

330 Pelham Road, Greenville, SC

±19,980 sf office building for sale



Get more information

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Downtown Greenville

Property overview

Executive summary

Avison Young is pleased to represent the owner in the marketing and disposition of 330 Pelham Road, Building A in Greenville, SC

This suburban office property is a great investment opportunity in the heart of Greenville's thriving commercial market. At 19,980 square feet, this property provides an exceptional asset for an owner occupant.

Situated on the heavily trafficked Pelham Road corridor, the property has abundant parking for tenants and visitors, ensuring convenience for all users. The easy access to I-385 and proximity to major retail amenities further enhance its desirability, making it a strategic choice for businesses seeking accessibility and a professional environment.

This well-maintained office property represents a long-term investment in a sought-after suburban office market.

Suburban office property in the heart of Greenville's thriving commercial market

Patewood Medical Campus

I-385

Haywood Mall

Greenville Downtown Airport

Site

Pelham Road



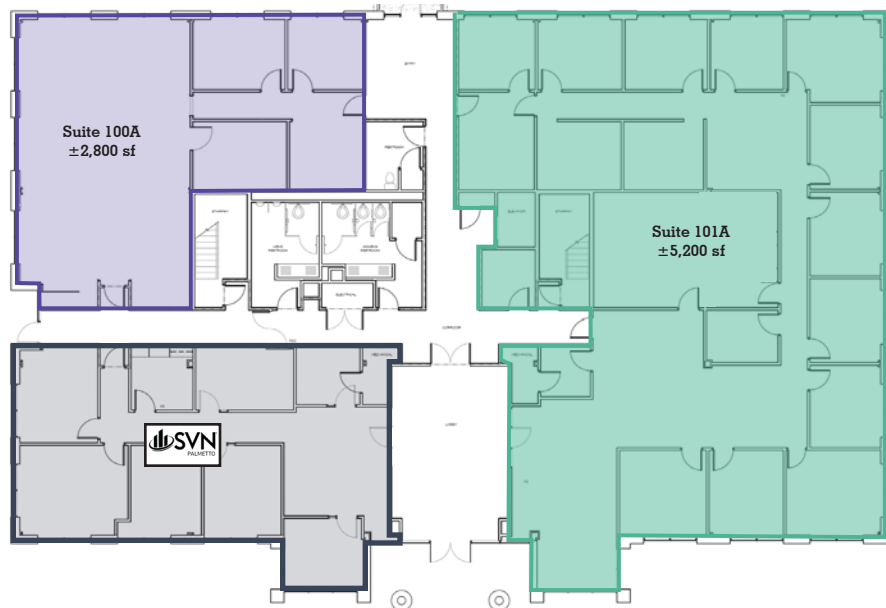


Sale price: \$3,900,000

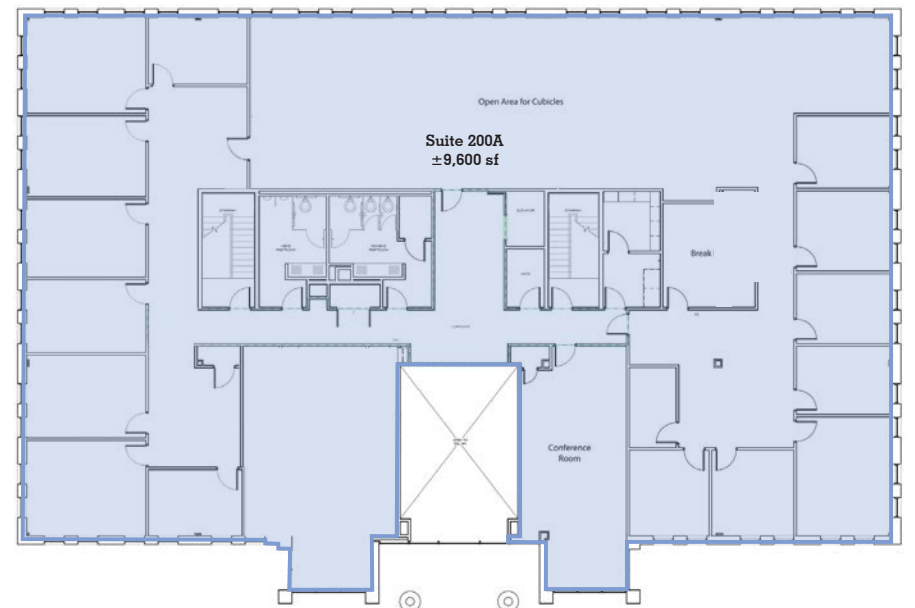
Building name	330 Pelham Road Building A	Tenancy	Multiple
Parcel ID	0279000200611	Occupancy	1 tenant currently in place
Zoning	BG - Business General	Available space to occupy	Up to ±17,000 sf
Building size	±19,980 sf	County	Greenville
Stories	2	Roof	Pre 2013
Total land size	±0.443 acres	HVAC	Varying ages
Year built / renovated	2002 / 2013	Electric	Duke Energy
Parking	5.5/1,000 sf	Water and Sewer	Greenville Water/ReWa

