

**AVISON
YOUNG**

For lease

881 - 3,309 sf office space
at I-385 and Pleasantburg Drive



The Piedmont Center

33 & 37 Villa Road | Greenville

Ned Reynolds

Vice President

+1 336 260 3148

ned.reynolds@avisonyoung.com

Will Hannah

Associate

+1 864 508 4525

will.hannah@avisonyoung.com

Property overview

Piedmont Center is a premier office complex located in the heart of Greenville, South Carolina. The center offers a variety of office space options to fit the needs of any business, from small startups to large corporations. Piedmont Center is also home to a variety of amenities, including conference rooms, a business center, and a variety of nearby restaurants and shops.

Piedmont Center is conveniently located near Interstate 85 and Interstate 385, making it easy to access from anywhere in the Greenville area. The center is also close to a variety of hotels and restaurants, making it a great place to stay for business travelers.

If you are looking for a professional and convenient office space in Greenville, South Carolina, then Piedmont Center is the perfect choice for you. Contact us today to learn more about our office lease opportunities.

Highlights

- **Full building upgrades in 2024** to include:
 - New flooring, wall coverings, ceiling tiles, LED lights in common areas, and many tenant suites.
 - New elevators
 - New elevator cabs
 - New building signage
- Landlord is ready and willing to provide **turn-key buildouts**, customized for tenant specs
- Located at the intersection of N Pleasantburg Drive and I-385 for **easy access** to anywhere in Greenville
- **Most extensive LL work package** on the market
- **Full service** rental rates.



Property overview



Total RSF
±143,865



Site area
±8.57 acres



Parking
569 spaces



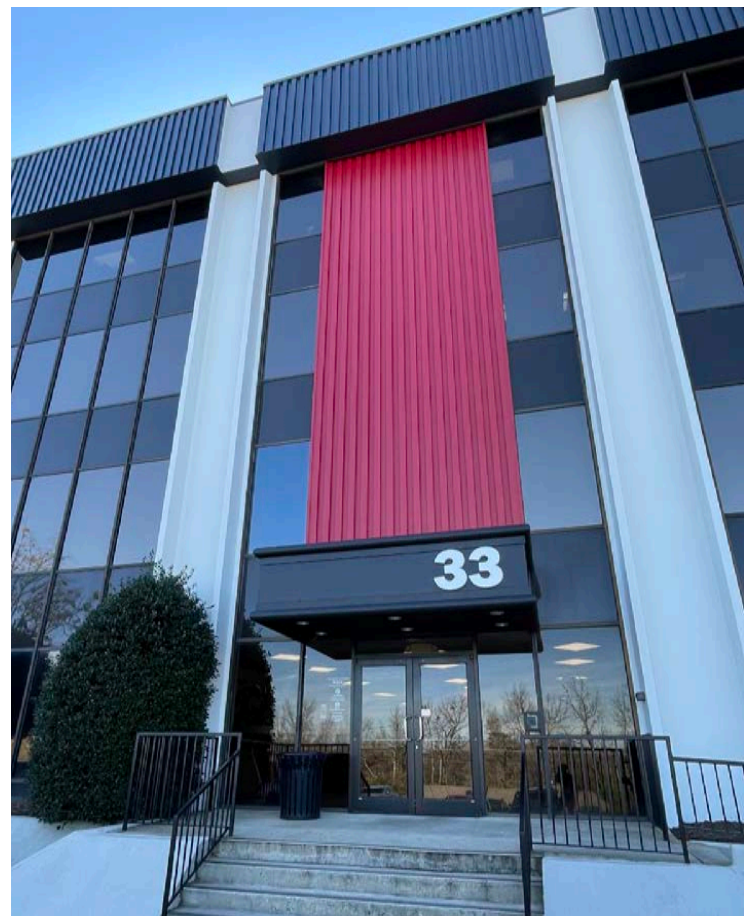
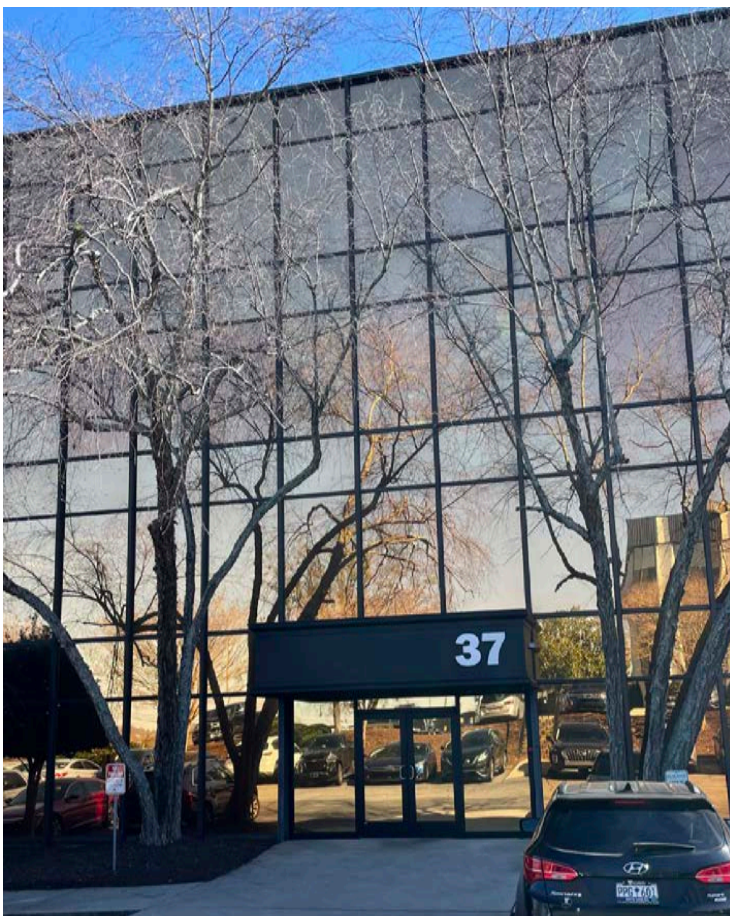
Zoning
Office

