

# TWO

777 LOWNDES HILL ROAD  
GREENVILLE, SC 29607



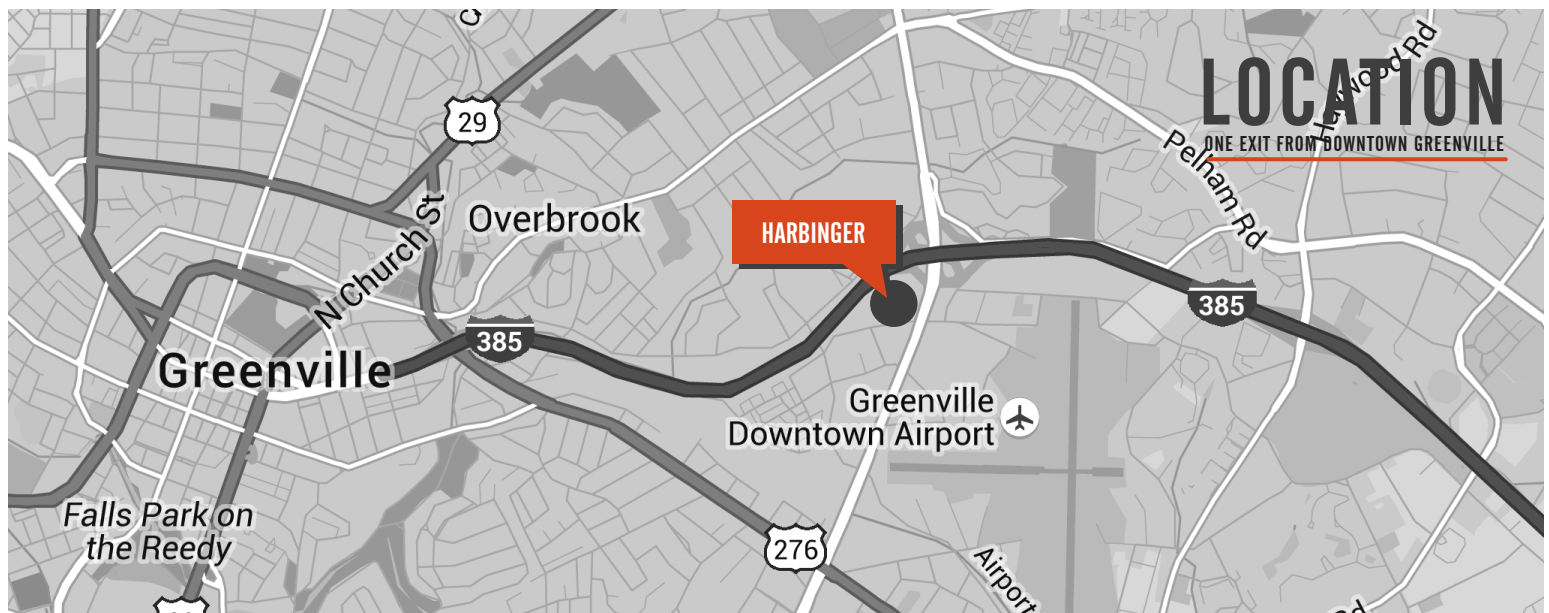
**HARBINGER**



**FULL FLOOR OPPORTUNITY | UP TO ±11,817 RSF AVAILABLE**

Harbinger is a fully amenitized, modern day office park that offers tenants a great working environment which results in talent recruitment and retention. This corporate business park is one exit away from Greenville's award winning & vibrant downtown. At Harbinger, you can enjoy proximity to downtown, without downtown prices or parking constraints.

Harbinger offers a professional modern environment with ample parking, interior and exterior upgrades, new signage and way finding, improved landscaping and exterior lighting and enhanced presence along the interstate. On-site amenities include a fitness center, shared meeting space and a central courtyard with campus wifi for all tenants to enjoy.



# PROPERTY DETAILS

Building TWO is located inside a  $\pm 160,000$  SF office park minutes from downtown Greenville.

