

LEASE

I-85 & I-385 INTERCHANGE

6040 PONDER'S CT
SUITE A
GREENVILLE, SC 29615

+/-41,226 SF
CLIMATE CONTROLLED
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 climate-controlled office space with unmatched visibility at the junction of I-85 and I-385 in Greenville, SC. Potentially subdividable, 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 climate-controlled office space (Potentially 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



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PROPERTY PHOTOS



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SUITE A SIGNAGE LOCATIONS



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SITE PLAN



INTERSTATE 85

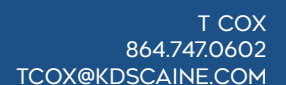


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WHY GREENVILLE?

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.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.

Data & Information Provided by Upstate Alliance

¹ 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
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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.