

# 701 BROOKFIELD PARKWAY

±193,256 SF Class A Office Building

**FULL BUILDING OPPORTUNITY**



Greenville, SC 29607

**CBRE**

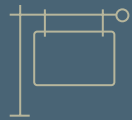


**Full Building Opportunity**

**up to ±193,256 SF Available**

**Lease Rate: \$25.00/SF Full Service**

## PROPERTY DETAILS



Signage  
opportunity



Space can be  
subdivided



Ample on-site parking  
(6/1,000)



Electric vehicle  
charging stations



State of the art fitness center  
and workout studio



Fully equipped on-site café  
(new in 2020)



Outdoor patio area  
with lounge furniture  
and tables



24/7 on-site security  
and key card access



Three story building – each floor features it's own break room and kitchenette



Easy access to major interstates, I-85 and I-385



Located off Butler Road with quick access to Woodruff Road, Greenville's major retail corridor



# ON SITE CAFÉ

The cafe, new in 2020, is fully equipped with commercial appliances, two buffet counters and ample dining options both indoor and outdoor.

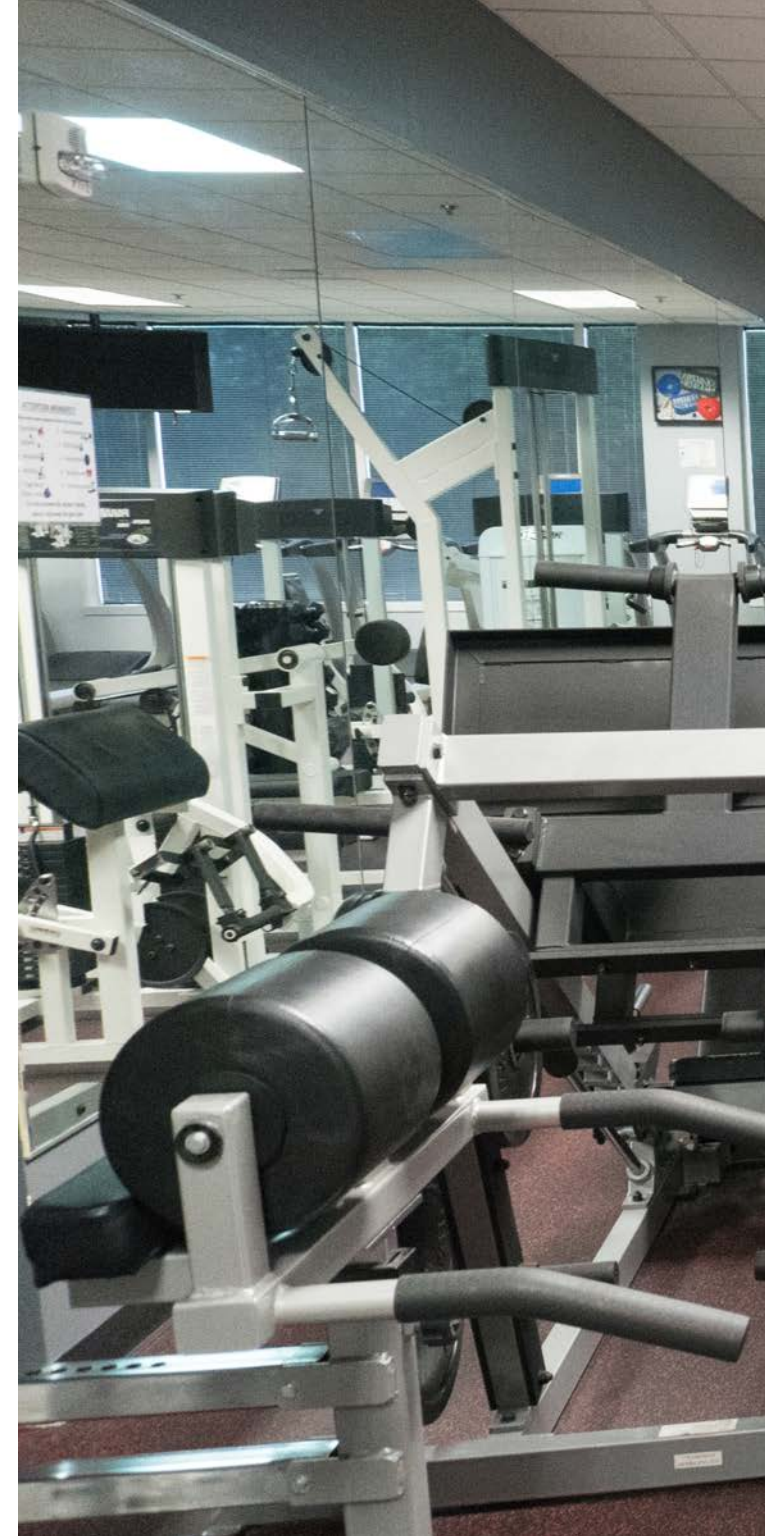




# FITNESS CENTER

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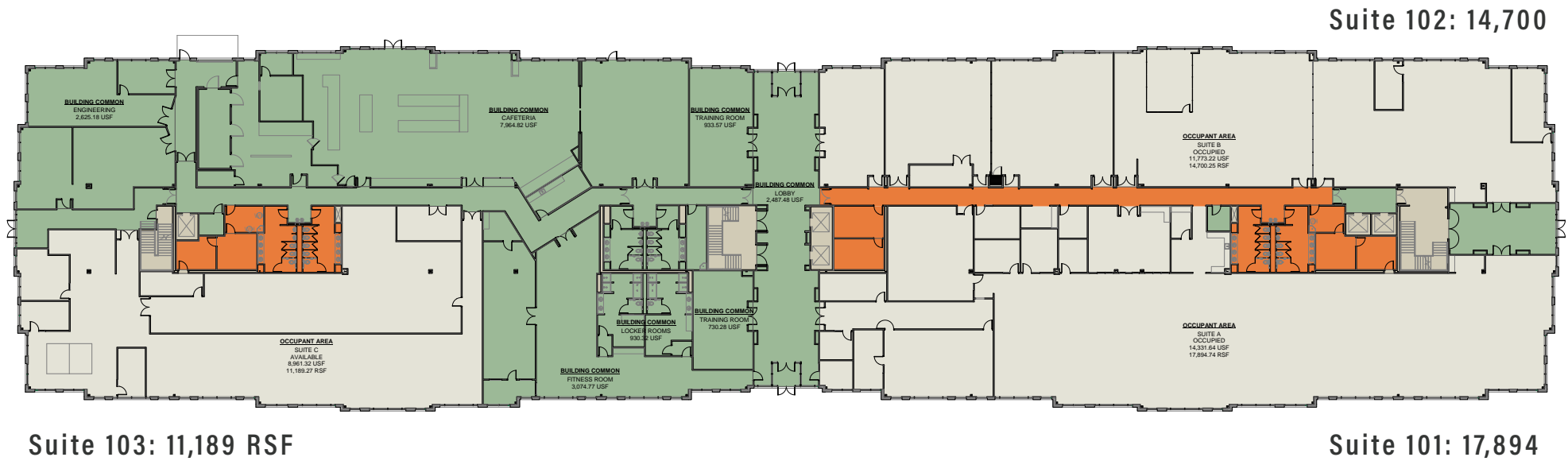
The fitness center is state of the art and features a workout studio for group classes, men's and women's showers and locker rooms





