



High Pointe at Pelham

FOR LEASE: 12 MAPLE TREE COURT • GREENVILLE, SC



2 Suites
Available
±2,695 SF
±5,062 SF



Monument
Signage
Available On
Pelham Road



Close Proximity
to I-85
±1.1 miles
(Exit 54)



Excellent
Visibility from
Pelham Road



Space is
Move-In Ready
and Available
Now



High Traffic
Count
25,300 VPD
(2024)

CALL BROKER FOR PRICING

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**LEE &
ASSOCIATES**



SPECIFICATIONS:

PROPERTY NAME	High Pointe at Pelham Professional Park
ADDRESS	12 Maple Tree Court Greenville, SC
TYPE	Office
TOTAL BUILDING SF	±23,500 SF
TOTAL AVAILABLE SF	SUITE 202: ±2,695 SF SUITE 203: ±5,062 SF
SUITES AVAILABLE	202
ELEVATOR	1 (One)
TAX MAP #	TM0533040101806
COUNTY	Greenville
CITY LIMITS	No
ZONING	R-M10
YEAR BUILT	2006
CONSTRUCTION TYPE	Masonry
SIGNAGE	Yes, Monument
PARKING	Ample Parking
RESTROOMS	Yes
UTILITIES	Yes, All

EXECUTIVE SUMMARY:

Situated in the heart of the Pelham Road corridor—one of the most desirable and accessible commercial areas in Greenville, 12 Maple Tree Court offers an exceptional opportunity for businesses seeking high-quality office space in a professional and vibrant setting. Located within the established High Pointe at Pelham Professional Park, this ±23,500-square-foot office building features two available suites that are move-in ready and well-suited for a variety of professional, administrative, or medical office users.

Suite 202, located on the second floor, provides ±2,695 square feet of flexible space with a thoughtful layout including a welcoming reception area, four large offices, two small offices, a breakroom, IT room, and an open office area for cubicles or workstations. The suite also includes a conference room and executive office, making it ideal for firms looking to balance open-plan collaboration with professional meeting spaces.

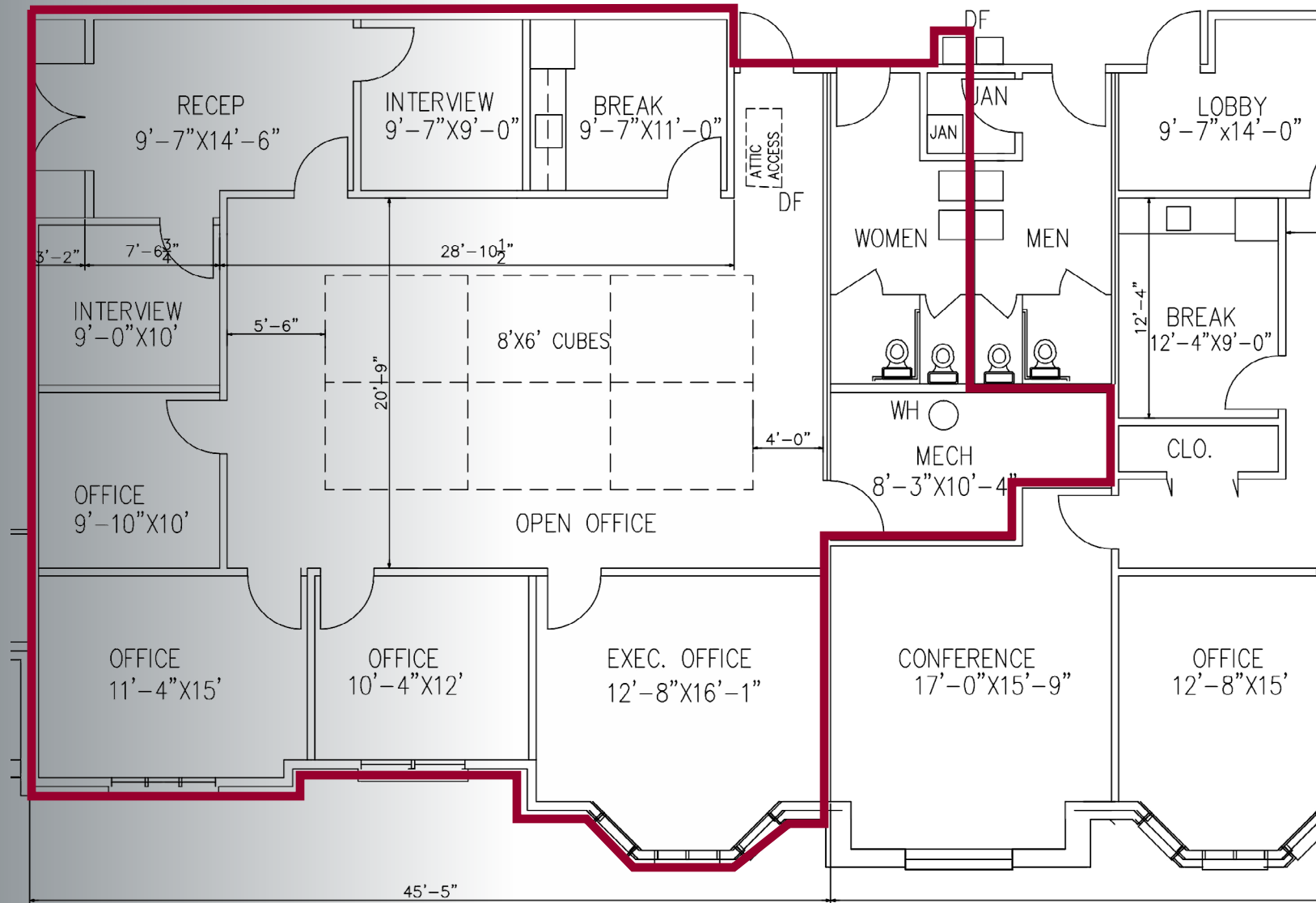
The building is equipped with a full elevator, ample surface parking, and monument signage along Pelham Road, offering tenants visibility to over 25,000 vehicles per day (2024 VPD). Constructed in 2006 with masonry design, the property combines durable construction with a clean, professional aesthetic. Zoned R-M10 and located just outside the Greenville city limits, the site offers flexibility without city tax exposure.

