

NAI Earle Furman



FOR SALE | CLASS A OFFICE OPPORTUNITY

9 HALTON GREEN WAY
GREENVILLE, SOUTH CAROLINA

PROPERTY SUMMARY



±6,136 SF CLASS A OFFICE

Built in 2008 | Expanded 2012
1st Floor: ±5,365 SF
2nd Floor: ±771 SF



SIGNAGE AVAILABLE

Custom Signage offering high visibility available for Qualified Tenant



±0.78 ACRES

Situated on ±0.78 acres within professional office park setting offering ample parking and beautiful manicured landscaping



HIGH END FINISHES

High-end finishes throughout with custom millwork, upgraded materials, ample natural light, and exceptional interior design



STRATEGIC LOCATION

- Positioned near I-385 and I-85
- Immediate access to dense retail and dining along Woodruff Road
- Close proximity to major employers and corporate campuses
- Central access to Downtown Greenville, Mauldin, Simpsonville, and major employment hubs
- Area supports strong daytime population and executive clientele



SALE PRICE

\$2,500,000.00



PROPERTY DETAILS

PROPERTY IMPROVEMENTS

- Original building built in 2008 and expanded in 2012
- New roof
- Professional landscaping with plans available to purchaser

PARCEL INFORMATION

- Greenville County Tax Map Number: 0259000100323
- City Limits of Greenville County
- Zoned BG
- Land Use: 421: Office - General

IDEAL USES

- Law Firm
- Wealth Management
- Medical or Specialty Practice
- Corporate Office
- Professional Services (Engineering, Consulting, Marketing Firms)

CURRENT TENANT

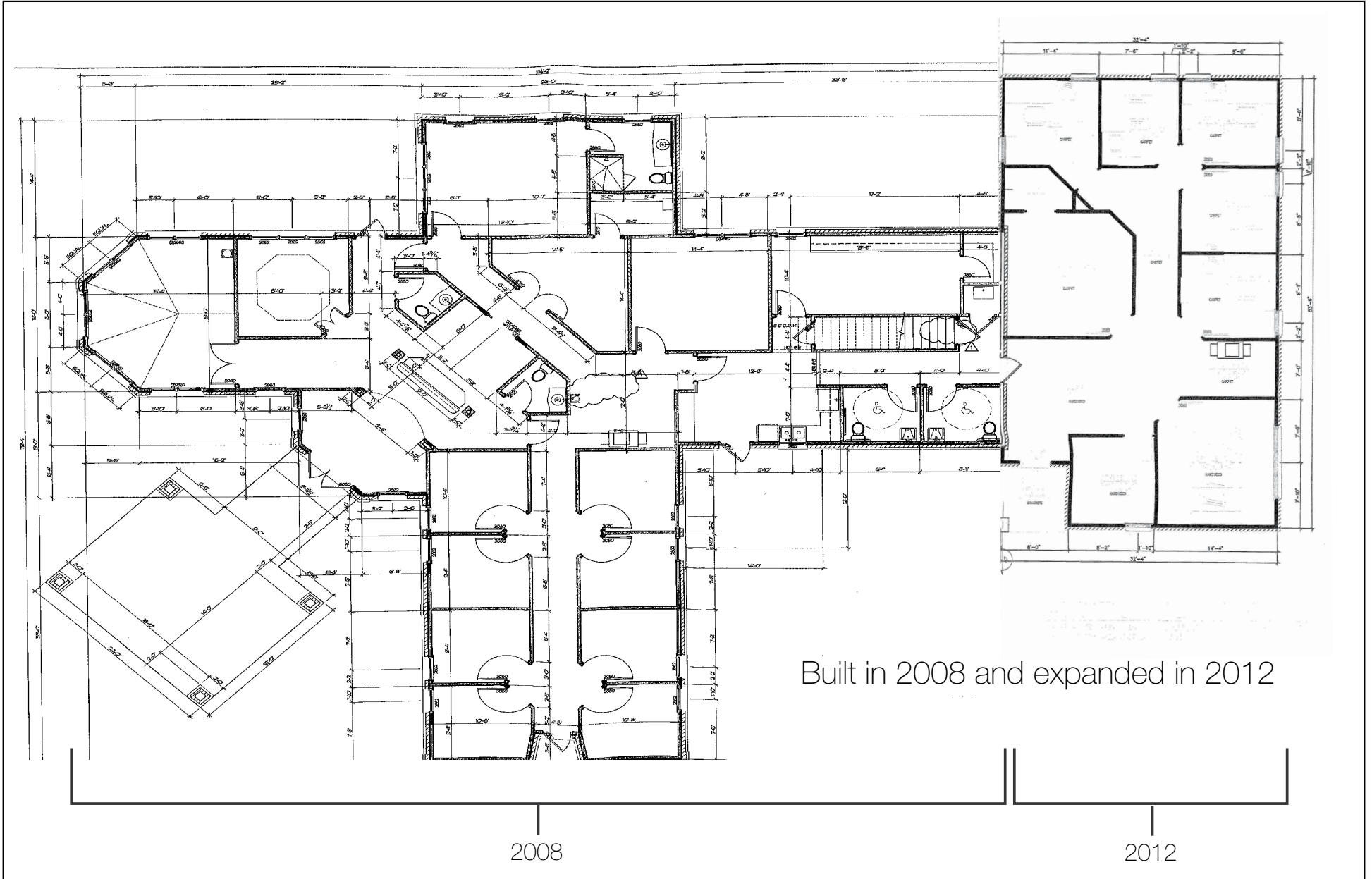
- Existing tenant lease runs through April, 2027



