

FOR LEASE



10 S ACADEMY STREET | GREENVILLE, SC 29601

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OFFICE HIGHLIGHTS

- Three story office building
- **Available:**
- **Suite 102 - ±3,953 SF**
- **Suite 200 - ±5,196 SF - ±14,719 SF**
- **Suite 300 - ±929 SF - ±12,445 SF**
- Plenty of on-site parking (\$65.00 per space)
- Located in Greenville's CB District
- Pedestrian access to downtown
- Traffic count: N. Academy Street 28,400 vpd
- Existing tenants include: AGFA Corporation & Vannoy Construction
- 120 additional parking spaces available behind the building
- Located in Opportunity Zone
- Lease rate: \$26.00/SF FSG
- 2 lots in front of the building are available for sale (\$3,400,000 - \$2,600,000)



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PROPERTY PHOTOS

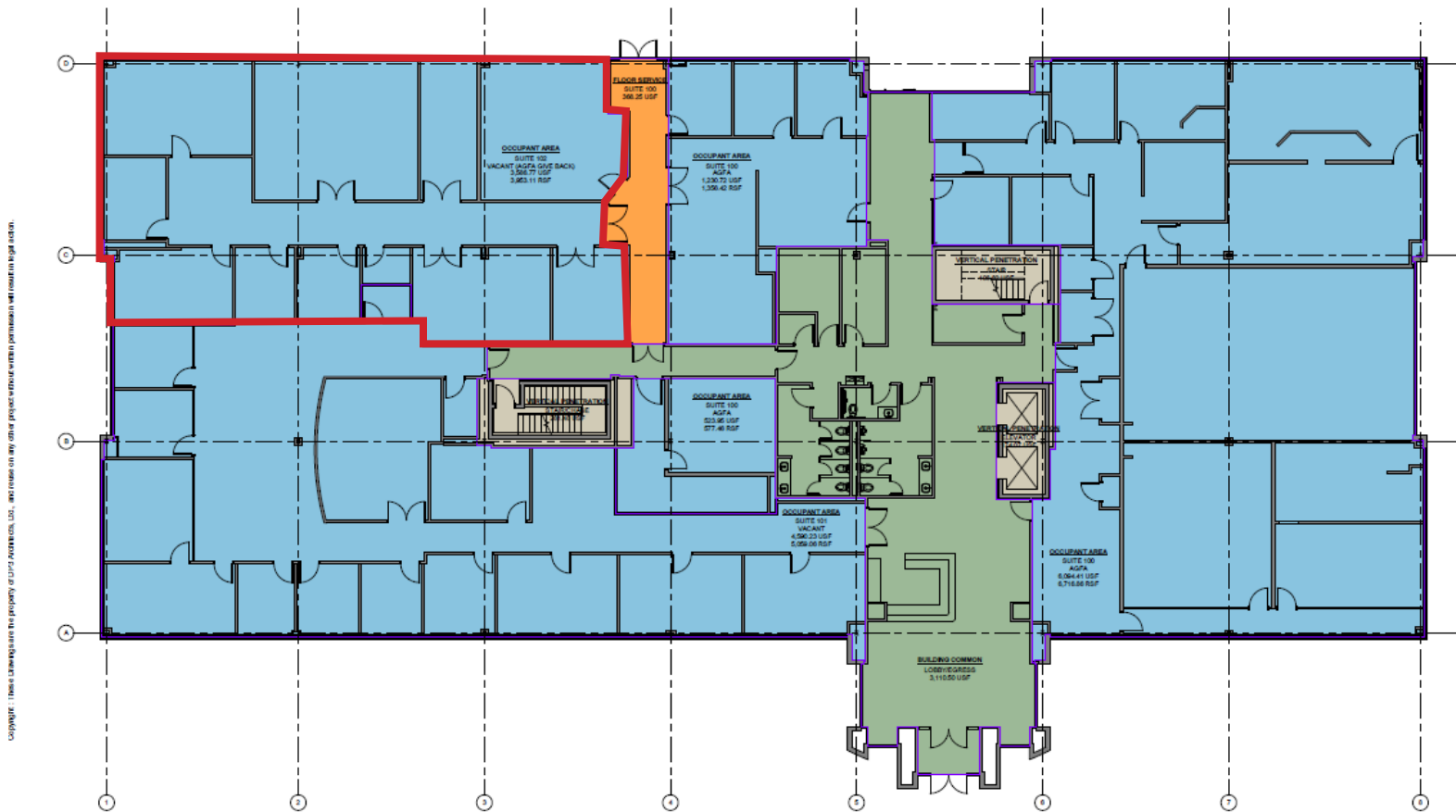


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Available = Suite 102: ±3,953 SF

FIRST FLOOR



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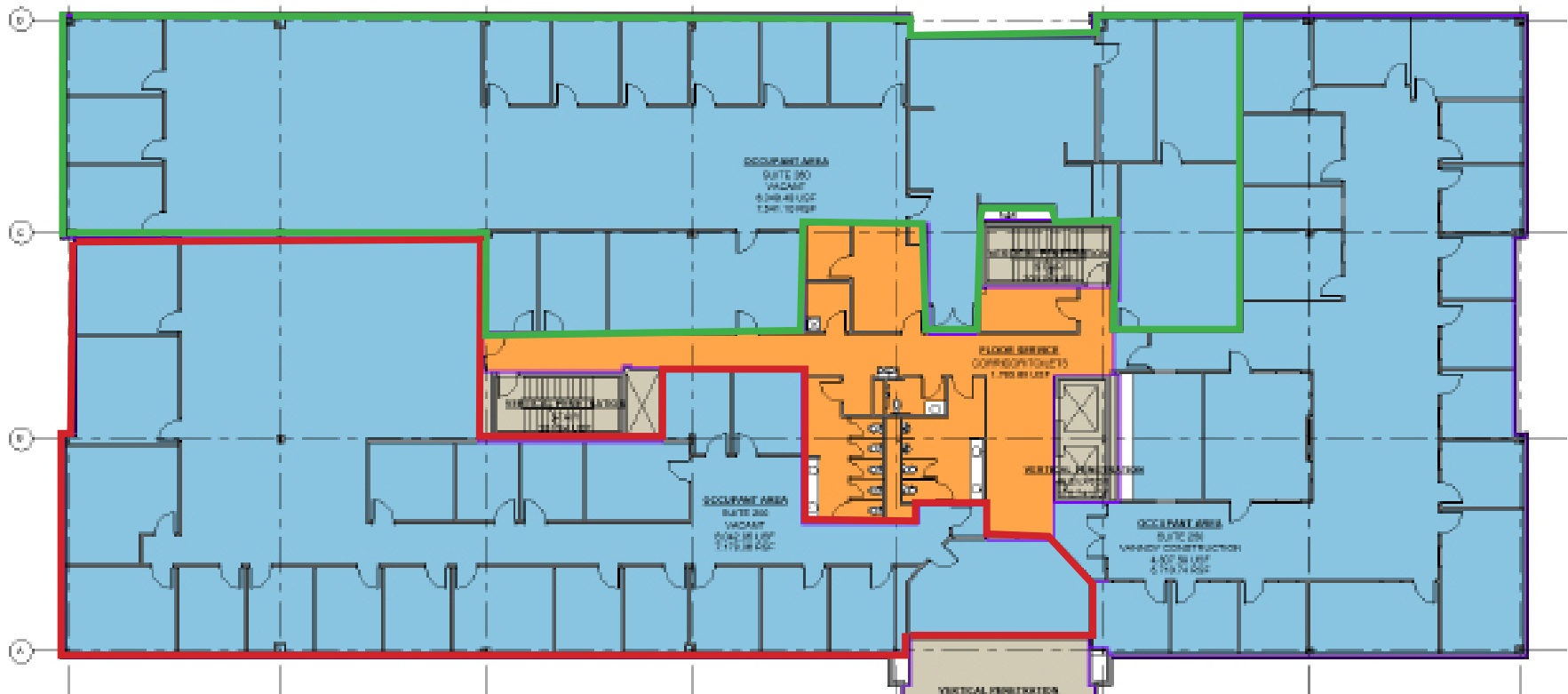
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Available = ±14,719 SF