# FLOOR PLANS

## FIRST FLOOR



● Occupant Area

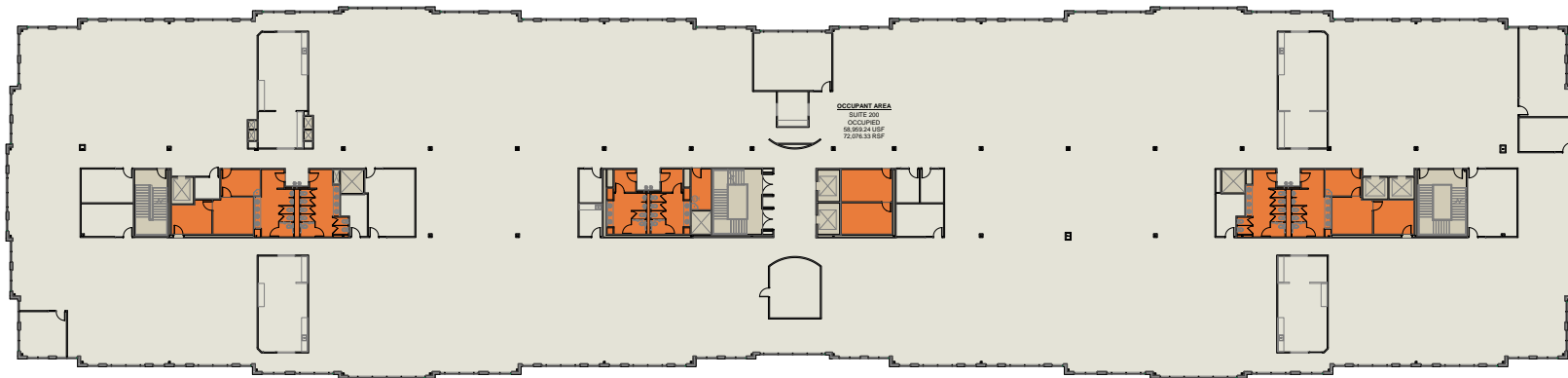
● Floor Service

● Vertical Penetration

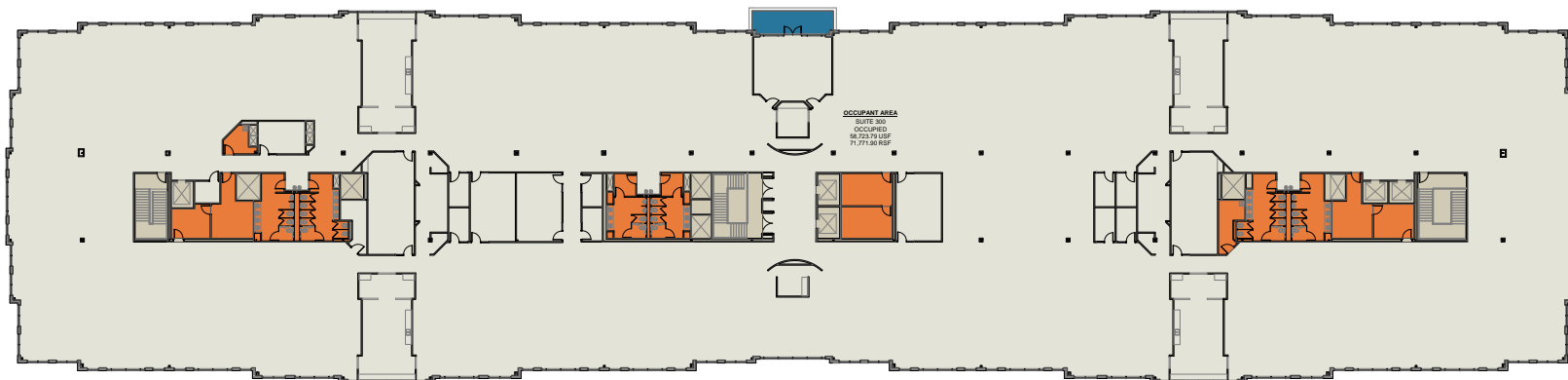
● Building Common

● Tenant Auxiliary

**SECOND FLOOR**  
**±72,076 SF**



**THIRD FLOOR**  
**±71,771 SF**



# PARKING



## VEHICLE CHARGING STATIONS

4 electric vehicle parking spaces powered by 2 charging stations

## HANDICAP PARKING

22 handicap parking spaces

## VISITOR PARKING

12 visitor parking spaces

## BUILDING PARKING

1,141 parking spaces

## PARKING RATIO

6/1,000



# ACCESS

Conveniently located on Butler Road in Greenville, SC. The property benefits from the easy accessibility to two major interstates as well as an international airport, less than 8 miles away.



