



FOR LEASE

203

Rutherford Rd

GREENVILLE, SC

New Office Development – Delivering Fall 2025
5,960 SF Total | Two Units at 2,980 SF Each

Bailey Tollison

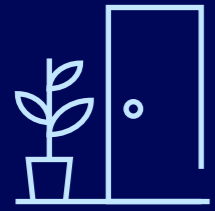
Vice President
864 527 5419
bailey.tollison@colliers.com

Taylor Allen, SIOR CCIM

Vice President
864 527 5423
taylor.allen@colliers.com



At a Glance



Brand new!

Finished office spaces with carpet and 9' ceilings



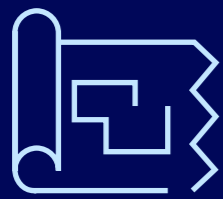
Roll-up doors

Each unit has an 8' x 8' roll-up door in the back



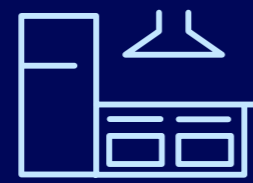
Air conditioned

The front office area will be air conditioned



Two Units

5,960 SF, divided into two 2,980 SF units



Break area

Sink and space for a refrigerator



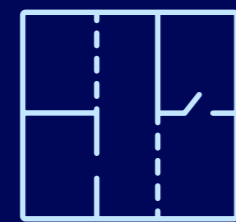
Lease rate

\$14.00/SF
NNN



Great Location

Close to downtown Greenville, I-385 and I-85.



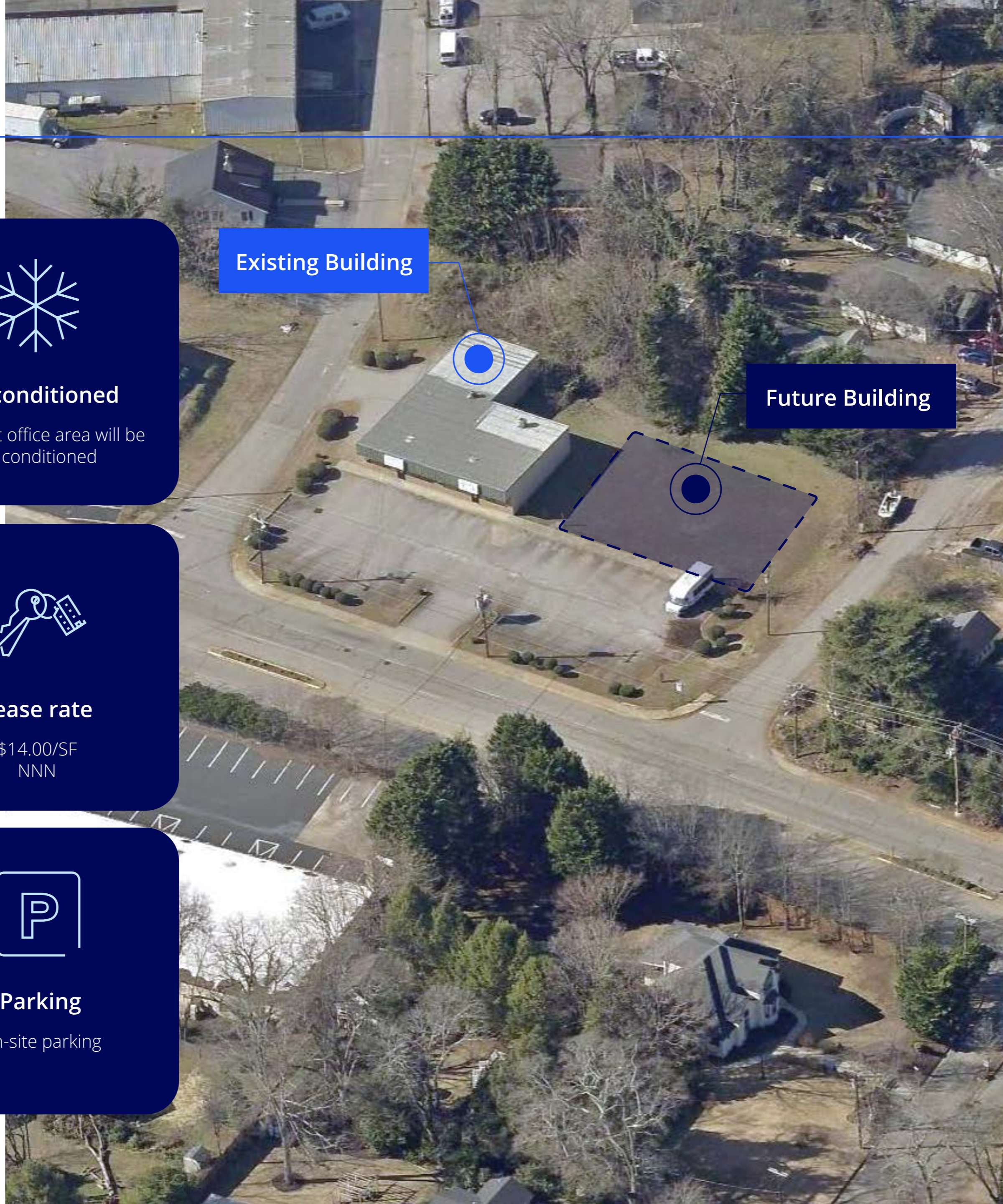
Storage space

Insulated, but unfinished back work or storage area



Parking

On-site parking



Location Overview

203 Rutherford Road | Greenville, SC

PROXIMITY TO DOWNTOWN

Minutes from downtown Greenville with easy access to restaurants, retail and services.

