

**O1NE**  
**MARCUS**  
COMMERCE CENTER

**CBRE**

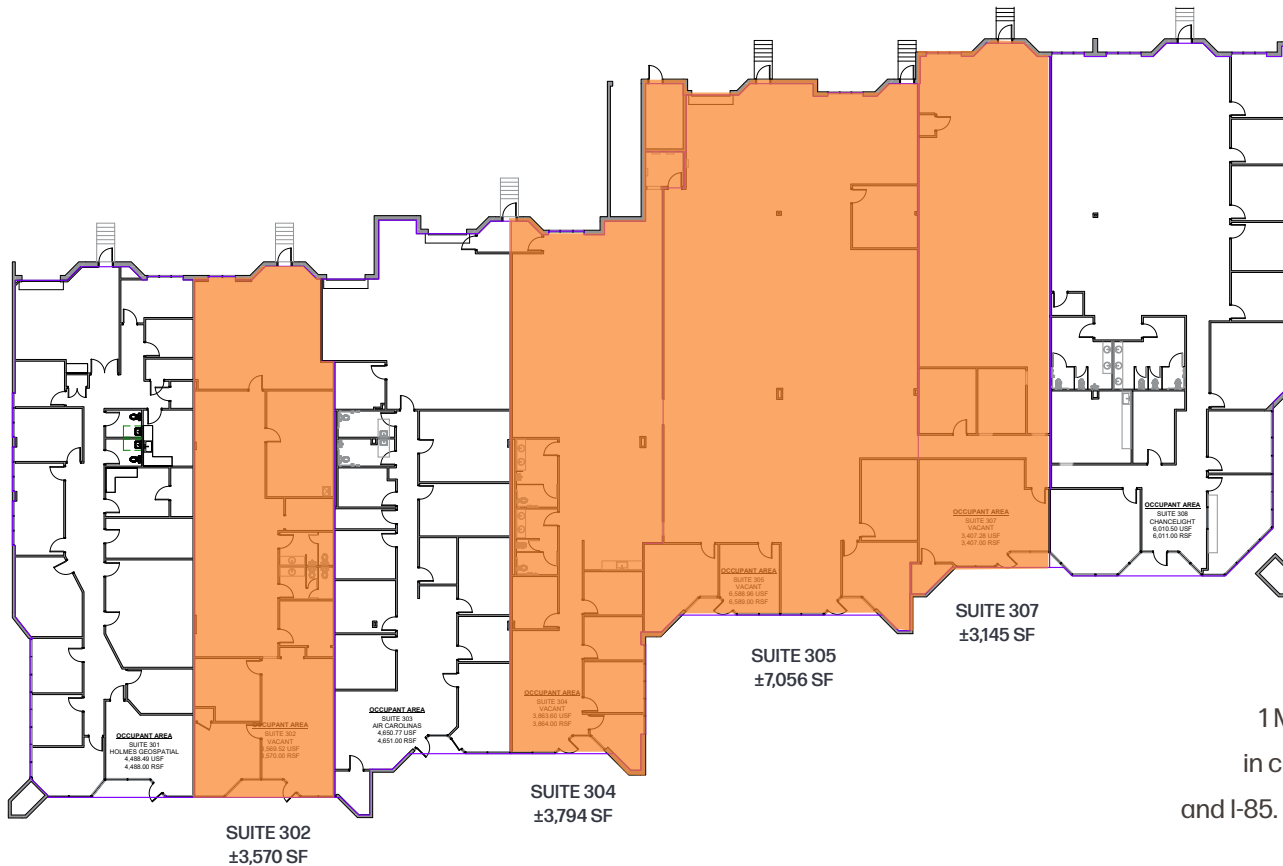
**GREENVILLE**  
**SC 29615**

**FLEX SPACE FOR LEASE**

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# Space Opportunities



## Building III

### Availabilities:

Suite 302 | ±3,570 sf  
Suite 304 | ±3,794 sf  
Suite 305 | ±7,056 sf  
Suite 307 | ±3,145 sf  
(Can be combined)

## PROPERTY DETAILS

### Flex Space for Lease

1 Marcus Drive is conveniently located off of Frontage Road in close proximity to Haywood Road with easy access to I-385 and I-85. The property is also a short drive to Downtown Greenville.

