

LEASE

I-85 & I-385 INTERCHANGE

6040 PONDRERS CT
SUITE A
GREENVILLE, SC 29615

+/-41,226 SF OF
OFFICE SPACE



Harry Croxton T Cox
404.985.8856 864.747.0602

All information deemed reliable, but not guaranteed.

KDS 
CAINE
COMMERCIAL REAL ESTATE



PROPERTY OVERVIEW

Suite A at 6040 Ponders Court offers $\pm 41,226$ SF of office space with unmatched visibility at the junction of I-85 and I-385 in Greenville, SC. This rare opportunity delivers exceptional signage exposure to over 142,000 vehicles per day and is ideal for companies seeking a large, flexible office footprint with easy interstate access.

The space features an open floor plan with perimeter offices, multiple secure private entrances, and generous natural light. While currently built out, the suite will require renovations, and ownership is offering tenant improvement allowances to help customize the layout to a new user's needs. With 204 dedicated parking spaces and multiple signage placements, Suite A is well suited for a company headquarters, a call center, or any office user seeking maximum convenience and regional prominence.

PROPERTY HIGHLIGHTS

- **Lease Rate:** \$16/SF NNN
- $\pm 41,226$ SF of office space (Subdividable)
- Flexible open floor plan with perimeter offices
- 3 secured private entrances with key fob access
- Ownership offering TI allowance for qualified tenants
- Prominent signage at I-85/I-385 interchange (-142,000 VPD)
- 204 dedicated parking spaces
- Zoned S-1 Greenville County
- Ideal for corporate HQ, professional office users, or call centers
- Convenient access to GSP International Airport, Downtown Greenville, and major corridors



6040 PONDERS CT.
SUITE A GREENVILLE,
SC 29615

All information deemed reliable, but not guaranteed.

HARRY CROXTON 404.985.8856
HCROXTON@KDSCAINE.COM

T COX 864.747.0602
TCOX@KDSCAINE.COM

PROPERTY PHOTOS



6040 PONDERS CT.
SUITE A GREENVILLE,
SC 29615

All information deemed reliable, but not guaranteed.

HARRY CROXTON 404.985.8856
HCROXTON@KDSCAINE.COM

T COX
864.747.0602
TCOX@KDSCAINE.COM

PROPERTY PHOTOS



6040 PONDERS CT.
SUITE A GREENVILLE,
SC 29615

All information deemed reliable, but not guaranteed.

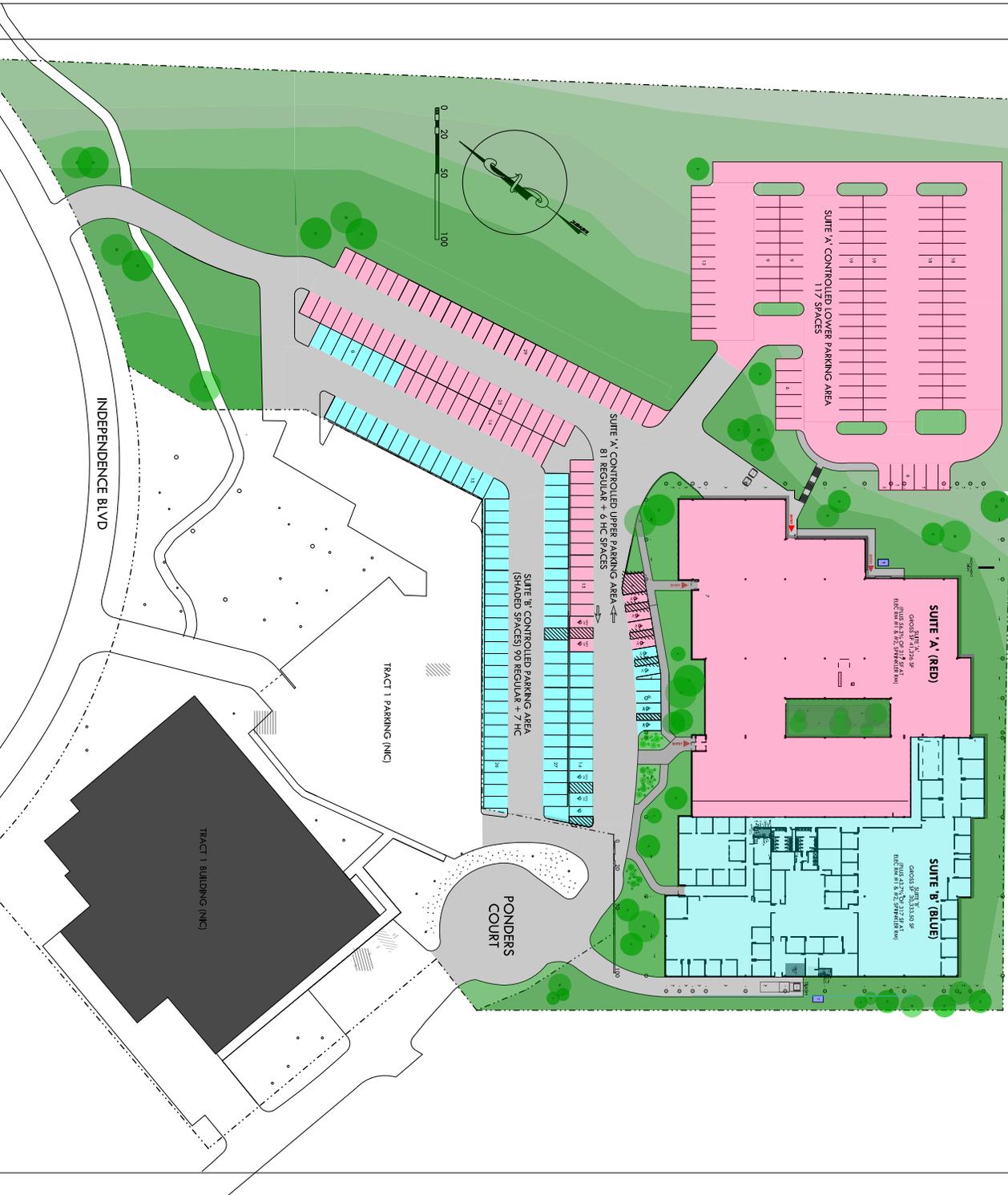
HARRY CROXTON 404.985.8856
HCROXTON@KDSCAINE.COM

