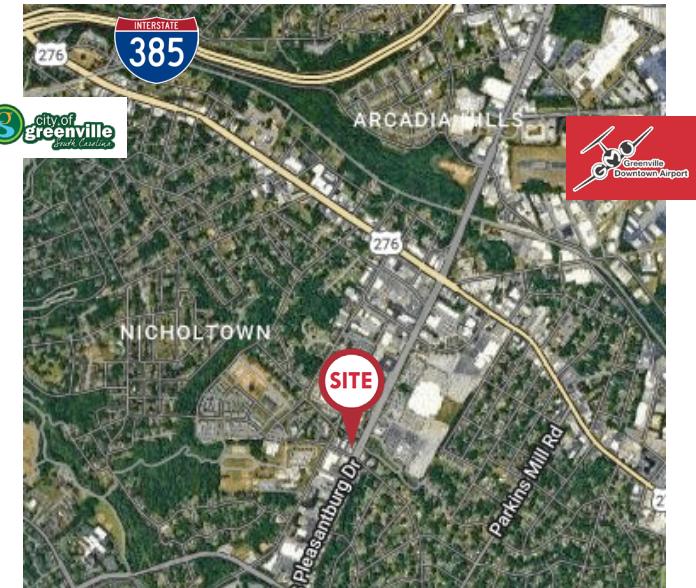


**PRICE REDUCED to  
\$10.00/SF**



## Office Building | ±10,500 SF

- Free Standing Single Tenant
- Zoned MX-3
- ±0.92 Acres
- 35 Parking Spaces
- Multiple Perimeter Hardwall Offices
- 3 Separate Bullpen Areas
- 3 Separate Storage Rooms
- Full Kitchen
- 20 x 20 Conference Room
- 2 sets of Men's and Women's Restrooms
- Dedicated Receiving Area
- Frontage/Access on S. Pleasantburg Drive
- Frontage/Access on Frederick Street
- City of Greenville
- Asking Rate - \$14.00 / SF NNN
- **REDUCED to \$10.00 / SF NNN**
- Estimated TICAM - \$2.00 Per Square Foot



For more information:

**John Baldwin, IV, CCIM**  
864 678 5982 • [jbaldwin@naief.com](mailto:jbaldwin@naief.com)

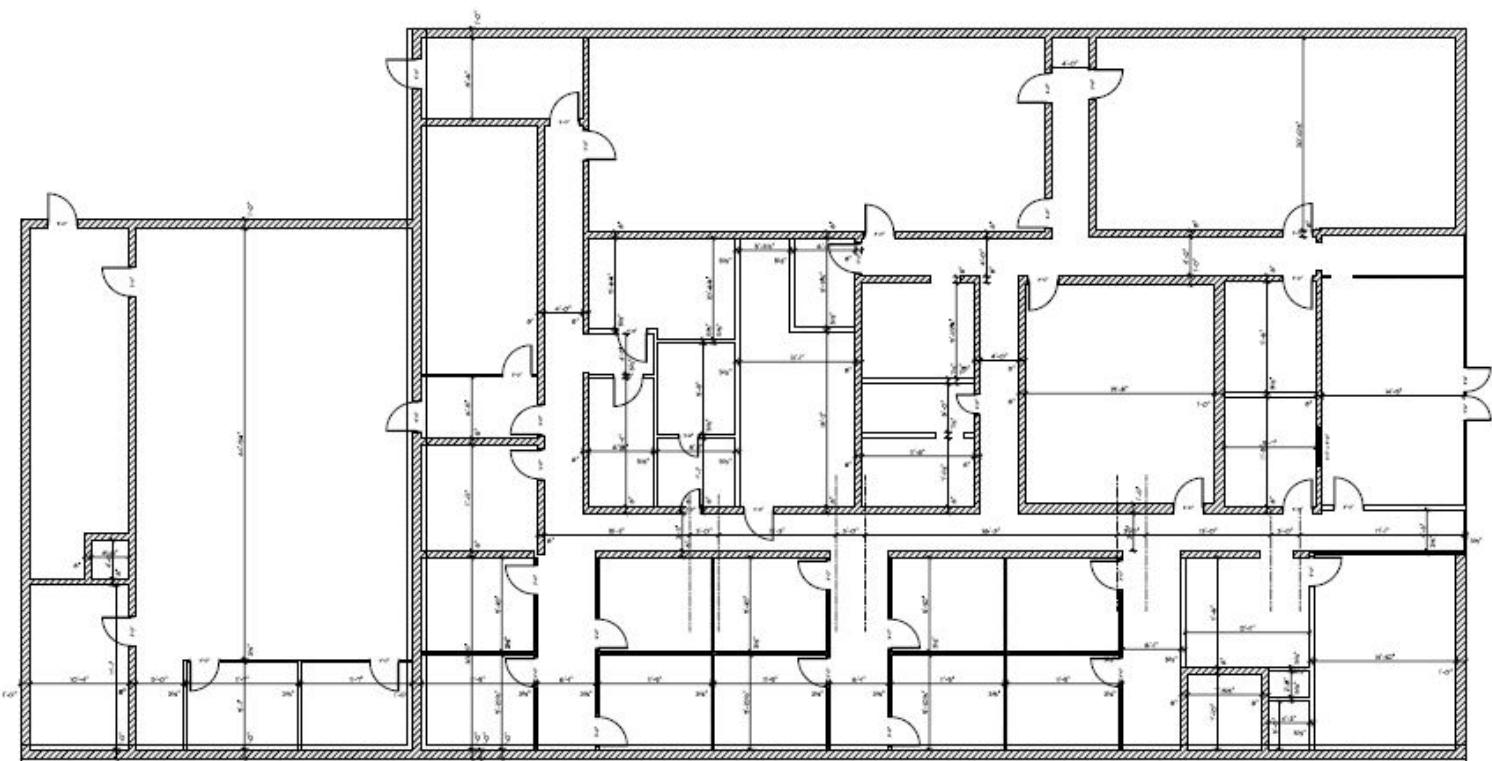
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**FLOOR PLAN**

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