## BY CAR

### I-385

2 Minutes

### I-85

4 Minutes

### I-26

23 Minutes

### GSP International Airport

12 Minutes

### Downtown Greenville

11 Minutes

### Spartanburg, SC

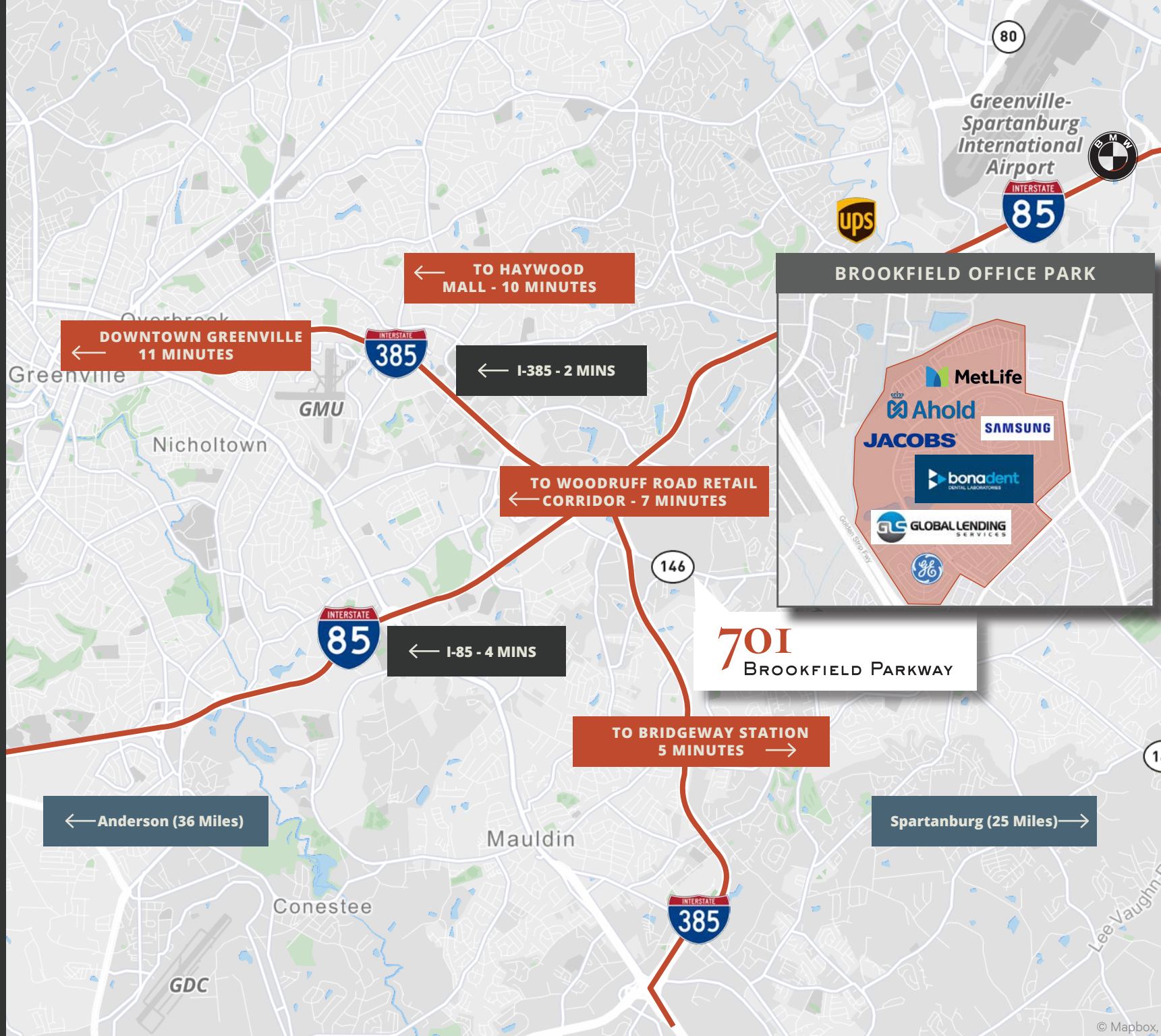
32 Minutes

### Charlotte, NC

1 Hour 37 Minutes

### Atlanta, GA

2 Hours 19 Minutes



# SURROUNDING AREA

701 Brookfield is located 1 mile from Greenville's largest restaurant and retail corridor and less than 2 miles from BridgeWay Station, the new 38-acre mixed-use urban village and future home to Greenville Triumph soccer stadium.

## HAYWOOD MALL

- macy's
- Dillard's
- WILLIAMS-SONOMA
- BANANA REPUBLIC
- ALTAR'S STATE
- icp
- PANDORA
- MARKS BURGERS - SHAKES - BARS
- VICTORIA'S SECRET
- COACH
- Wesecake Factory
- POTTERY BARN
- Palmetto Moon
- PANDORA
- belk

## MAGNOLIA PARK

- Cabela's
- Pier 1 Imports
- REGAL CINEMAS
- Cheddar's SCRATCH & KITCHEN
- sleep & number.
- Kirklands
- Golfsmith
- WILD WING
- Best Daddy's BURGER BAR
- NORDSTROM
- rack
- ROOMS TO GO
- AVE & MASTER'S
- TIN LIZZYS

## THE SHOPS AT GREENRIDGE

- Marshalls
- ROSS
- Office DEPOT
- DICK'S
- PET SMART
- best BUY
- Office DEPOT
- ULTA
- LOFT
- WORLD MARKET
- OFF HIGHWAY
- BARNES & NOB
- five BELOW

