



BLACKSTREAM
COMMERCIAL REAL ESTATE

LEASE

5 Century Dr

5 CENTURY DR

Greenville, SC 29607

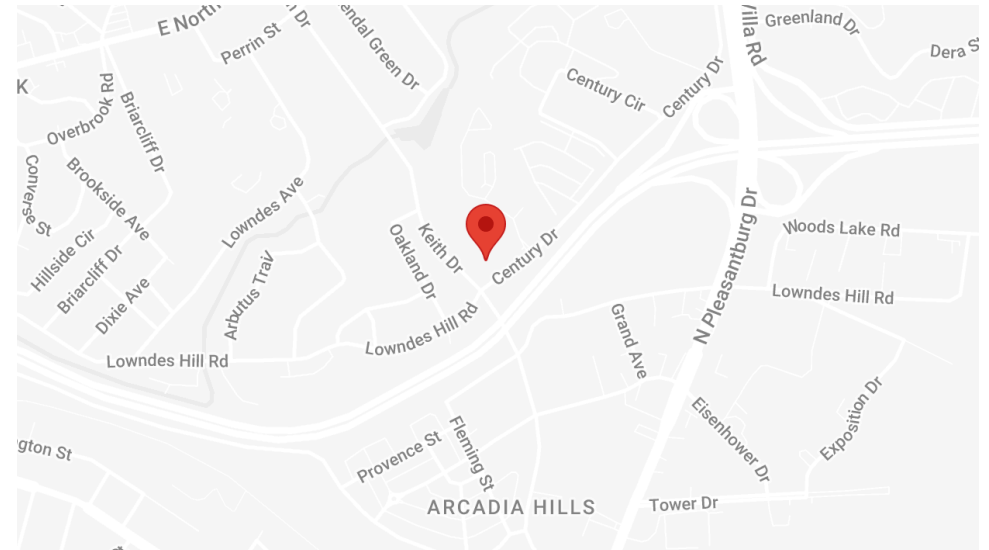
PRESENTED BY:

ROD SUAREZ

O: 864-637-9302

rsuarez@blackstreamcre.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$17.50 SF/yr (NNN)
NUMBER OF UNITS:	35
AVAILABLE SF:	1,360 - 1,645 SF
LOT SIZE:	91,984 SF
BUILDING SIZE:	29,855 SF

PROPERTY DESCRIPTION

Unleash the full potential of your business at 5 Century Dr, Greenville, SC. This exceptional property offers a cutting-edge, modern workspace with customizable floor plans to suit a range of business needs. Boasting ample parking and easy access to major highways, the property prioritizes convenience for both employees and visitors. Inside, abundant natural light streams through thoughtfully designed interior spaces, creating a stimulating and productive atmosphere. Tenants will enjoy access to top tier office space and high-tech conference rooms, setting the stage for productivity and success. Elevate your business in this prime location designed to inspire creativity and growth.

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ADDITIONAL PHOTOS



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PROPERTY DETAILS & HIGHLIGHTS

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
APN	0193030200902
BUILDING SIZE	29,855 SF
LOT SIZE	91,984 SF
BUILDING CLASS	A
YEAR BUILT	1995
NUMBER OF BUILDINGS	1

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- Ample parking for tenants and visitors
- Easy access to major highways
- Customizable floor plans to suit diverse business needs
- Abundant natural light flowing through thoughtfully designed interior spaces
- High-speed internet and tech-ready infrastructure
- Professional onsite management team
- Flexible lease terms available
- Convenient location for commuting and client visits