Option 1: (Suite 200: ±7,178 SF) & (Suite 260: ±7,541 SF)

SECOND FLOOR



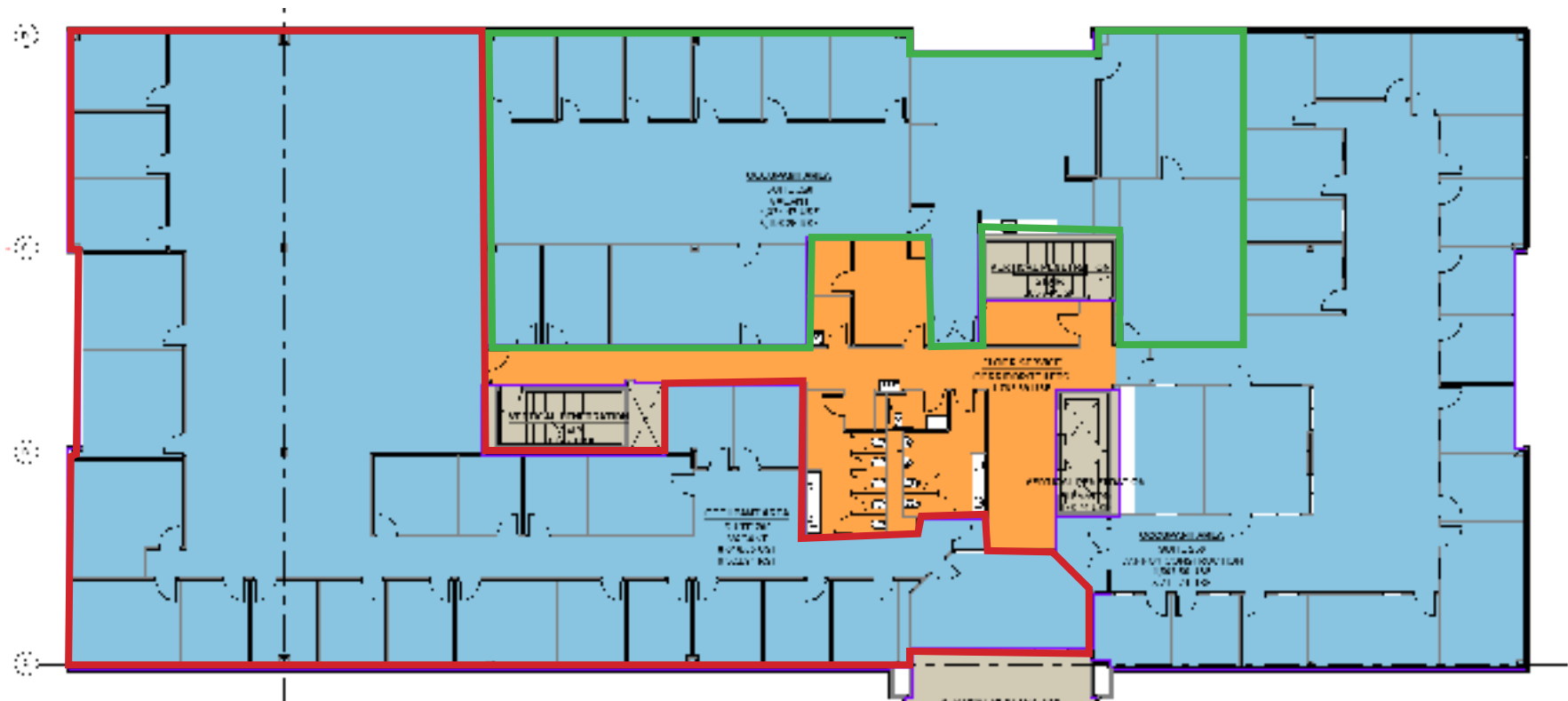
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Available = ±14,719 SF

Option 2: (Suite 200: ±9,523 SF) & (Suite 260: ±5,196 SF)

