

**LEASE**

**FREE STANDING  
OFFICE BUILDING**

**665 N. ACADEMY STREET  
GREENVILLE, SC 29601**



**HARRY CROXTON**  
404.985.8856

**T. COX**  
864.747.0602

All information deemed reliable, but not guaranteed.

**KDS**   
**CAINE**  
COMMERCIAL REAL ESTATE



Welcome to 665 N. Academy Street, a premier office building situated at the heart of downtown Greenville. Positioned on a major thoroughfare connecting you to the best that downtown Greenville has to offer, this location provides excellent access and visibility. Benefit from Greenville's dynamic growth, with steady influx of businesses, residents, and visitors fueling the local economy. Whether you're expanding your current operation or launching a new concept, this property grants you both the adaptability and the prestige that modern enterprises demand.

### AVAILABLE SPACE

**Address:** 665 N. Academy Street  
Greenville, SC 29601

**Lease Rate:** \$14/NNN

**Available SF:** 3,774 SF

### PROPERTY HIGHLIGHTS

- Reception, 8 Offices, Conference Room, Kitchen, & 3 Restrooms
- Free standing office building situated at the gateway to Greenville's vibrant downtown corridor
- Excellent visibility on North Academy Street and access to rear parking lot via Lavinia Avenue
- Ample parking - private lots in front and back totaling 20 spaces
- Convenient access to major highways including I-385 and I-85
- Across the street from the Bon Secours Wellness Arena and walking distance to Greenville's renowned restaurants and shops



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# PROPERTY PHOTOS



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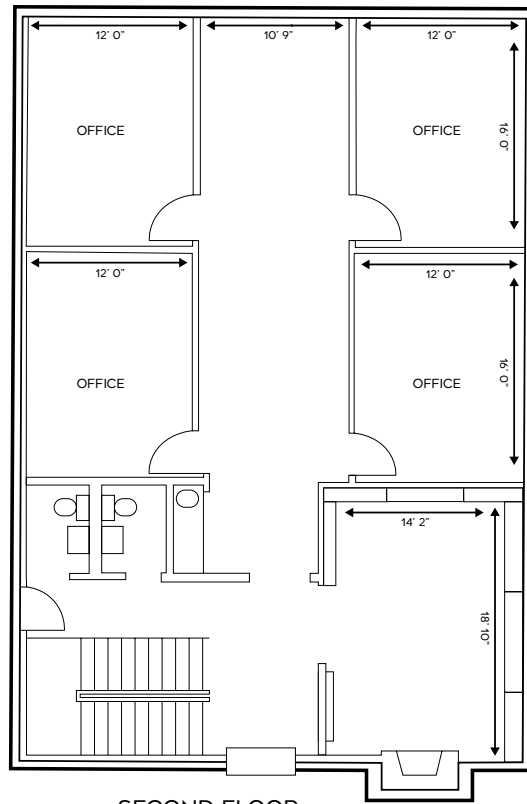
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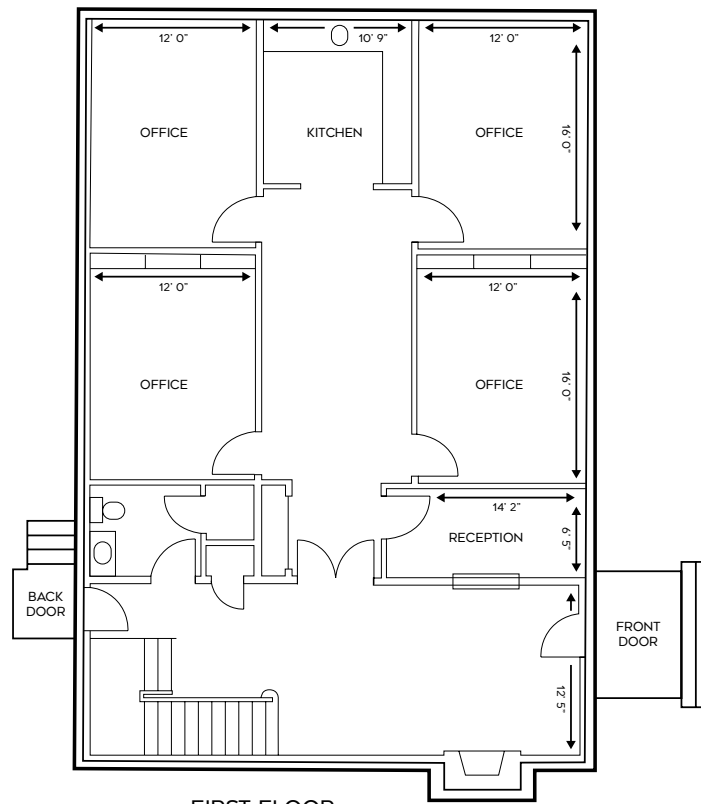
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# FLOOR PLANS