PROPERTY PHOTOS



PROPERTY FLOOR PLAN



Built in 2008 and expanded in 2012

PROPERTY SITE PLAN

IN GREEN WAY
1/2"
1:2

85
1 ACRES

8 DISTRICT (GREENVILLE COUNTY)
7

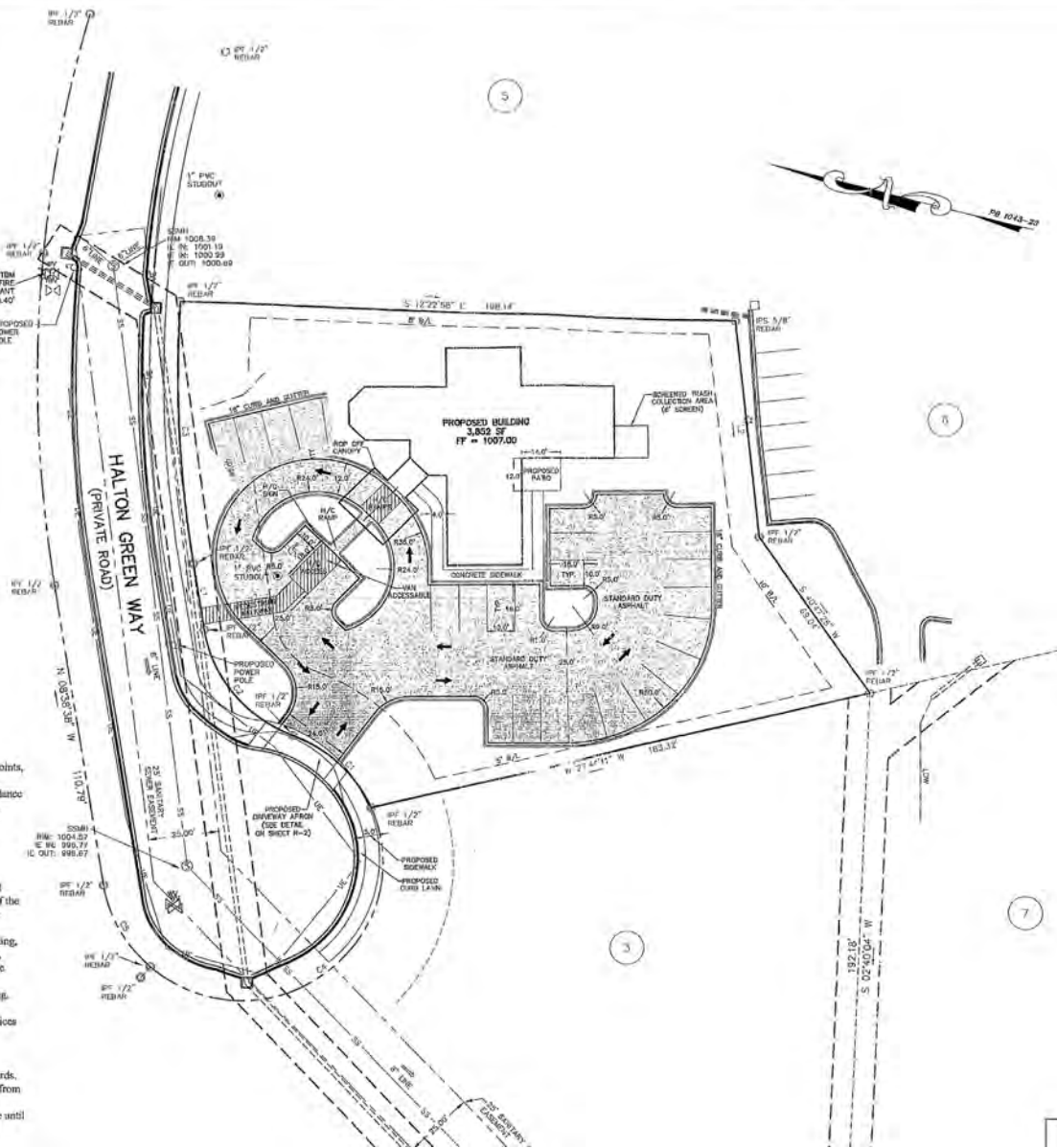
TR: 1.0 PER 200 S.F. OF GFA ON FIRST FLOOR; 20 SPACES
1.0 PER 300 S.F. OF GFA ON EACH ADDITIONAL FLOOR; 8 SPACES

