

OFFICE BUILDING FOR SALE OR LEASE

CBRE



BROKER INCENTIVE

*BRING US A NEW DEAL THAT GETS EXECUTED
BY 12/31/2025 AND RECEIVE AN EXTRA POINT
(5%) FOR PROCURING BROKERS*

THE
CAPITAL CORP

84 VILLA ROAD

GREENVILLE | SOUTH CAROLINA



PROPERTY OVERVIEW

Located along I-385, Villa Road is uniquely positioned within minutes of both Greenville's vibrant downtown and the City's main retail corridors along Woodruff Road and Haywood Road.

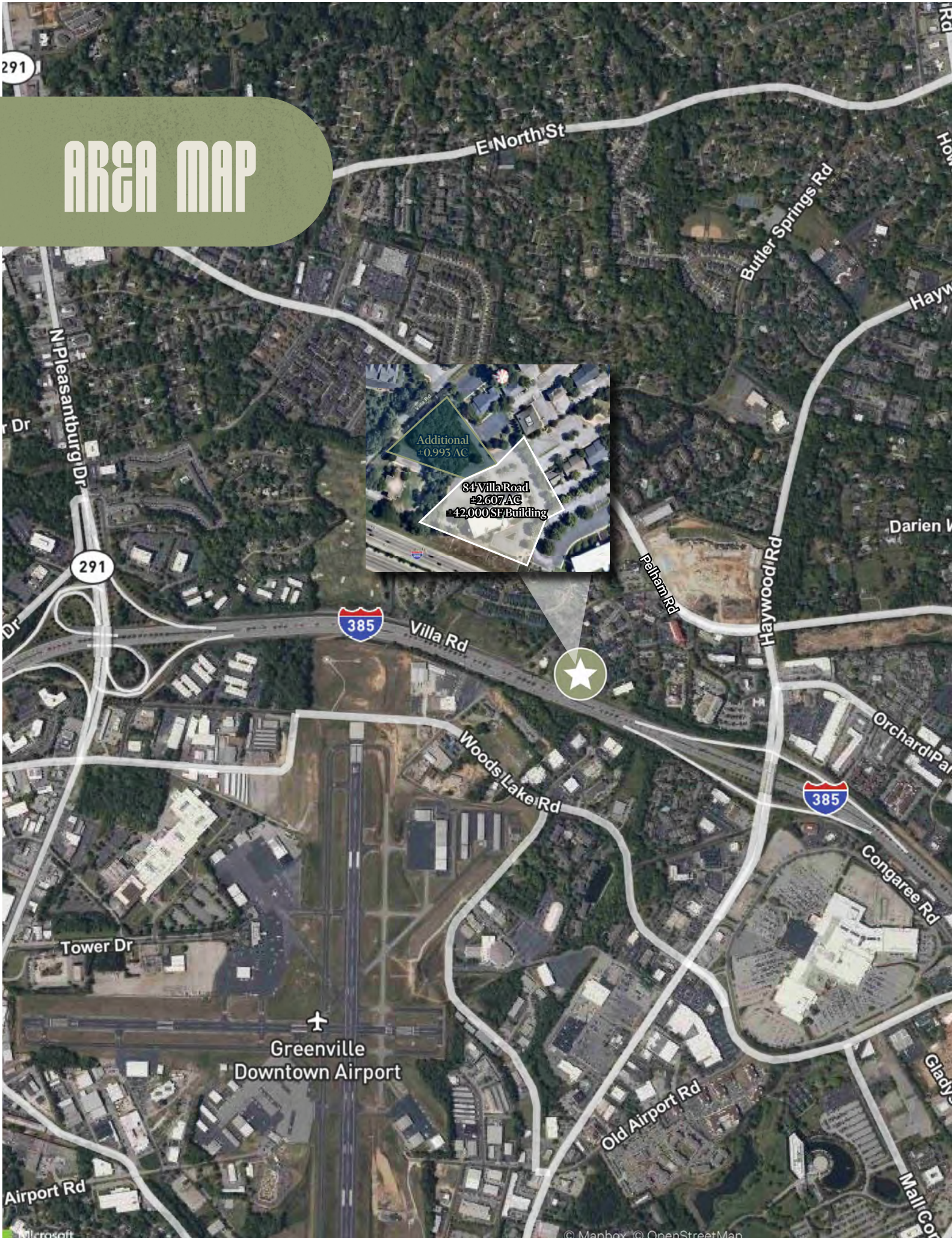
- ±24,855 SF Available
- Property features include: Renovated entrance lobby and well maintained landscaping
- Parking: 3.5/1,000 SF
- Acreage: ±2.607 AC
- Building Size: ±42,000 SF
- Zoning: BG
- Existing lease income in place currently. Building could be offered completely vacant or partially leased back with income to support.
- Adjacent one acre lot can be made available
- Sale Price: Contact Broker
Lease Rate: \$21.50/SF Full Service
- **\$2/ SF discount on first lease executed before 12/31/2025**

291

AREA MAP

Additional
= 0.993 AC

84 Villa Road
= 2.607 AC
= 42,000 SF Building



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VILLA ROAD

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