SECOND FLOOR



FIRST FLOOR



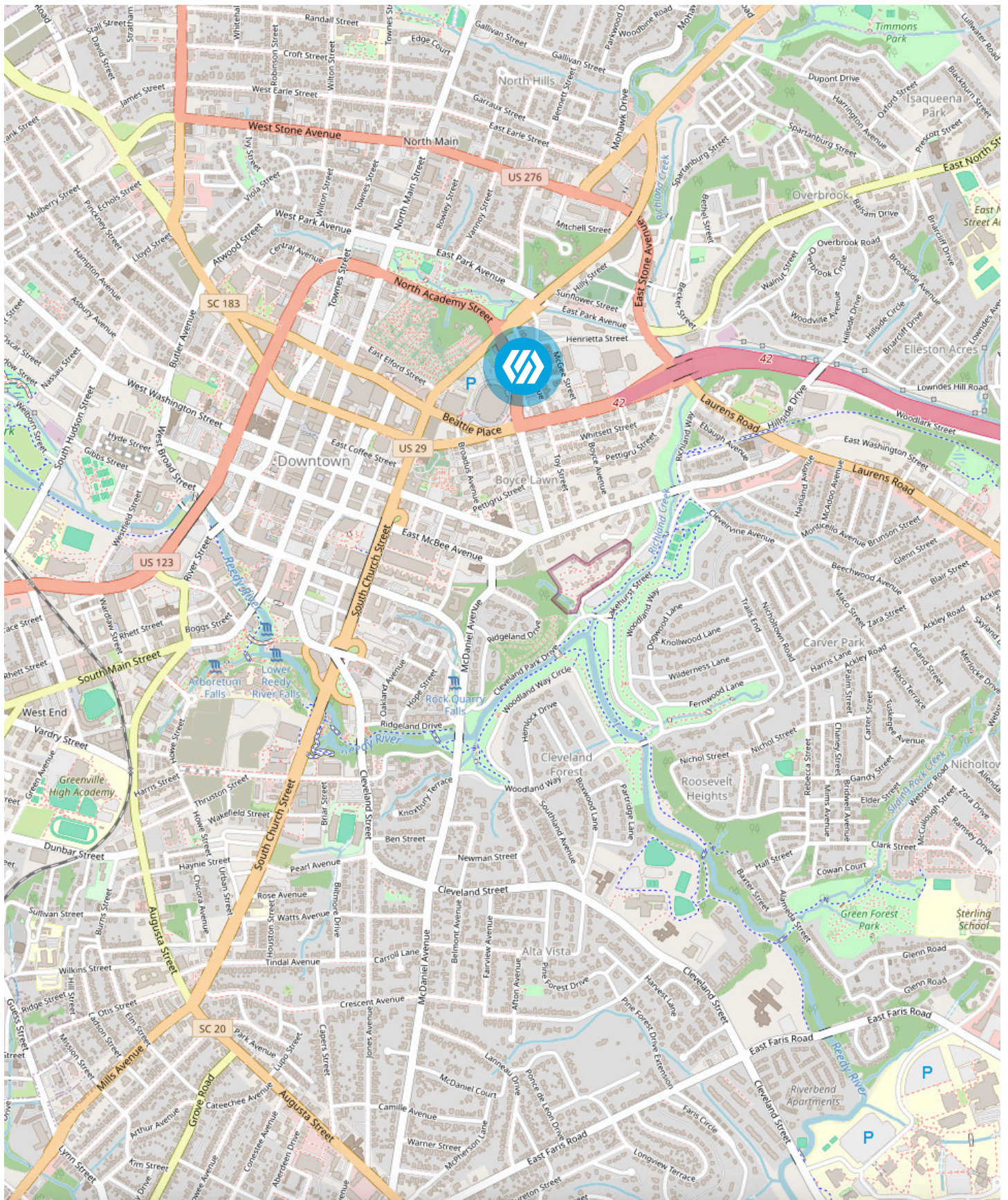
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# LOCATION