HANDICAP REQUIRED - 1 SPACE
HANDICAP PROVIDED - 1 SPACE

1 SPACES

R, CABLE, WATER, GAS, ETC.
TO BE COORDINATED WITH
UTILITY PROVIDER.

refer to the architectural and mechanical plans for exact locations and
wing, porches, ramps, precise building dimensions, exact utility entrance points,
as (water, sewer, power, gas, telephone, cable, etc.) shall be made in accordance
regulations, and requirements of the applicable governing utility entities.
are to receive a handicap symbol painted on the asphalt.
as otherwise noted, arc to face of curb, face of building, or property line.
also shall be in accordance with Greenville Water System standards.
permit from Fire Marshal prior to installation as required.
ing underground utilities was obtained from available records and field
o, but the Contractor must determine the exact location and elevation of all
ing test pits by hand at all utility crossings well in advance of trenching. If the
specified on the plans or 12 inches (whichever is less), the contractor must
proceeding with construction.
ponsible for the design and implementation of all required/necessary shoring,
eical excavation measures required on this project to meet OSHA, Federal,
ont pursuant to the installation of the work indicated on the drawings. The
ent no responsibility for the design to install said items.
may be subject to wheel traffic must be designed to withstand TI-30 loading,
bermoplasts.
ponsible for the design and implementations of any sediment control devices
row or haul areas.
accordance with City of Greenville minimum standards.
strict accordance with the SC DHEC requirements.
ervice connections to be made in accordance with Metropolitan Sewer standards.
ce by City of Greenville does not relieve the contractor or subcontractor from
requirements.
nd stamped by City of Greenville must be retained at the construction site until
Revisions must be submitted to the Building Department for review and



LOCATION MAP



FREELAND & ASSOCIATES, INC.

LAND SURVEYORS & ENGINEERS
323 WEST STONE AVENUE
GREENVILLE, SC 29608
PHONE: (864) 271-4224
FAX: (864) 233-0315



NO	DATE	BY	DESCRIPTION
1	7-18-07		REVISED PER ARCHITECT
2	8-16-07		REVISED PER CITY OF GREENVILLE SSF
3	8-25-07		REVISED PER CITY OF GREENVILLE SSF
4	9-7-07		REVISED PER ARCHITECT SSF

LEGEND:

- IPS IRON PIN SET
- R/W IRON PIN FOUND
- R/W RIGHT-OF-WAY
- S/L BUILDING SETBACK LINE
- X-X-X- FENCE
- 1" PP POWER POLE
- OC OVERHEAD ELECTRIC LINE
- UP LIGHT POLE
- SSM SANITARY SEWER MANHOLE
- ⊠ FIRE HYDRANT
- SS SANITARY SEWER LINE
- OT OVERHEAD TELEPHONE LINE
- R/W RIGHT-OF-WAY

SCALE 1" = 20'

REF PLAT 1043-23

TAX MAP PART 25B-1-3.17

DESIGN SSF

DATE 6-25-07

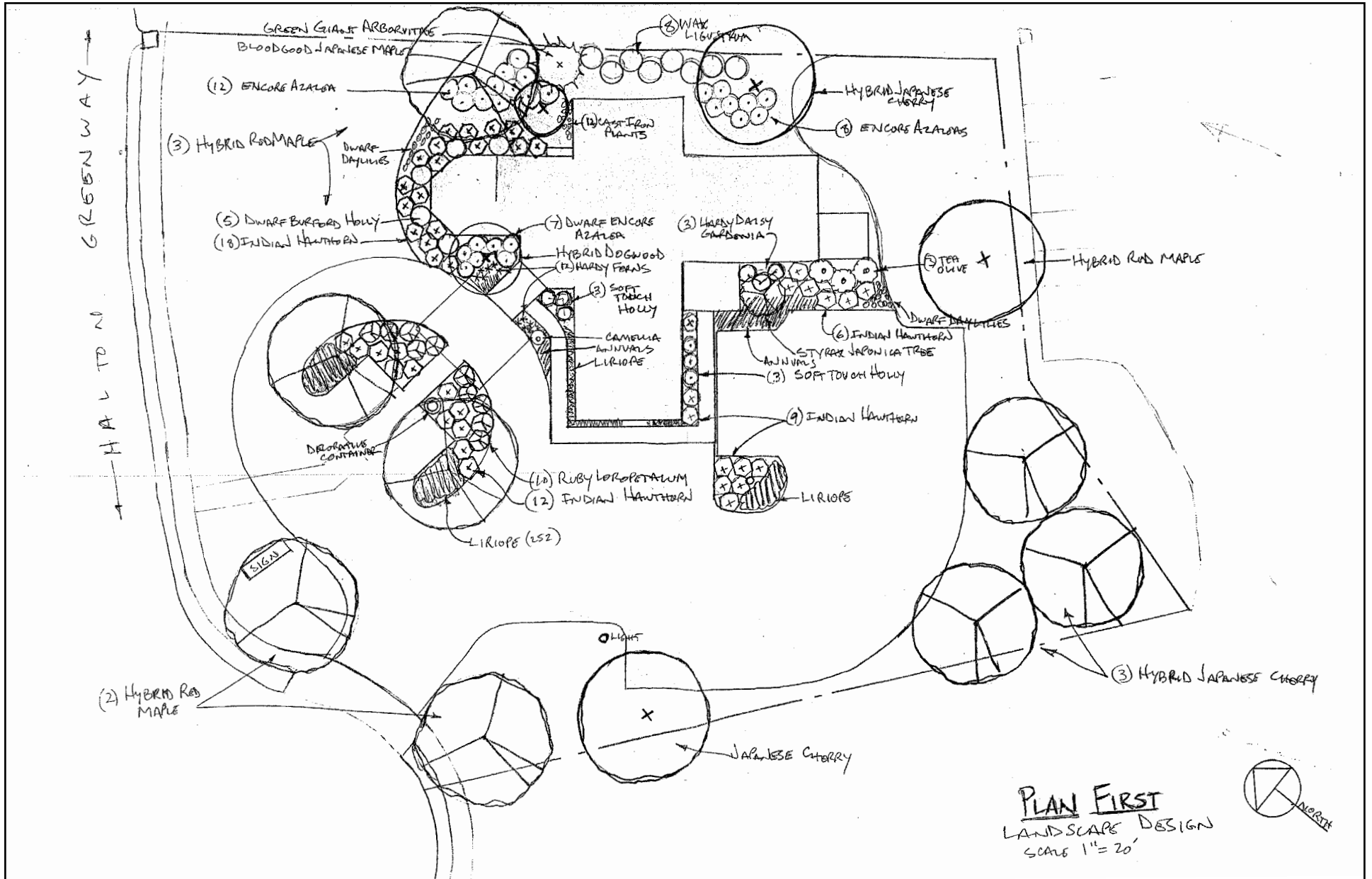
DWG. NO. 00792-SP

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
CITY OF GREENVILLE

PLAN FIRST
SITE PLAN

OWNER INFORMATION

PROPERTY LANDSCAPING



PROPERTY LOCATION



HOTELS

Courtyard by Marriot	Hilton Garden Inn
Hampton Inn	Residence Inn
stayAPT Suites	Holiday Inn
Candlewood Suites	Embassy Suites



PROFESSIONAL

TD Bank	Prisma Health
GLS	Ballentine Capital
Ford Motor Credit	Aerotek
Ameriprise Financial	ScanSource
General Electric	Fluor
Michelin	Bunnell-Lemmons
UPS Distribution	Stoner Engineering
NOVA	ECS Southeast



DRIVE TIMES

I-385	7 Minutes
I-85	8 Minutes
Pelham Road	8 Minutes
Greenville CBD	14 Minutes
GSP Airport	14 Minutes



ABOUT GREENVILLE

Greenville, South Carolina in 2026 stands out as one of the Southeast's most dynamic mid-sized markets, driven by a pro-business environment, diversified industry base, and sustained population growth. The region continues to attract both domestic and international investment, supported by low corporate taxes, workforce training pipelines, and strong infrastructure along the I-85 corridor. Major employers anchor key sectors like advanced manufacturing, healthcare, engineering, and logistics. The broader