T COX
864.747.0602
TCOX@KDSCAINE.COM

SUITE A SIGNAGE LOCATIONS

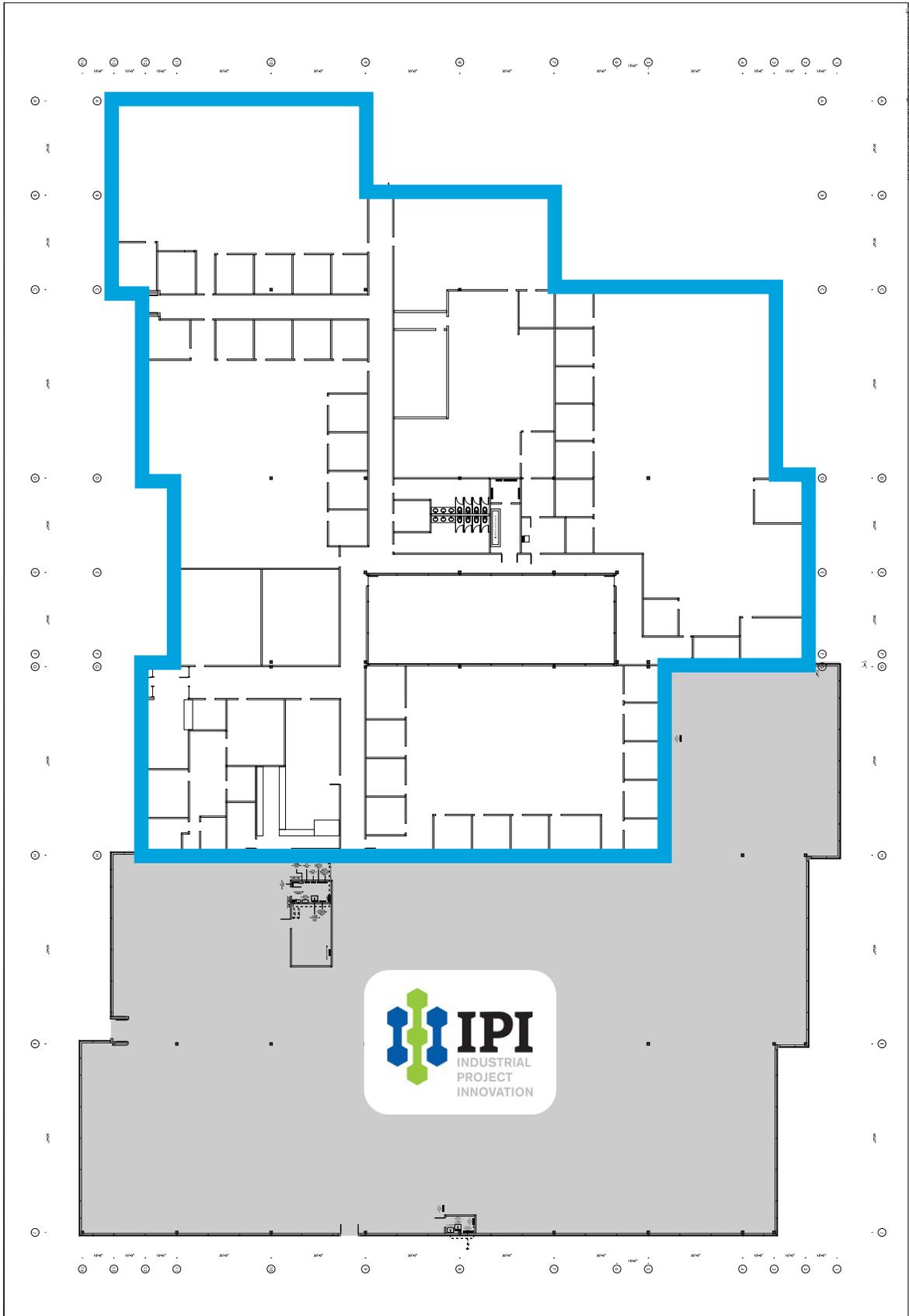


SITE PLAN



INTERSTATE 85

FLOOR PLAN



LOCATION



6040 PONDERS CT. SUITE A
GREENVILLE, SC 29615 All information
deemed reliable, but not guaranteed.

HARRY CROXTON 404.985.8856
HCROXTON@KDSCAINE.COM

T COX
864.747.0602
TCOX@KDSCAINE.COM



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.1

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.



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

HARRY CROXTON
404.985.8856
HCROXTON@KDSCAINE.COM

T COX
864.747.0602
TCOX@KDSCAINE.COM