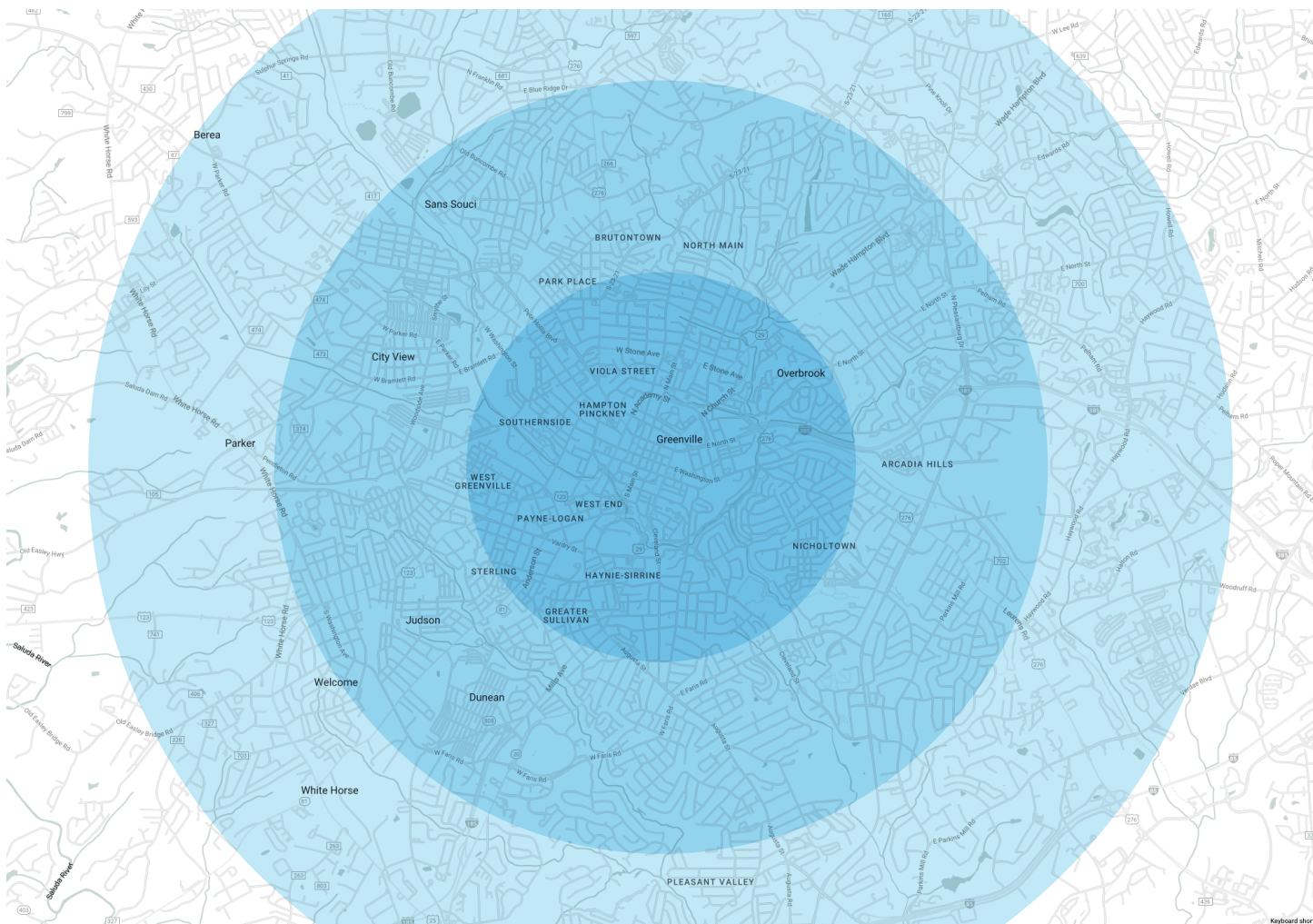
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# POPULATION & ECONOMIC DATA