Floorplans

First Floor



Second Floor



Investment highlights



Monument sign on heavily trafficked corridor



Priced well below replacement cost



Key fob access to building and elevator



Existing floor plates are easily modified to increase or decrease suite sizes.



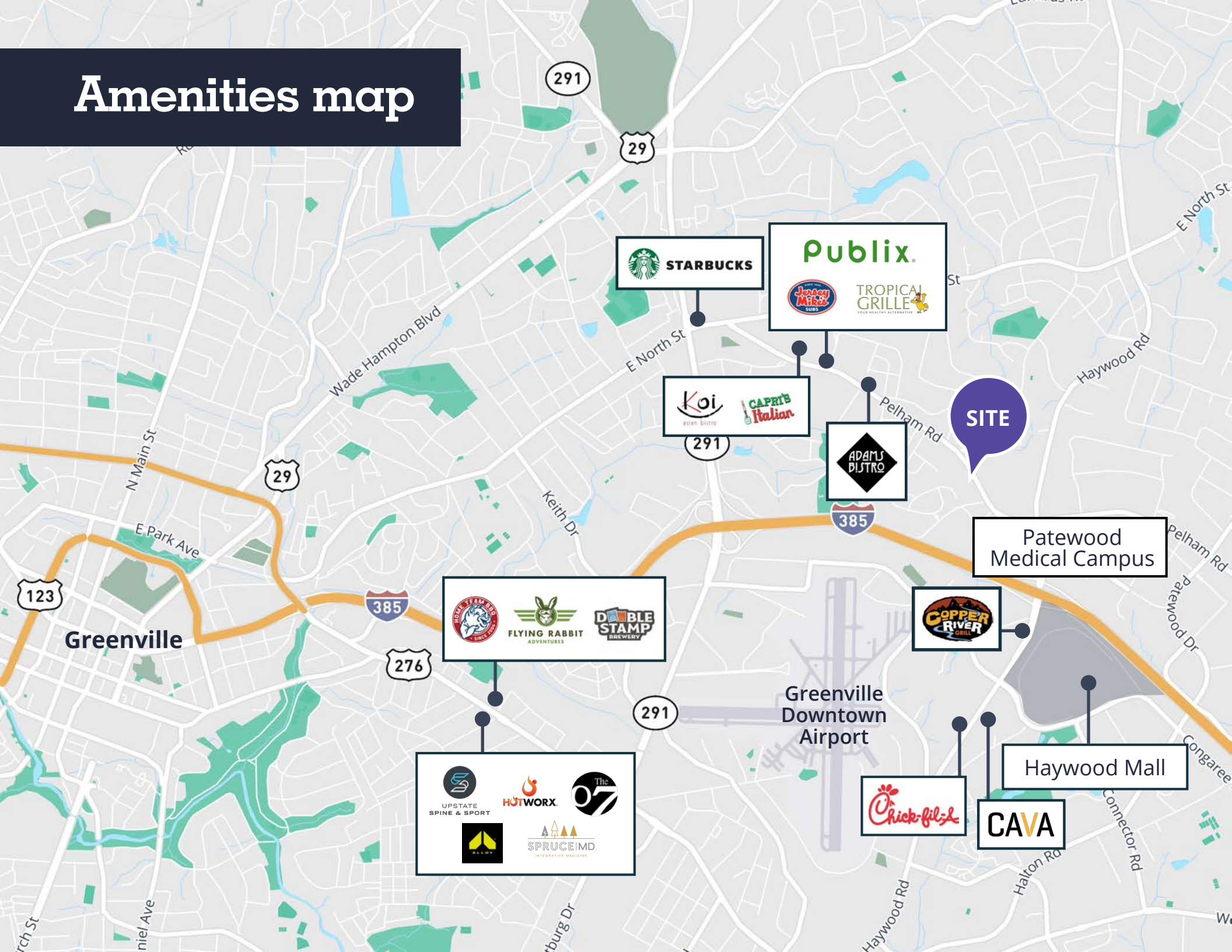
No new office under construction within 2 miles



