

# CLASS A OFFICE FOR SALE

9 Halton Green Way, Greenville, SC 29607

**NAI Earle Furman**



## Class A Office Opportunity in Greenville's Most Connected Business Corridor

### PROPERTY FEATURES

- ±6,136 SF freestanding Class A office building  
5,365 SF first floor | 771 SF second floor
- Existing tenant lease runs through April 2027
- Situated on ±0.78 acres within professional office park setting
- New roof
- Built in 2008 and expanded in 2012
- Ownership opportunity in supply-constrained submarket
- High-end finishes throughout with custom millwork, upgraded materials, and exceptional interior design
- Functional layout ideal for professional office users
- Zoned BG in City of Greenville
- Ideal Users: law firm, wealth management, medical or specialty practice, corporate office, professional services (engineering, consulting, marketing firms)
- Strategically positioned near I-385 and I-85
- Moments from Woodruff Road - Greenville's primary retail and business corridor
- Central access to Downtown Greenville, Mauldin, Simpsonville, and major employment hubs
- Highly accessible location for both clients and employees

**SALE PRICE: \$2,500,000**



**John D. Gray, Jr. | Shareholder**  
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**101 E Washington St**  
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## 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

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