SECOND FLOOR



FOR LEASE

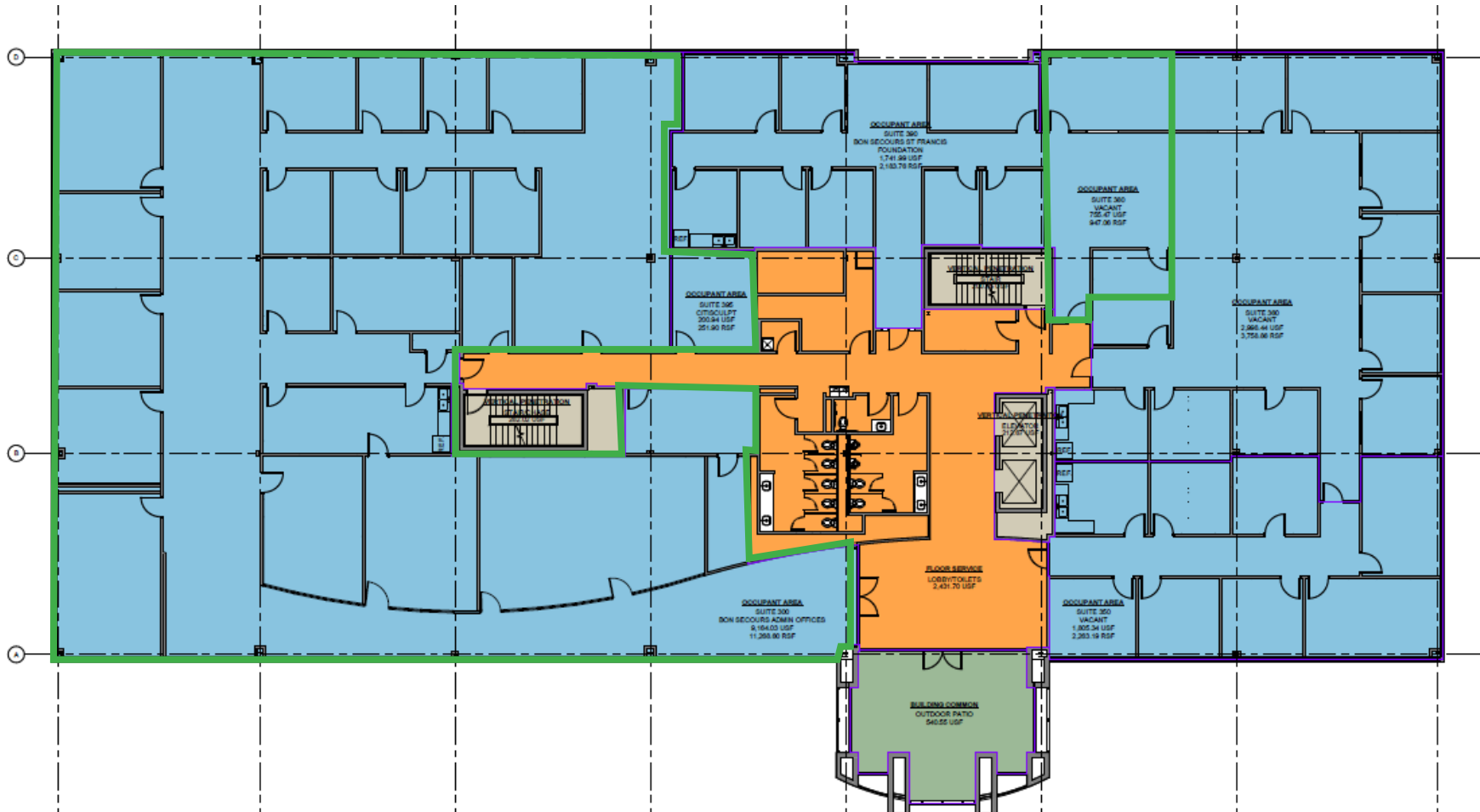
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Available = ±929 - ±12,445 SF

Small suite: ±929 SF

Large suite: ±11,516 SF

THIRD FLOOR



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