Greenville-Anderson-Greer MSA is projected to grow from 484,629 jobs in 2024 to +501,529 jobs by 2026, an increase of 16,900 jobs (+3.5%) in just two years, continuing to outpace national growth trends. Unemployment remains low (roughly 2–4%), reinforcing a tight labor market and steady wage pressure in skilled sectors.

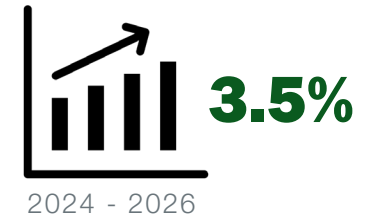
Commercial real estate fundamentals reflect that same momentum. Industrial and logistics demand is particularly strong, fueled by over \$8 billion in manufacturing investment announced in 2024 and continued absorption tied to automotive and supply chain users. Office and retail sectors are more nuanced—Class A and well-located assets (especially downtown Greenville) are performing, while older product faces pressure, a trend consistent with national patterns. Residential growth and in-migration continue to push rental rates and home values upward, with population gains driving new multifamily and mixed-use development. On the tourism side, Greenville draws 5+ million visitors annually, supported by its revitalized downtown, food scene, and proximity to the Blue Ridge Mountains, contributing over \$1B+ in annual visitor spending and reinforcing hospitality and service job growth. The overall picture in 2026 is a market that's still expanding—but maturing—where growth is no longer speculative; it's structural and backed by real capital, jobs, and sustained demand.



MAJOR EMPLOYERS

BMW Manufacturing
Michelin North America
GE Power
Prisma Health
Fluor Corporation
Hubbell Lighting
Synnex
Scansource
Magna

