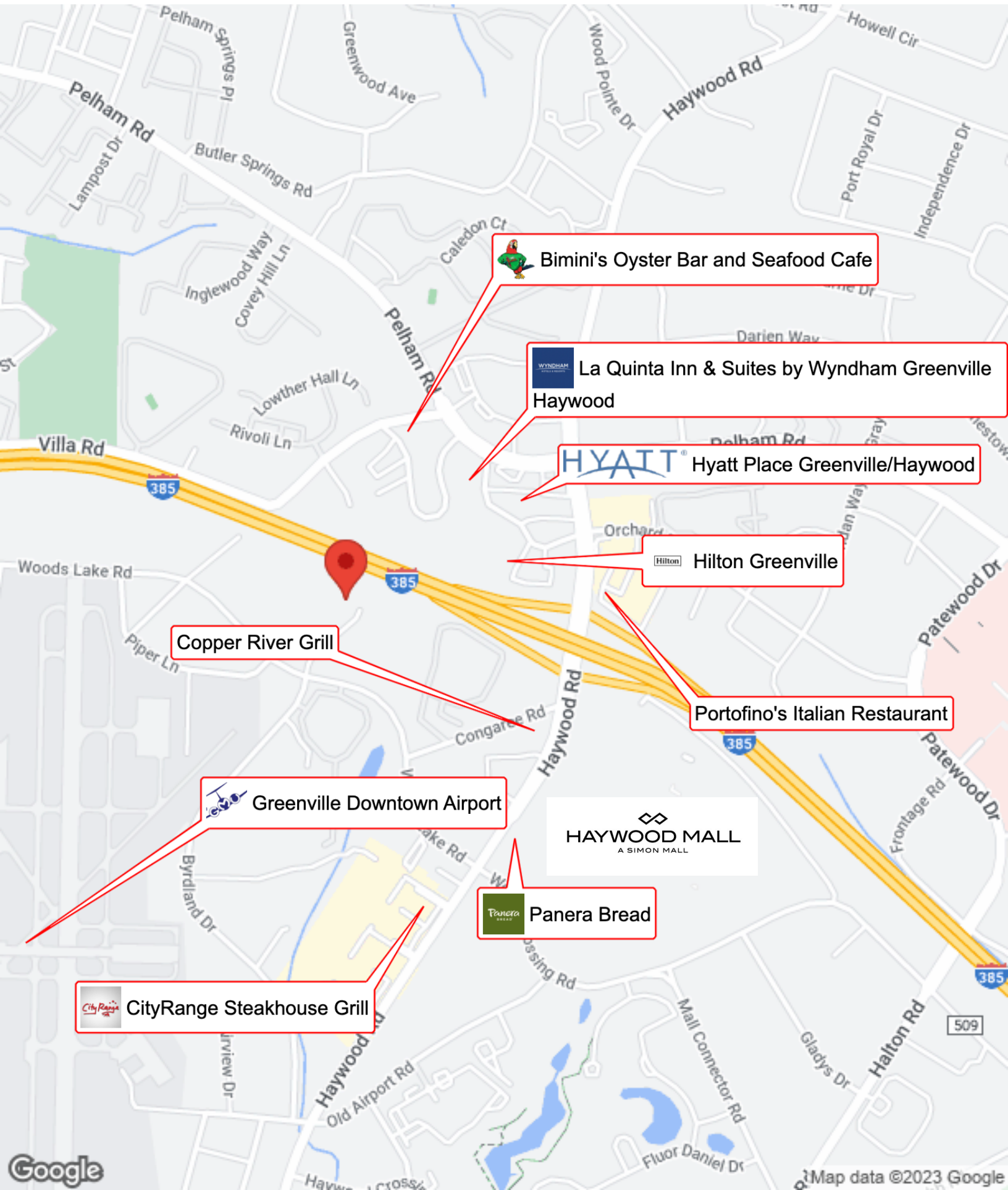
LOCATION MAPS

47 AIRPARK COURT




BUSINESS MAP

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 Bimini's Oyster Bar and Seafood Cafe