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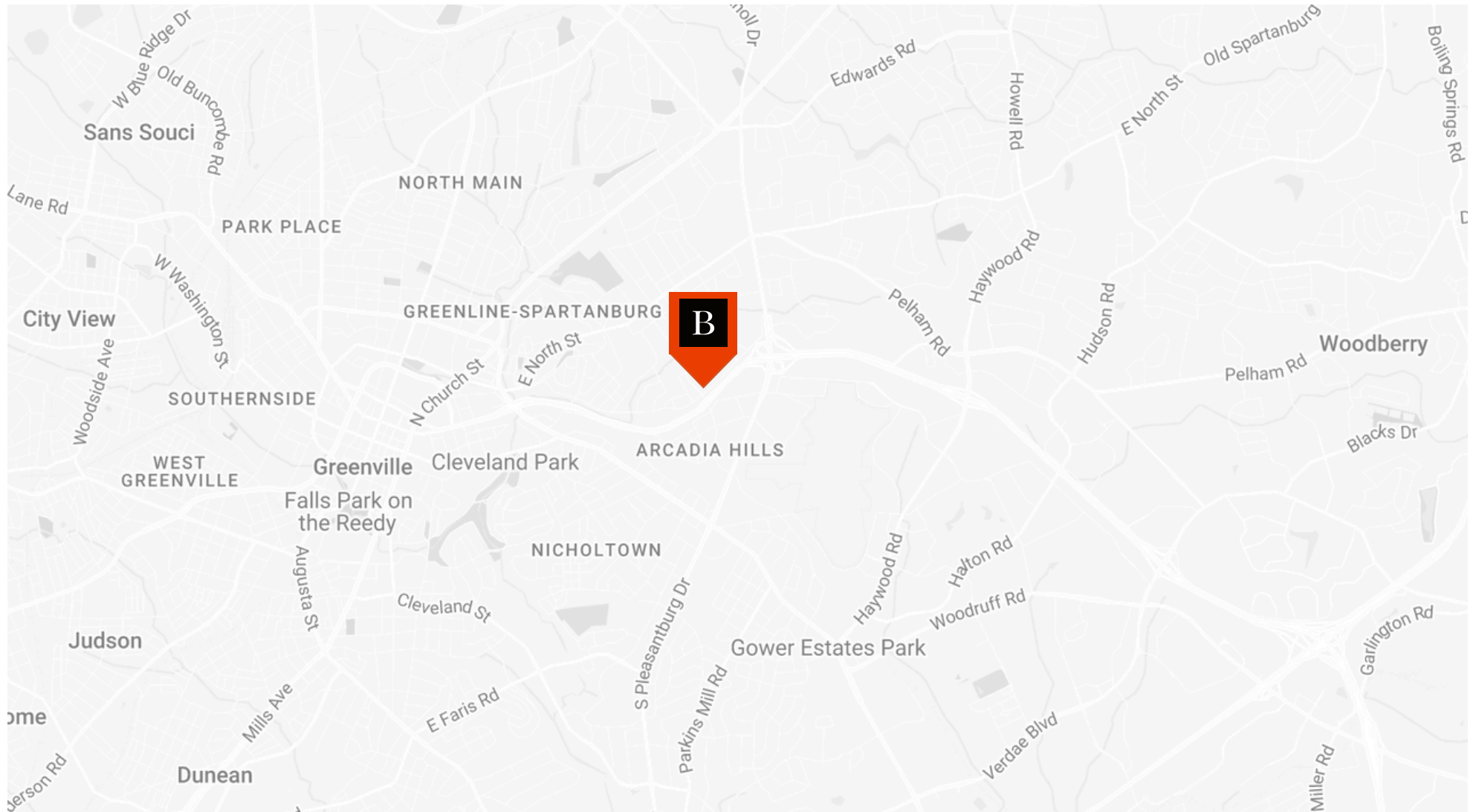
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RETAILER MAP