Average asking rent in the Pelham submarket is \$23.44 PSF



Amenities map



Area overview

The Greenville-Spartanburg-Anderson, South Carolina Combined Statistical Area (CSA) is made up of ten counties in Upstate South Carolina, with Greenville being the principal city. The combined statistical area includes two metropolitan areas and three micropolitan areas. The CSA currently has a population of 1.5M and is experiencing an influx of new residents--it is estimated that 79 new people move to the area each day.

Growth in the Upstate has been fueled by a combination of strong economic drivers, namely engineered materials, aerospace, automotive, food manufacturing, and life sciences. The area is home to more than 2,234 engineering and manufacturing companies and over 40 Fortune 500 companies including the headquarters for Michelin North America, Milliken Worldwide and regional offices for TD Bank, BMW, General Electric, Fluor and Verizon Wireless. The Upstate is considered to be the "economic engine" of South Carolina, attracting businesses with favorable tax rates, market accessibility and the quality and availability of a well-trained workforce. More than \$10.2 billion in capital investment has been announced in the last five years. Additionally, South Carolina Ports Authority, which has ten locations throughout the state, including the Inland Port Greer, has a \$32.8 billion annual impact on the Upstate region.

Nestled in the foothills of the Blue Ridge Mountains, the Greenville-Spartanburg area has combined traditional southern charm, stunning natural beauty and an unexpected "contemporary cool" to create one of America's hottest emerging destinations and fastest growing cities. Located along Interstate 85, between Charlotte and Atlanta, the Upstate is also known for its ability to connect and transport. The region has excellent interstate highways, convenient rail services, and the Greer inland port connects by rail to the Port of Charleston.

#1 **South's Best Cities on the Rise**
Southern Living

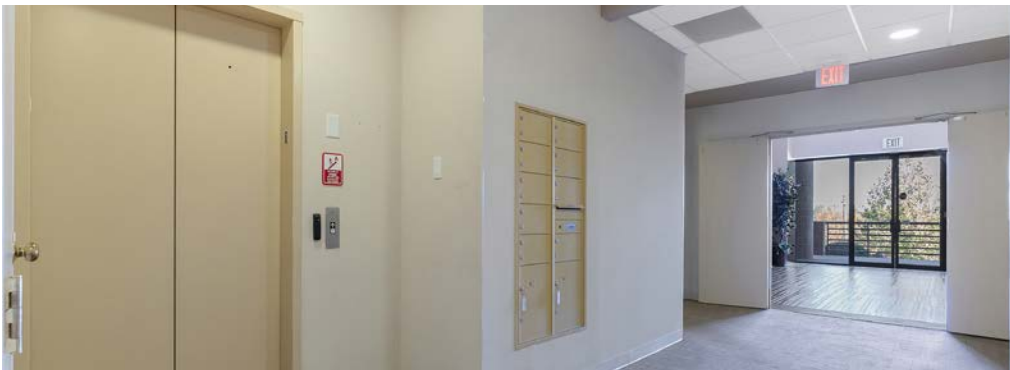
#6 **America's Best Small Cities**
Conde Nast Traveler

#20 **50 Best Places to Travel in the World**
Travel & Leisure

20 **Best Small Towns to Retire**
HGTV

30 **Most Charming Small downtowns in America**
HGTV

Photos



Photos



Financial overview

330 Pelham Rd, Bldg A
Greenville, SC

Financial analysis

Tenant	Start date	End date	Term	Size (sf)	Monthly rent	Annual rent	Rent/sf	Lease type	Renewal options	Escalations
Protection and Advocacy (subleased to SVN Palmetto)	7/1/2019	6/30/2029	10	2,000	\$3,478	\$41,734	\$20.87	Full Service	N/A	3% Annually

Income analysis

Cash Flow						
Tenant	SF	2025	2026	2027	2028	2029
Protection and Advocacy	2,000	41,734	42,986	44,275	45,604	46,972

Expenses	Cost / sqft	2025
Taxes	1.71	33,454
Insurance	0.16	3,061
Utilities	1.50	29,403
Repairs and Maintenance	1.74	34,200
POA Regime	0.96	18,800
Total Operating Expenses	6.07	118,917



Get in touch

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