37 Villa Road | Greenville, SC

Total RSF	±77,227
Elevators	2
# of floors	5
Year built/ renovated	1973/2024
Utilities	Duke Power Greenville Water

33 Villa Road | Greenville, SC

Total RSF	±66,638
Elevators	2
# of floors	4
Year built/ renovated	1974/2024
Utilities	Duke Power Greenville Water



Available spaces

37 VILLA ROAD

Suite	Floor	Size (sf)	Price	Type	Available
100	1	1,233	\$19.00/sf	Full service	8/1/26
208	2	1,422	\$19.00/sf	Full service	Now
210	2	881	\$1,500/month	Full service	Now
313	3	854	\$1,600/month	Full service	6/1/26



33 VILLA ROAD

Suite	Floor	Size (sf)	Price	Type	Available
105	1	3,309	\$19.00/sf	Full service	Now



Current tenants

37 VILLA ROAD

First floor

- Belca Group
- Fort Hill Associate, LLC
- Xu CPA, LLC
- Lasik Vision Institute
- The Nature Conservancy

Second floor

- SC Mentor
- D&S Community Services
- Southeast X-Ray
- Sarah B. McGuire
- Loaves and Fishes
- Holt Consulting
- AppleOne, Inc.
- Real Property Management Upcountry

Third floor

- Prometric, Inc.
- Fulcum Osteopathic Wellness, LLC
- Eaton Corporation
- Passport Health Holdings, LLC
- Continuum of Care
- Assisting Hands Greer
- Veteran Evaluation of SC
- Excel Engineering
- Utiliserve

Fourth floor

- JDPLAW, LLC
- Dickson Davis Law Firm
- Robbins Media Group
- SLED
- JusticeWorks Behavioral Care
- Clinical Assesment Services
- Aptim Federal Services, LLC
- Monge & Associates

- Cianbro Corporation
- Loeb sack & Brownlee, PLLC
- Dunleavy Law Firm
- Imhoff Law
- EIT Networks

Fifth floor

- First Name Basis
- Norsan Media
- NUS Consulting Group

33 VILLA ROAD

First floor

- Upper State Apartment Association
- Cyber Academy
- Sinclair (WLOS TV Station)