Accessibility is a major advantage, with the property located just ±1.1 miles from Interstate 85 (Exit 54), making it convenient for employees, clients, and vendors traveling from across the Upstate region. The surrounding area includes a robust amenity base, with nearby national retailers and restaurants including Lowe's Foods, Chick-fil-A, California Dreaming, and Chophouse '47. Major employers and regional destinations such as Michelin North America Headquarters, Qualflex, and TopGolf are all within close proximity.

12 Maple Tree Court delivers the ideal blend of visibility, convenience, and functionality, making it an outstanding leasing option for businesses looking to establish or expand their presence in the growing Greenville market.

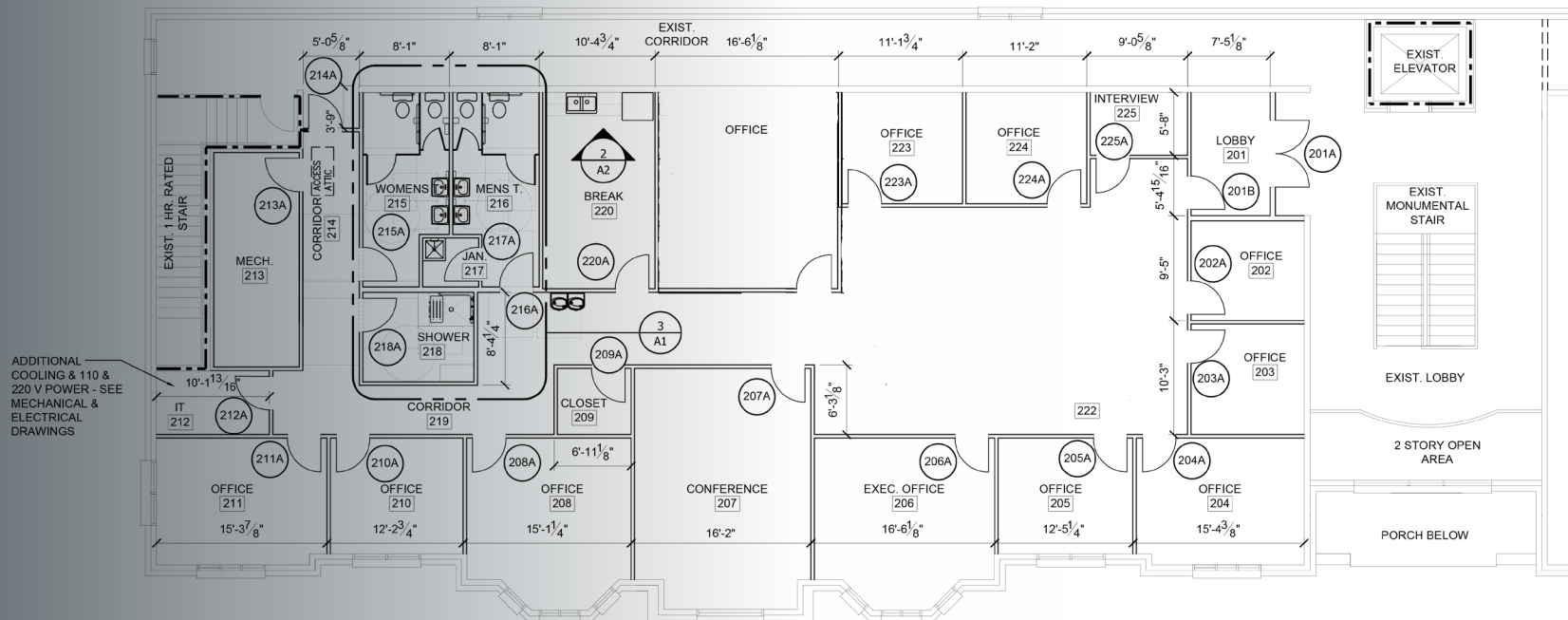
Guide 202:

- ±2,695 SF Office Space
- Reception Area
- 4 Offices
- 2 Small Offices
- IT Room
- Break Room
- Open Office Area



Suite 203:

- ± 5,062 SF
- 10 Private Offices Including 6 Executive with Windows
- Breakroom
- Large Conference Room
- Secured Building and Suite Entry
- IT Room and a Separate Electrical Room
- In Suite Restrooms with a Locker Room and Shower
- Available Dec. 1, 2025



Location OVERVIEW

- 1 QuikTrip
- 2 Pelham Links Dentistry
- 3 Pet Supermarket
- 4 Lowe's Foods
- 5 Wal-Mart Supercenter
- 6 Chophouse '47
- 7 Caliuformia Dreaming
- 8 Chick-fil-A
- 9 Pinnacle
- 10 Michelin Headquarters
- 11 TopGolf
- 12 Qualflex





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