

TWO

777 LOWNDES HILL ROAD
GREENVILLE, SC 29607

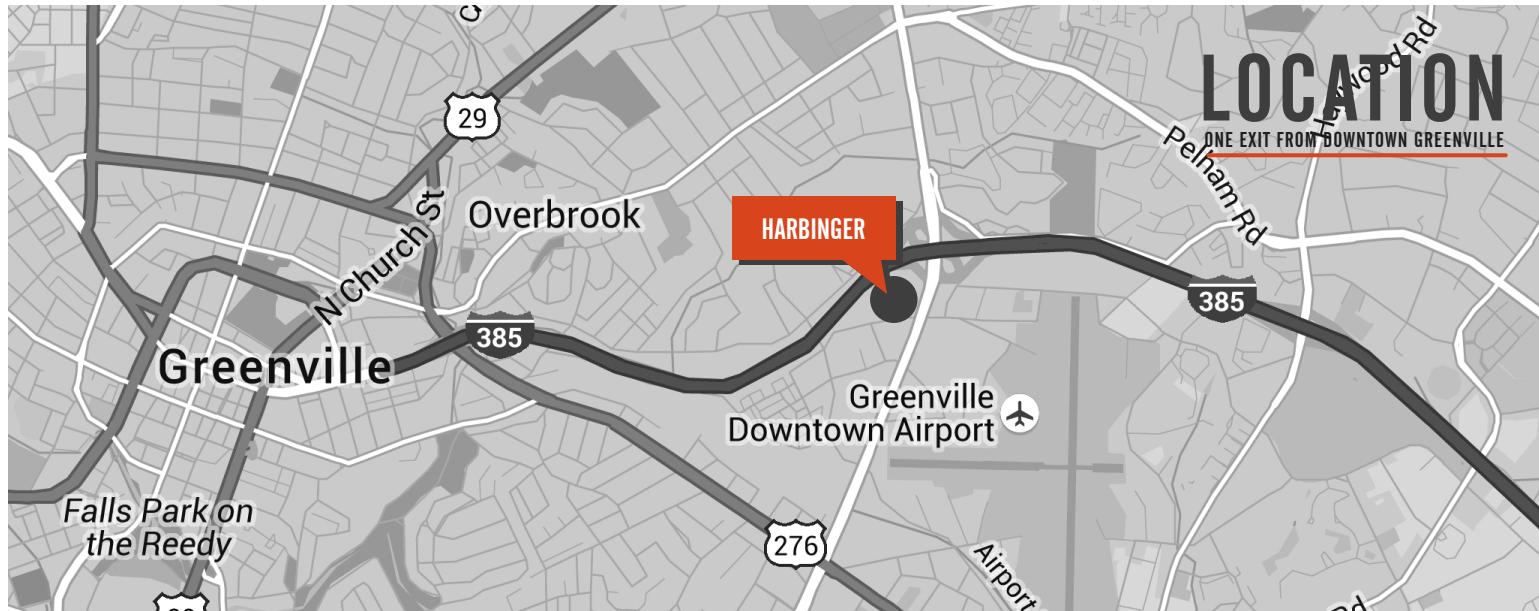


HARBINGER

FULL FLOOR OPPORTUNITY | UP TO $\pm 11,817$ 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.

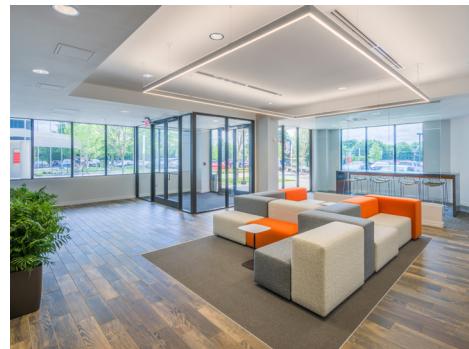
Harbinger offers a professional modern environment with ample parking, interior and exterior upgrades, new signage and way finding, improved landscaping and exterior lighting and enhanced presence along the interstate. On-site amenities include a fitness center, shared meeting space and a central courtyard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

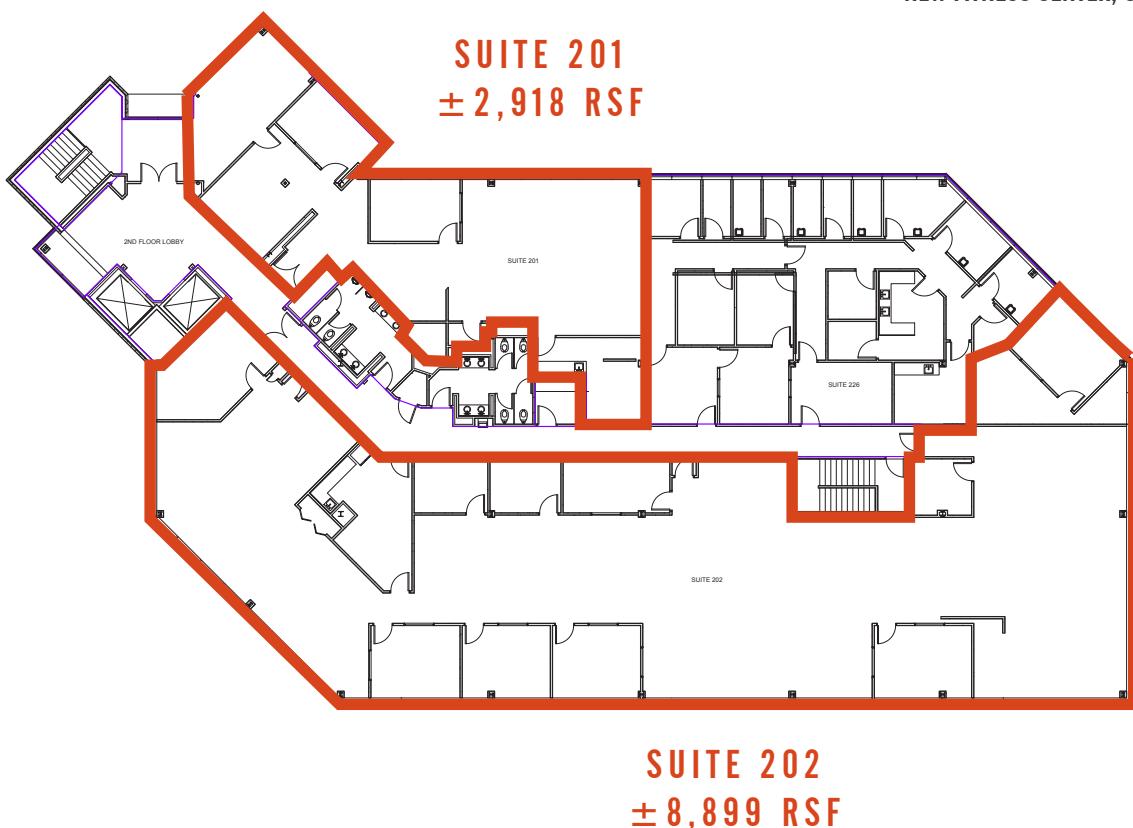


SECOND FLOOR | $\pm 11,817$ RSF AVAILABLE

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

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

NEW FITNESS CENTER, CONFERENCING SPACE & CANTEEN



Owner:



CBRE

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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