Second floor

- SC Department of Public Safety

Third floor

- DeVita & Associates, Inc.
- Drum Creative

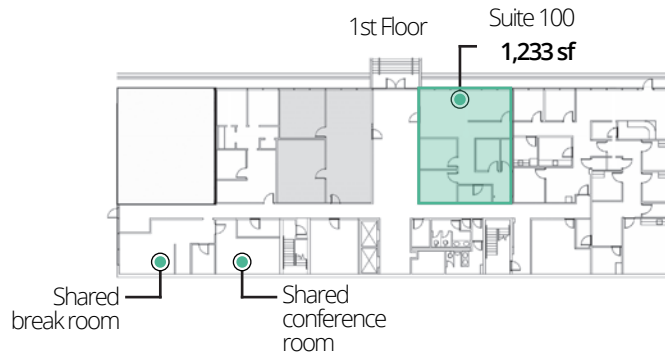
Fourth floor

- SC Department of Revenue
- James S. Farrin PC

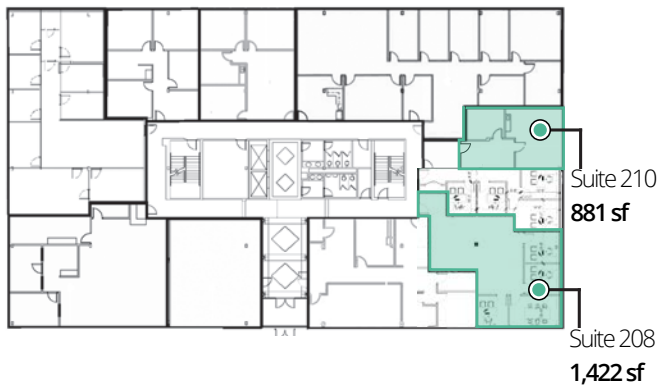
Floor plans

37 VILLA ROAD

 Available



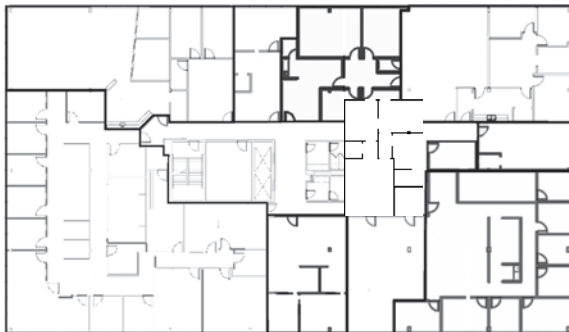
2nd Floor



3rd Floor



4th Floor



5th Floor



Floor plans

 Available

33 VILLA ROAD

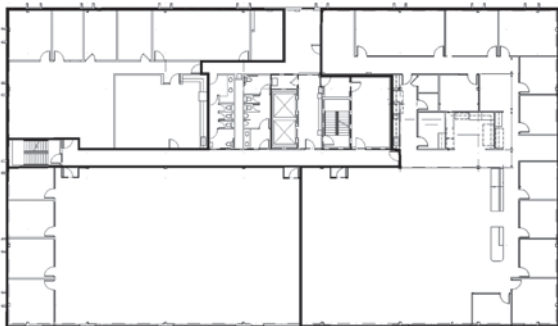
1st Floor



2nd Floor



3rd Floor



4th Floor



Retail amenities

Within 3 mile radius of Piedmont Center



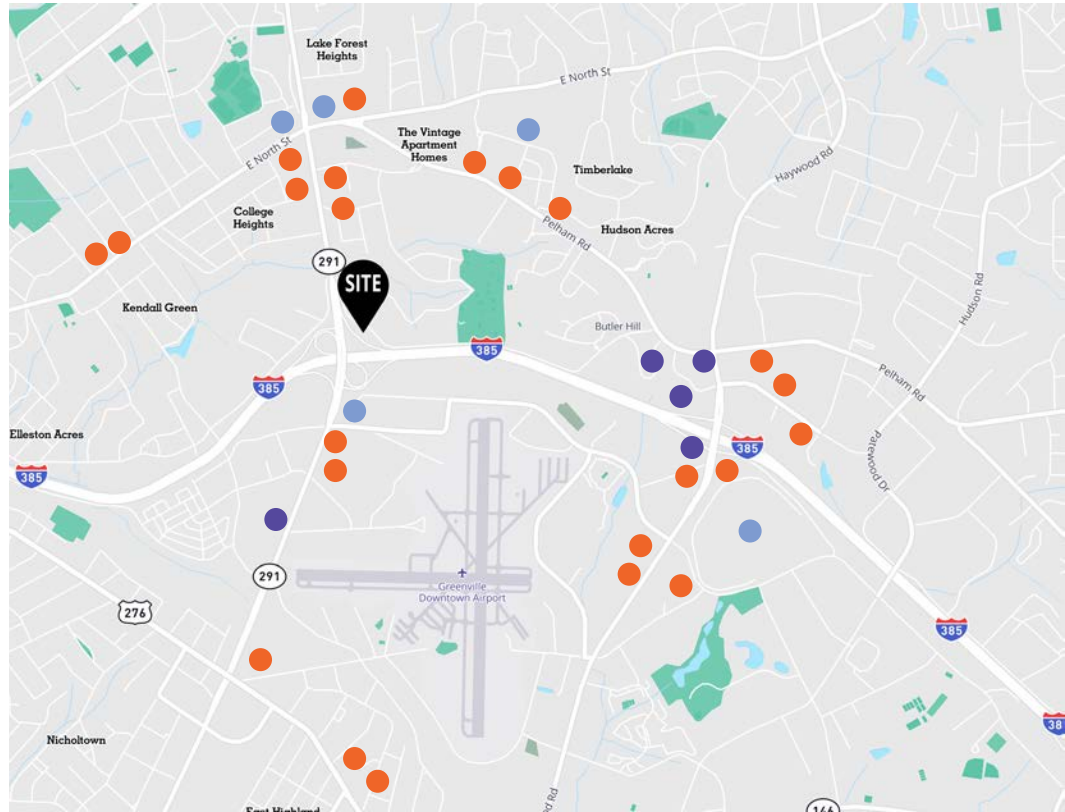
325
Restaurants/bars



41
Hotels & lodging



91
Entertainment venues



Restaurants

- S&S Cafeteria
- Irashiai Sushi
- Outback Steakhouse
- Fork & Plough
- Capri's Italian
- Adams Bistro
- Sonic
- Krispy Kreme
- Bimini's Oyster Bar & Seafood
- Pho Noodleville
- Copper River Grill
- CityRange Steakhouse
- White Duck Taco