JOB GROWTH



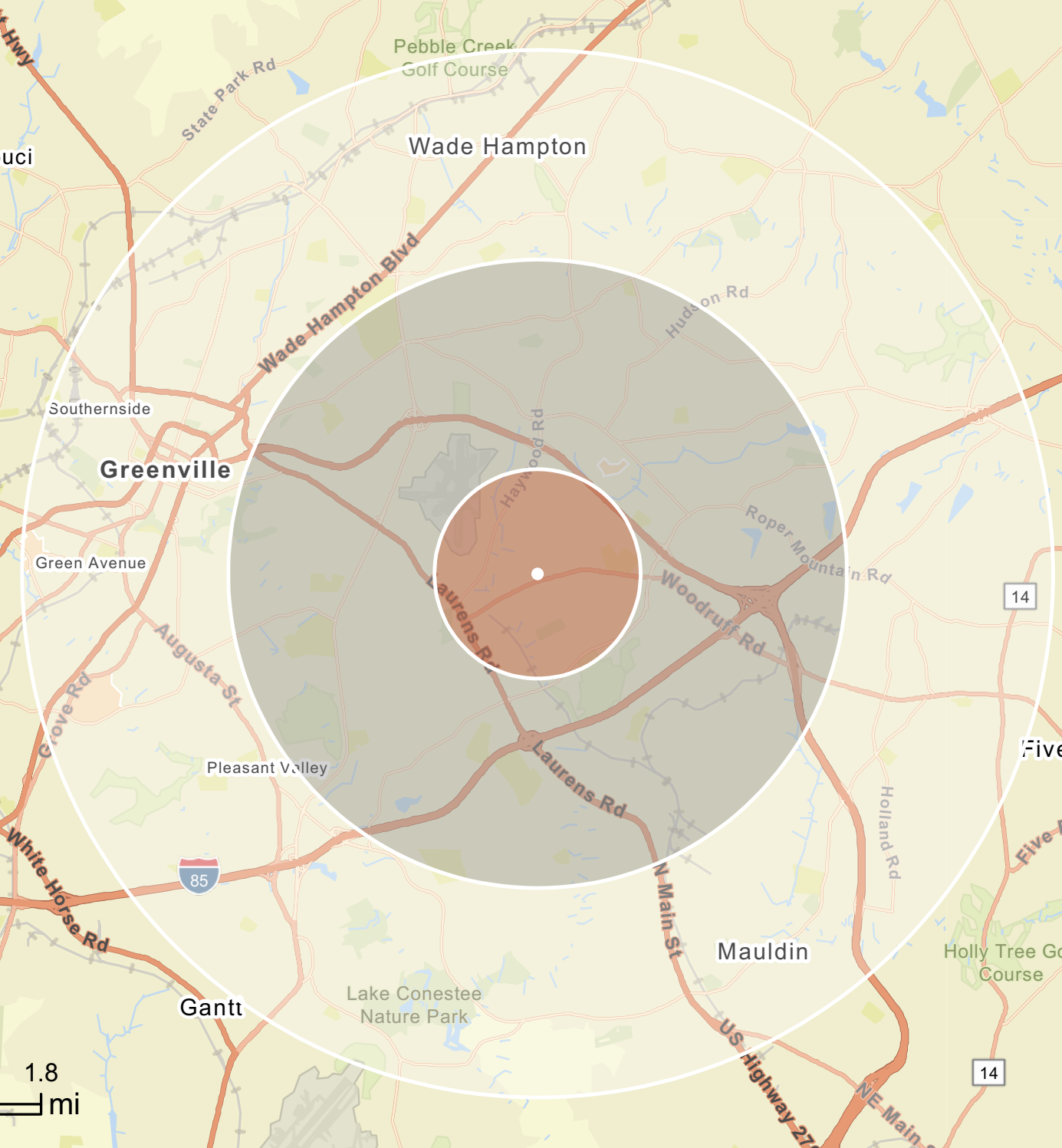
CLASS A OFFICE

Limited new supply is accelerating a landlord-favorable environment for high-quality space.

PROPERTY DEMOGRAPHICS

Greenville is situated along I-85 between Charlotte, NC and Atlanta, GA, making for easy access to three international airports including the Southeast's largest airport.

Recently ranked 4th in the US News & World Report's 2025 Best Places to Live, Greenville provides a high quality of life for families and young professionals alike. The area features various outdoor recreational opportunities such as year-round festivals and several minor league sports teams. Downtown is vibrant with restaurants and retail boutiques for daytime entertainment and offers a bustling nightlife as well. Based on 2025 reports, tourism in Greenville County achieved a record \$2.5B in total economic impact in 2024, which supports roughly 1 in 25 jobs in the county.



Area Demographics	3 MILE	5 MILE
2025 POPULATION	59,087	150,487
2030 PROJECTED POPULATION	63,047	193,765
2025 HOUSEHOLDS	17,335	38,749
2025 AVG HH INCOME	\$123,547	\$121,713
2030 AVG HH INCOME	\$137,273	\$136,097



John D. Gray, Jr.

Shareholder

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