 La Quinta Inn & Suites by Wyndham Greenville Haywood

 Hyatt Place Greenville/Haywood

 Hilton Greenville


Copper River Grill

Portofino's Italian Restaurant

 Greenville Downtown Airport

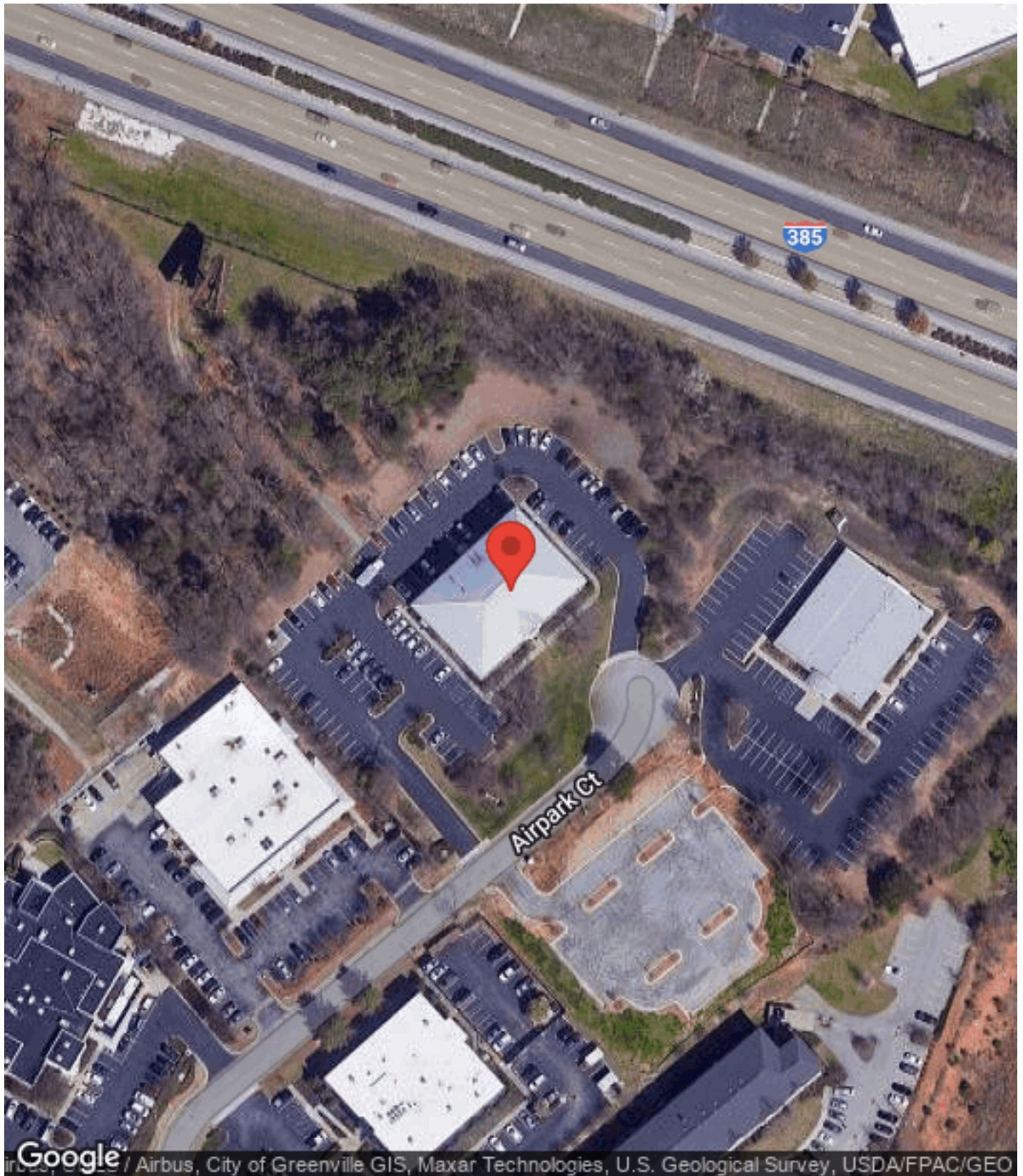
 HAYWOOD MALL
A SIMON MALL

 Panera Bread

 CityRange Steakhouse Grill

AERIAL MAP

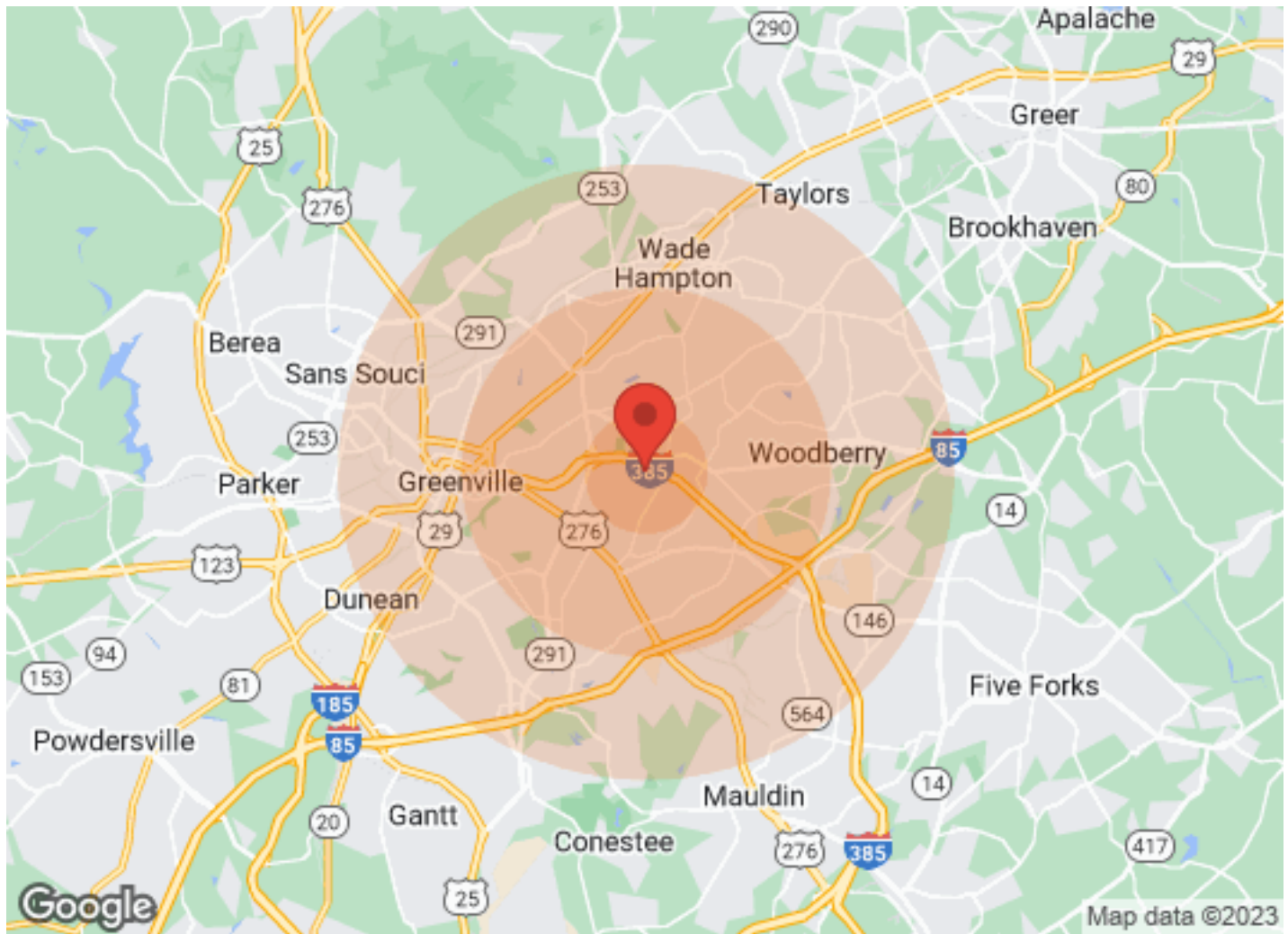
47 AIRPARK COURT



Google / Airbus, City of Greenville GIS, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

DEMOGRAPHICS

47 AIRPARK COURT



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	5,385	30,968	80,813	Median	\$39,629	\$48,287	\$43,988
Female	5,479	33,390	86,493	< \$15,000	588	3,424	11,034
Total Population	10,864	64,358	167,306	\$15,000-\$24,999	815	3,572	9,115
				\$25,000-\$34,999	1,171	3,505	8,357
Age				\$35,000-\$49,999	1,289	4,134	10,375
Ages 0-14	1,955	11,194	31,965	\$50,000-\$74,999	759	4,704	11,088
Ages 15-24	926	7,146	20,192	\$75,000-\$99,999	512	3,383	7,743
Ages 25-54	5,196	26,822	65,378	\$100,000-\$149,999	276	2,817	7,632
Ages 55-64	1,191	7,708	21,085	\$150,000-\$199,999	112	977	2,681
Ages 65+	1,596	11,488	28,686	> \$200,000	94	1,103	2,987
				Housing			
Race				Total Units	6,416	32,065	80,810
White	7,286	48,772	120,652	Occupied	5,911	29,084	72,621
Black	2,150	10,777	34,116	Owner Occupied	1,365	15,421	40,369
Am In/AK Nat	36	53	114	Renter Occupied	4,546	13,663	32,252
Hawaiian	N/A	6	15	Vacant	505	2,981	8,189
Hispanic	2,207	6,176	15,007				
Multi-Racial	2,472	7,274	18,368				

 47 AIRPARK COURT


Tim McDougall
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Meet Tim, an accomplished commercial real estate professional with a proven track record of success and a true passion for real estate. As a key member of the Divine Group team, Tim is responsible for pre-leasing available spaces, assisting with property development and acquisitions, and managing properties and assets.

Tim's specialized focus is on retail, office, and mixed-use properties throughout the upstate region of South Carolina. With extensive experience in buying, selling, and leasing commercial real estate, he has honed his skills to provide unparalleled service to clients. Prior to joining Divine Group, Tim represented big-box retailers such as Dick's Sporting Goods, Golf Galaxy, Designer Shoe Warehouse, and Filene's Basement, among others.

In addition to his professional achievements, Tim is deeply committed to the Greenville community and actively coaches youth hockey at the local ice rink. When he's not working or coaching, he loves to hit the links and play golf. With his drive, dedication, and expertise, Tim is poised to excel and make a significant impact in the commercial real estate industry.