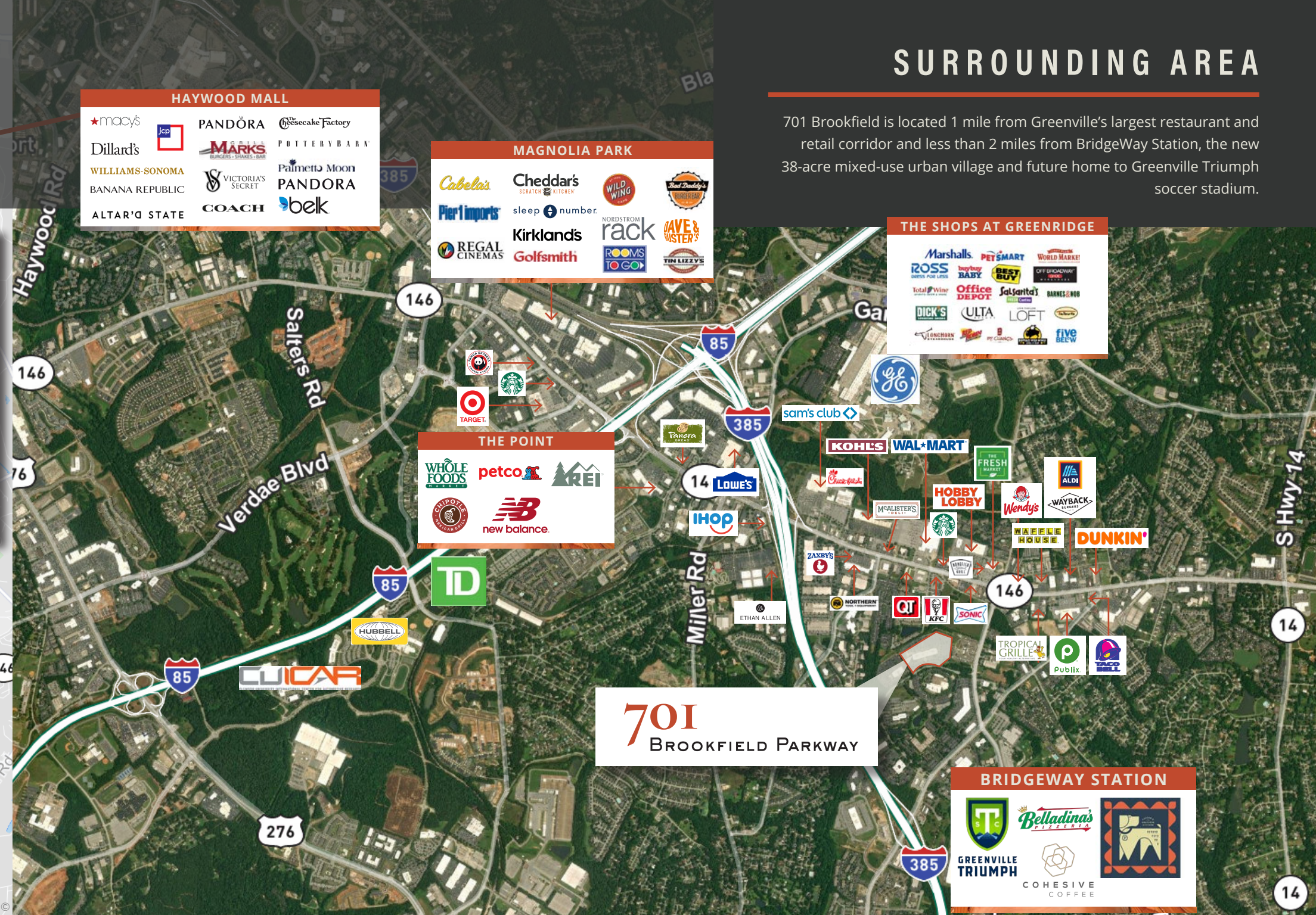
## THE POINT

- WHOLE FOODS
- petco
- KREI
- CHIPOTE
- new balance

**701**  
BROOKFIELD PARKWAY

## BRIDGEWAY STATION

- GREENVILLE TRIUMPH
- Belladina's
- COHESIVE COFFEE



# GREENVILLE, SOUTH CAROLINA

Renowned for its exceptional business climate and superior quality of life, the Upstate of South Carolina is bursting with growth, start-ups, and a robust economy. With its affordable standard of living, low crime, great schools, and a vibrant culture, Greenville is a mid-sized city with a small-town heart; the perfect combination for business location or expansion.