Hotels

- Hilton Greenville
- La Quinta Inn & Suites
- Hyatt Place
- Hampton Inn - I-385/Haywood
- Sleep Inn at Greenville Convention Center

Retail

- Haywood Mall
- Publix Supermarket
- Walgreen's Pharmacy
- CVS Pharmacy
- QuikTrip

Property amenities



Open floor plans

Flexible layouts

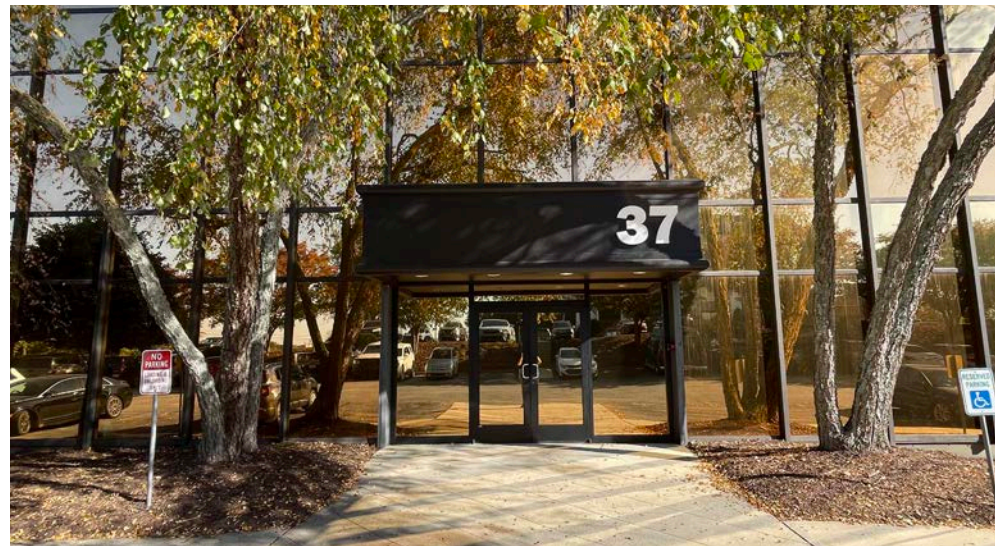
High-visibility signage options



Full service

Short term leases available

Competitive rates



Demographics

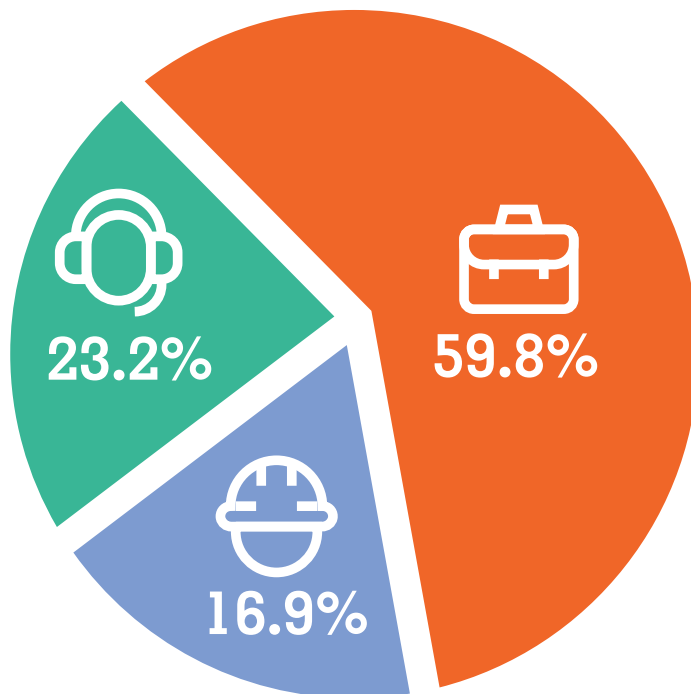
COMMUNITY



Demographics within 3 mile radius.

EMPLOYMENT

- White collar
- Service
- Blue collar





AVISON YOUNG

Ned Reynolds

Vice President

+1 336 260 3148

ned.reynolds@avisonyoung.com

Will Hannah

Associate

+1 864 508 4525

will.hannah@avisonyoung.com