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LOCATION MAP



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AREA ANALYTICS

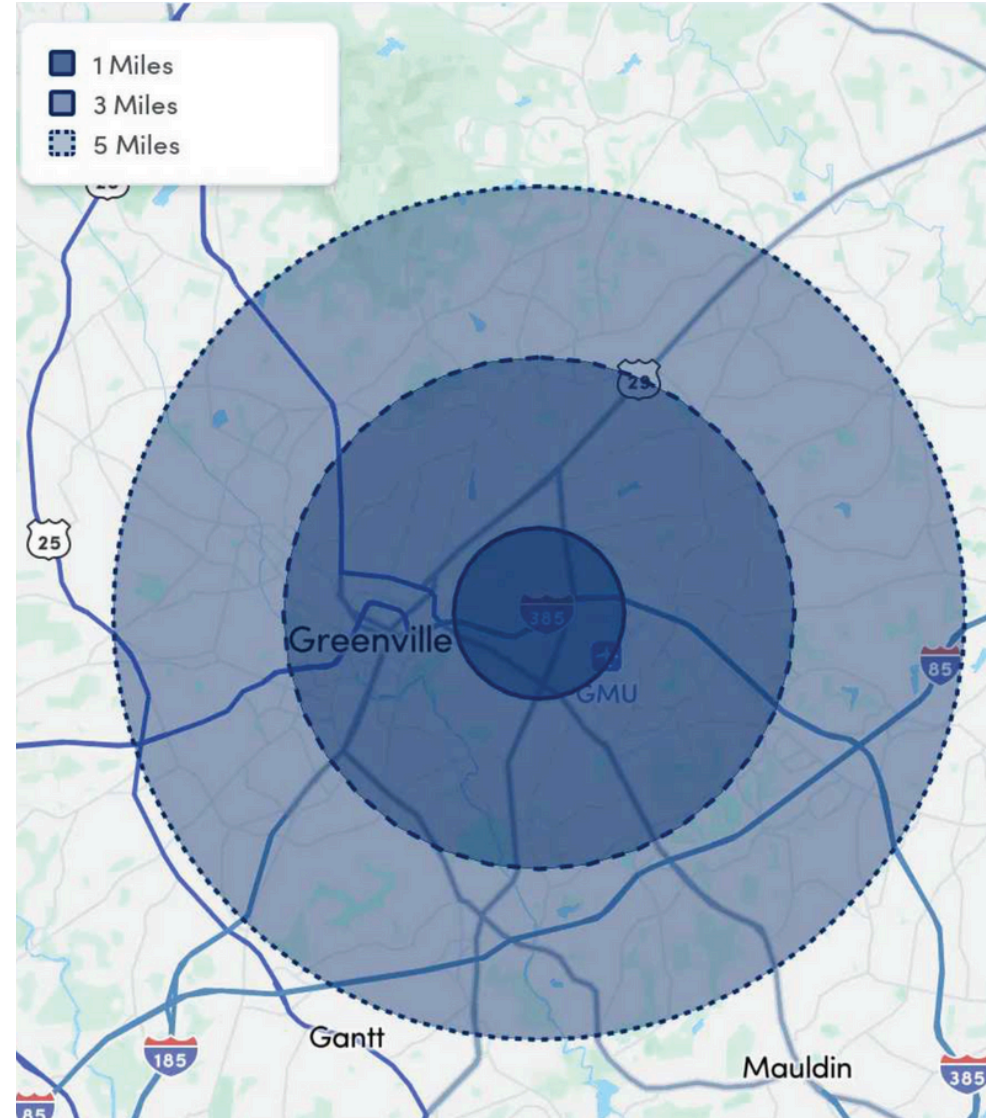
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,947	77,032	180,572
AVERAGE AGE	37	40	40
AVERAGE AGE (MALE)	36	38	38
AVERAGE AGE (FEMALE)	38	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,694	35,583	78,286
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$71,710	\$109,952	\$98,077
AVERAGE HOUSE VALUE	\$314,205	\$483,295	\$395,806
PER CAPITA INCOME	\$32,595	\$49,978	\$42,642

Map and demographics data derived from AlphaMap



ROD SUAREZ

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ADVISOR BIO



ROD SUAREZ

Associate Advisor

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PROFESSIONAL BACKGROUND

Born and raised in Mexico City, Rod's journey to Greenville began more than two decades ago, coinciding with the region's remarkable growth. Today, he utilizes his unique perspective and deep-rooted relationships to drive successful business outcomes for his clients.

Starting his career in residential real estate sales, Rod's understanding of the property landscape is as vast as it is diverse. Recently, he strategically shifted his focus to commercial real estate. His decision was fueled by the rapid influx of businesses into the Greenville region, a trend he anticipates will continue to rise in the coming years.

In Greenville for over 20 years, Rod's personal and professional relationships have not only enriched his life but also played an instrumental role in his career success. He is deeply connected with the community, embracing its transformation over the years, and actively participating in its future growth. In Rod Suarez you find a local expert with international roots, a strategic problem solver with a keen eye for opportunities, and a committed partner with a firm belief in the power of relationships.

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