	2 Miles	5 Miles	10 Miles
2029 Population Projection	53,708	197,663	464,303
2024 Population Estimate	47,664	178,112	421,912
2020 Census	39,033	162,132	396,512
Population Growth 2024-2029	12.68%	10.98%	10.05%
Population Growth 2020-2024	22.11%	9.86%	6.41%
Median Age	37.70	36.6	38.4
Average Age	39.1	38.3	39.4
High School Graduate	19.3%	21.56%	20.91%
Bachelors Degree	24.91%	21.66%	22.32%
Advanced Degree	17.87%	12.99%	13.41%
Average Household Income	\$106,504	\$115,777	\$117,405
Media Household Income	\$74,957	\$81,904	\$83,132



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## WHY GREENVILLE?

### IT ALL STARTS DOWNTOWN

The revitalization of downtown Greenville has turned the business district into one of the most livable, vibrant communities in the city - and it's only getting better. Intensely planned urban-style development has created a widespread variety of restaurants, nightspots, parks, plazas, and urban residences that leave those who live here with an endless list of activities and entertainment. Residents and visitors enjoy 122 acres of parks, walking and biking trails.

A true gem within the downtown area is Falls Park on the Reedy River, which has been recognized by TripAdvisor as one of the "Top 10 Parks in America." Encompassing 32 acres, this park is an oasis, seamlessly bridging the gap between modern downtown and the historic West End. Residents benefit from its well-connected pedestrian paths and greenways, offering easy access to the Prisma Health Swamp Rabbit Trail System and Unity Park.

### TRUST THE EXPERTS

**#3 Friendliest City**

*Southern Living*

**#4 Best Places to Live in the United States**

*U.S. News and World Report*

**The Coolest Small Cities in the U.S.**

*Thrillist Travel*

**Best Places for Young Professionals in South Carolina**

*Niche.com*

**Best Small Towns in America: Best for Good Eats**

*Men's Journal*

**Top 10 America's Next Great Food Cities**

*Food & Wine*





LOCATION, LOCATION, LOCATION

**1.6 Million People**  
10 Upstate SC Counties

**More Than 575**  
International Companies

**#3 GDP Worldwide**  
At \$6.0T, the Southeast United State GDP Ranks #3 in the World.<sup>1</sup>

**160 New Locations**  
More than 160 companies have announced new locations in the Upstate over the last 5 years.



A CRITICAL MANUFACTURING HUB



SOUTH CAROLINA IS OPEN FOR BUSINESS

**#1**

State for Manufacturing in 2022  
*Site Selection Group*

**#2**

State for Doing Business  
*Area Development*

**#1**

Fastest Growing State  
in the U.S.

Data & Information Provided by Upstate Alliance  
<sup>1</sup> Southeast defined as 12 states including: Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee, & West Virginia



**REAL RELATIONSHIPS, NOT JUST REAL ESTATE**

**VERDAE OFFICE**

340 Rocky Slope Road  
Suite 302  
Greenville, SC 29607

**DOWNTOWN OFFICE**

117 Williams Street  
Greenville, SC 29601

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All property information is subject to change or withdrawal without notice.