

EXCLUSIVE  
PROPERTY  
**FOR LEASE**

634 FAIRVIEW RD, SIMPSONVILLE, SC 29680

*±3,260 SF  
Office space  
(Built to suit)*



**Overview**

±3,260 rentable sq. ft. in excellent location on Fairview rd.

Professional office park (customizable build to suit)

Ideal for medical, dental, therapy, law, accounting, insurance, or other professional services

High visibility retail/medical corridor with ample parking

Near well established medical providers

Contact: Chuck Reddy  
Cell: 704-678-4084  
Call for pricing

634 FAIRVIEW RD, SIMPSONVILLE SC 29680  
FAIRVIEW OFFICE PARK

*\*Renderings are for marketing purposes only and do not constitute final design specifications*

### Build-to-Suit Professional Office Space in Premier Location

Located at **634 Fairview Road, Simpsonville, SC**, this brand-new, single-story office building offers a unique **build-to-suit opportunity** within the highly regarded **Fairview Office Park**. Surrounded by established medical and professional practices, the setting is ideal for businesses seeking a modern, customizable space in a tranquil yet accessible location. The property features a **wide, rectangular frontage**, modern exterior architecture, **ample parking** including **handicap access**, and professionally landscaped surroundings. Tenants will enjoy the flexibility to design their ideal interior layout, whether for **medical, dental, wellness, legal, or professional office use**. Situated near major highways and a variety of retail and service businesses, this location provides both **visibility and convenience** for staff and clients alike.

Lease terms | Triple-net (NNN) | 5-10 years with renewal options

Traffic count (Fairview rd) | 30,000

Avg household income | Zip 29680 \$106,453 | Simpsonville \$101,432



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Conveniently positioned adjacent to well established medical practices in the park

Surrounded by retail and service businesses, dining and banking services

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