

THREE

777 LOWNDES HILL ROAD
GREENVILLE, SC 29607



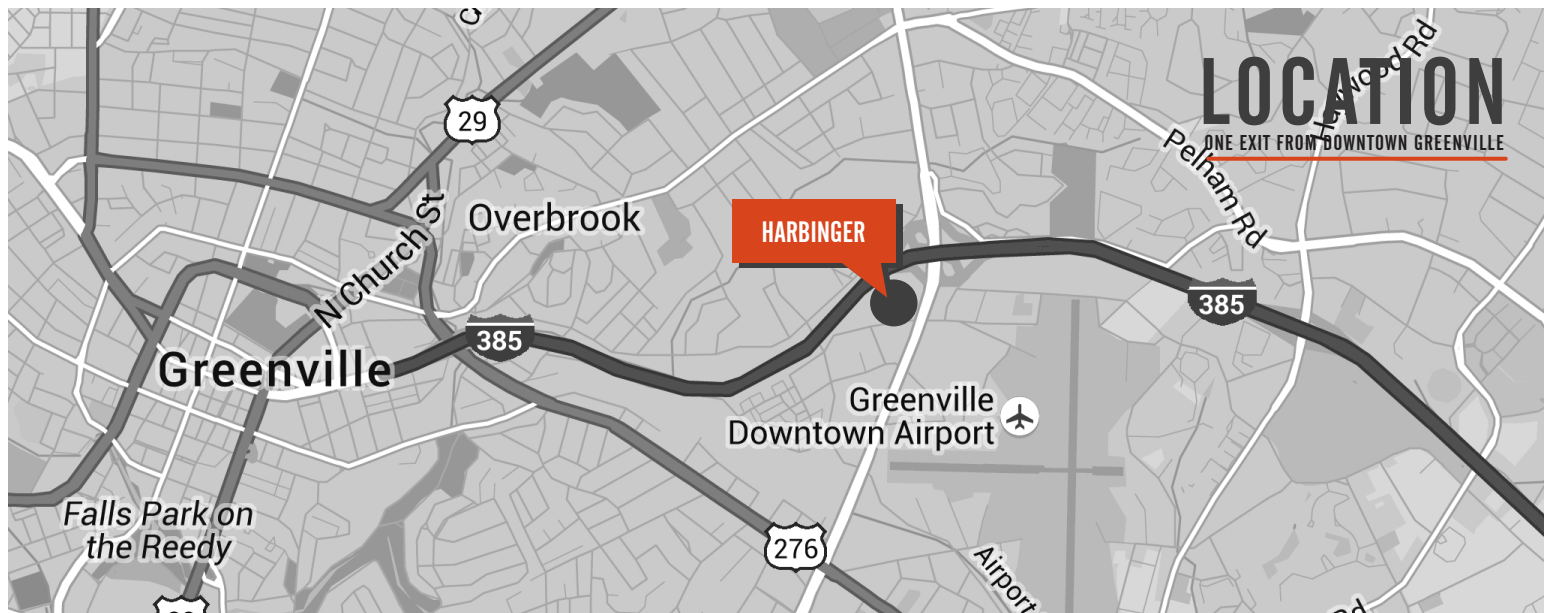
HARBINGER



±1,027 - ±15,040 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 THREE is located inside a $\pm 160,000$ SF office park minutes from downtown Greenville.

$\pm 1,027$ RSF - $\pm 15,040$ RSF Available:

Suite 110, $\pm 4,571$ RSF

Suite 132, $\pm 1,027$ RSF

Suite 160, $\pm 3,853$ RSF

Suite 200, $\pm 3,741$ RSF

Suite 325, $\pm 1,848$ RSF

- Fitness center, conferencing space & canteen for tenant use
- Digital lobby directory with flat-screens
- Parking ratio: 4.07/1,000 SF
- Highly visible from I-385 & Pleasantburg Drive
- Lease Rate: \$24.50/RSF Full Service*

* Contact broker for additional incentives



FITNESS CENTER



CANTEEN



CONFERRING SPACE

Owner:



FIRST FLOOR

SUITE 110
±4,571 RSF

*Available January 2026

SUITE 132
±1,027 RSF

SUITE 160
±3,853 RSF

SECOND FLOOR

THIRD FLOOR

SUITE 200
±3,741 RSF

SUITE 325
±1,848 RSF

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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.

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