HIGH VISIBILITY & ACCESSIBILITY

Located on Rutherford Street (SC Hwy 14) with strong traffic counts and connectivity to I-385 and I-85.

VERSATILE SPACE

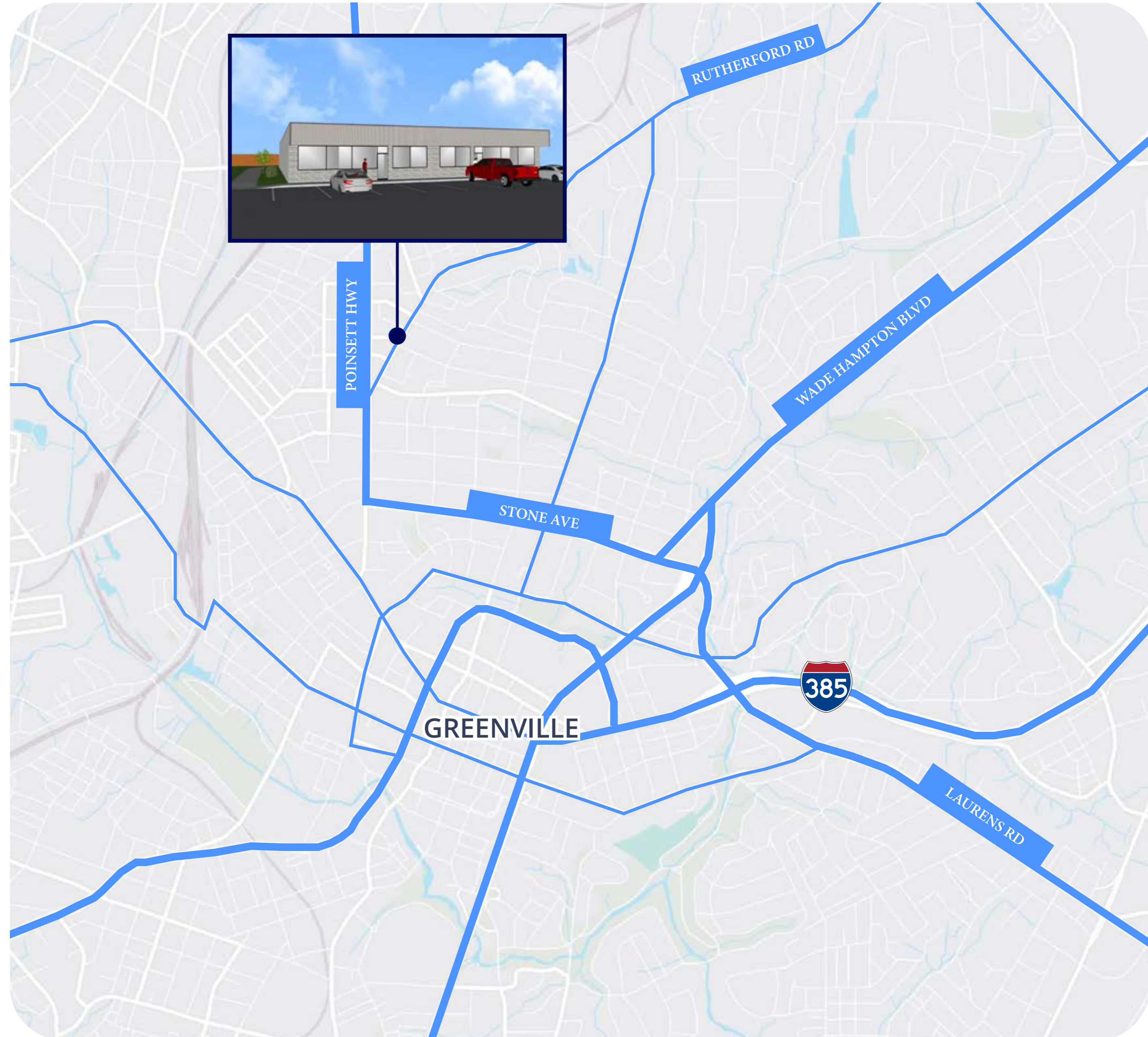
Suitable for office use with an unfinished back area to accommodate various business needs.

BUSINESS CLIMATE

Greenville's economic growth supports workforce access, networking, and investment.

COMMUNITY & AMENITIES

North Main offers historic charm, parks, walkable streets, and a welcoming business community that enhances the work-life balance.





203 Rutherford Road

GREENVILLE, SC

Bailey Tollison

Vice President
864 527 5419
bailey.tollison@colliers.com

Taylor Allen, SIOR CCIM

Vice President
864 527 5423
taylor.allen@colliers.com

colliers.com

Copyright © 2025 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.



Accelerating success.