+ Total RSF Available: Up to ±17,430 RSF

- Building I: Fully Leased
- Building II: Fully Leased
- **Building III: ±17,430 RSF**
- Building IV: Fully Leased

+ Lease Rate: \$15.75/SF NNN

+ TICAM - \$3.24 PSF

+ Sprinklered buildings

+ Healthy office to warehouse ratios with available dock doors

+ Ample parking surrounding the buildings



BUILDING 1

BUILDING 2

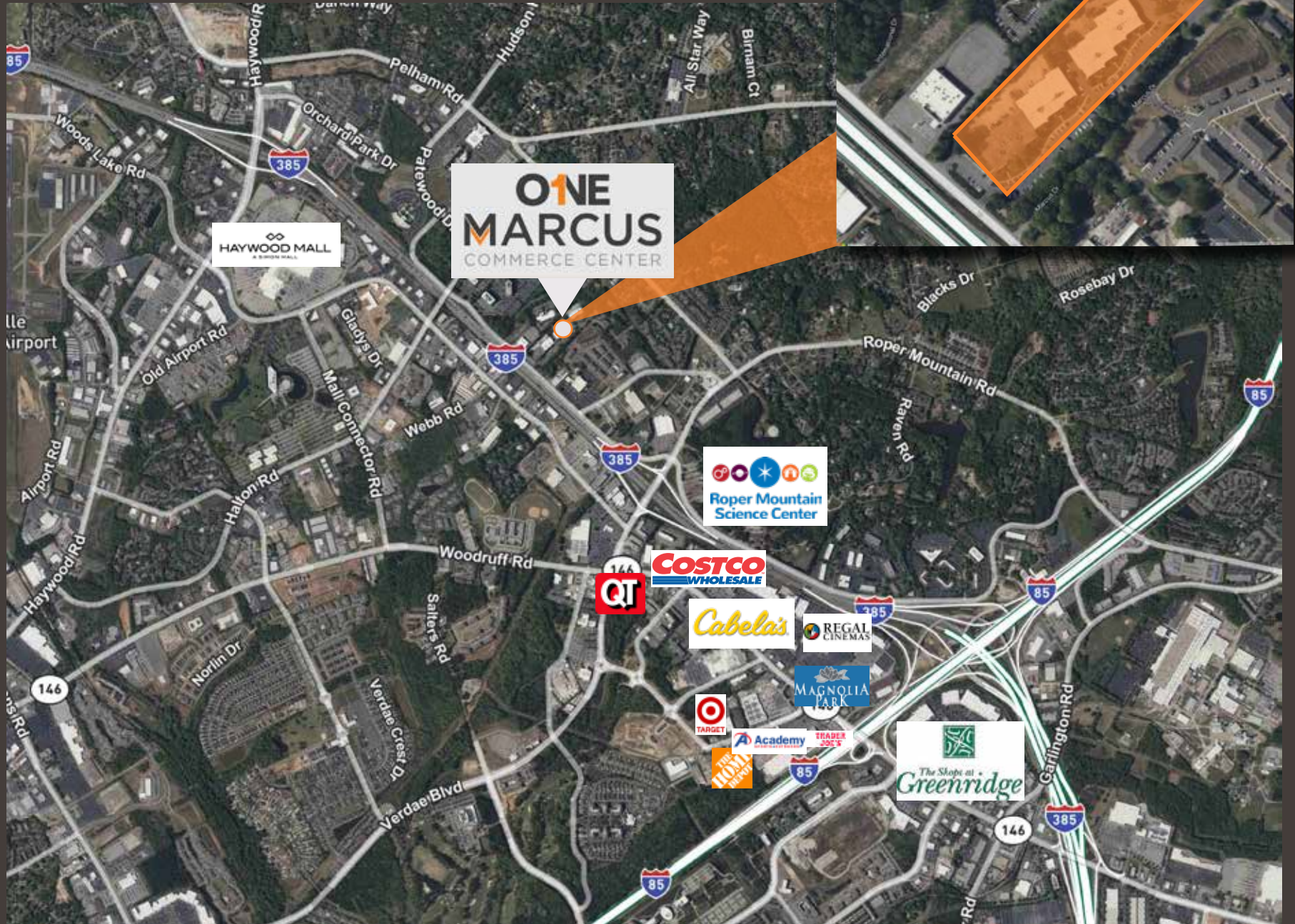
BUILDING 3

BUILDING 4

# Aerial



# Surrounding Retail





# **ONE** **MARCUS** COMMERCE CENTER

**GREENVILLE**  
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## **FOR MORE INFORMATION, CONTACT:**

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