#9

AFFORDABLE U.S.  
DESTINATIONS FOR 2019



TOP 10

CITY IN LABOR  
FORCE CONFIDENCE



#1

FRIENDLIEST CITY  
IN THE UNITED STATES





#1

MICRO AMERICAN  
CITY OF THE FUTURE

**fDi** Intelligence



#3

STRONGEST JOB  
MARKET IN AMERICA

**Bloomberg**  
Businessweek



TOP 5

BEST PLACES  
TO RETIRE

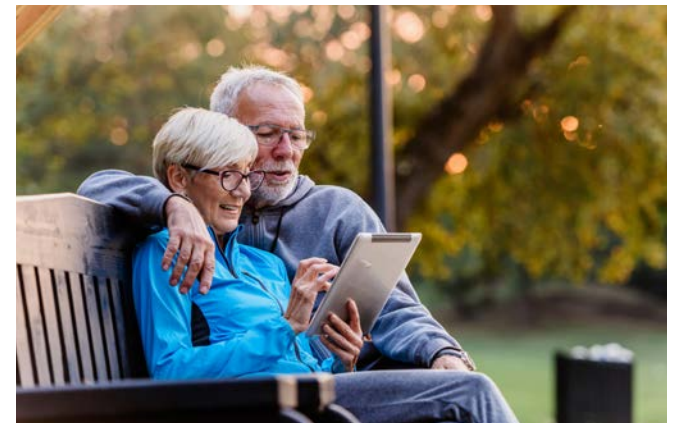
**AARP**



TOP 10

BEST PLACES  
TO LIVE, 2016

**MEN'S JOURNAL**



# 701 BROOKFIELD PARKWAY

## CONTACT US

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