- Top floor opportunity, up to  $\pm 14,699$  RSF
- Located just inside the entrance to the Park
- Parking ratio: 4.07/1,000 SF
- Three floors
- New fitness center, conferencing space & canteen for tenant use
- New digital lobby directory with flat-screens
- New wayfinding to tenant spaces
- Lease Rate: \$24.50/RSF Full Service

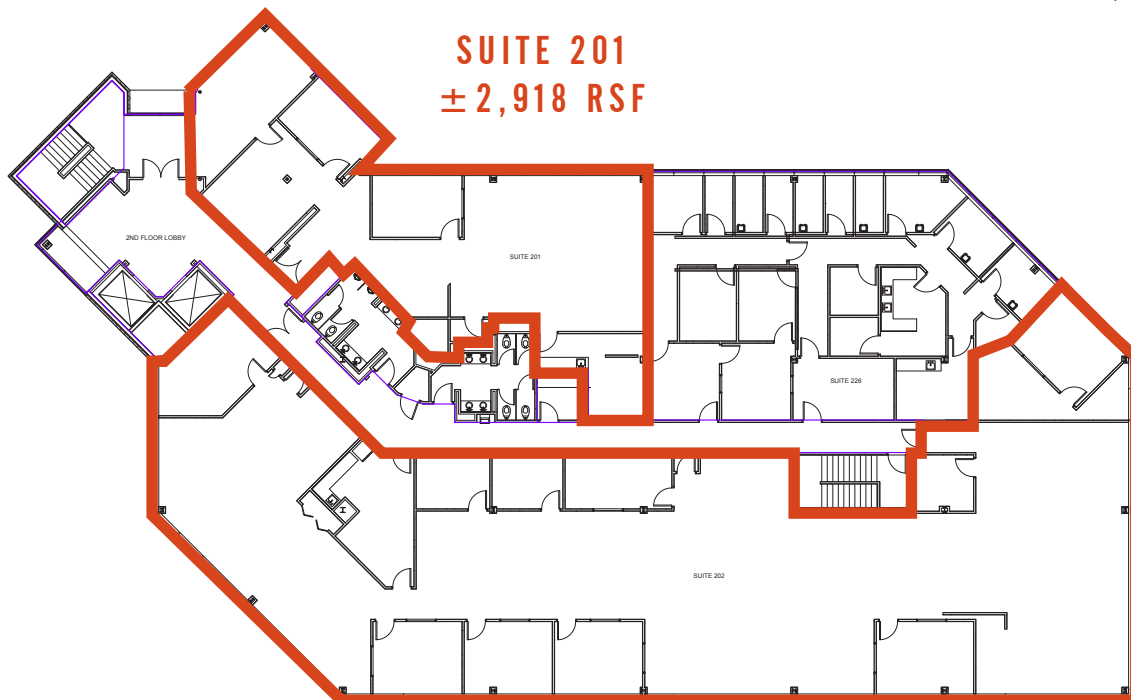


NEW FITNESS CENTER, CONFERRING SPACE & CANTEN

## SECOND FLOOR | $\pm 11,817$ RSF AVAILABLE

$\pm 2,918$  RSF Available | Suite 201

$\pm 8,899$  RSF Available | Suite 202



**SUITE 201**  
 **$\pm 2,918$  RSF**

**SUITE 202**  
 **$\pm 8,899$  RSF**

Owner:







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## CONTACT US:

**SHELBY DODSON, LEED AP**  
+1 864 527 6022  
SHELBY.DODSON@CBRE.COM

**CHARLES GOUCH, CCIM, SIOR**  
+1 864 527 6035  
CHARLES.GOUCH@CBRE.COM

**BLAINE HART, SIOR**  
+1 864 527 6054  
BLAINE.HART@CBRE.COM

Owner:



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This incentive is being offered by the ownership of Harbinger to brokers who get a lease signed by June 30, 2024. CBRE does not accept nor assume any responsibility or liability, direct or indirect, relating to this broker incentive.

**CBRE**