

SPACE FOR LEASE

**MEDICAL/OFFICE
SPACE IN PREMIER
VERDAE LOCATION**

703 VERDAE BLVD.
SUITE 200
GREENVILLE, SC 29607



AMBERLEIA GLOVER
864.360.2808

BRAD DOYLE
864.237.8458

All information deemed reliable, but not guaranteed.

KDS 
CAINE
COMMERCIAL REAL ESTATE



AVAILABLE SPACE

Address: 703 Verdae Boulevard
Suite 200
Greenville, SC 29607

Lease Rate: \$22/SF NNN

Available SF: ±3,639 SF

Zoning: BG

PROPERTY HIGHLIGHTS

- Class A Medical or Professional Office Above Children's Medical Center
- Within Verdae's 1,100 Acre Masterplanned Community
- Prefer Complimentary Uses for Pediatric Medicine
- Second Floor Suite with Main Floor Elevator Access
- Shell Condition, Ready to Be Customized for a Tenant
- Additional Signage Opportunities On Site
- Immediate Access to I-85, I-385 and Verdae/Woodruff/Laurens Road Triangle
- Ample Parking On Site
- Tenant Improvement Allowance Negotiable for Qualified Tenants and Terms



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PROPERTY PHOTOS



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SUBMARKET SNAPSHOT

Some of the many notable businesses nearby.



703 Verdae Boulevard (Subject Property)

Health Care Services:

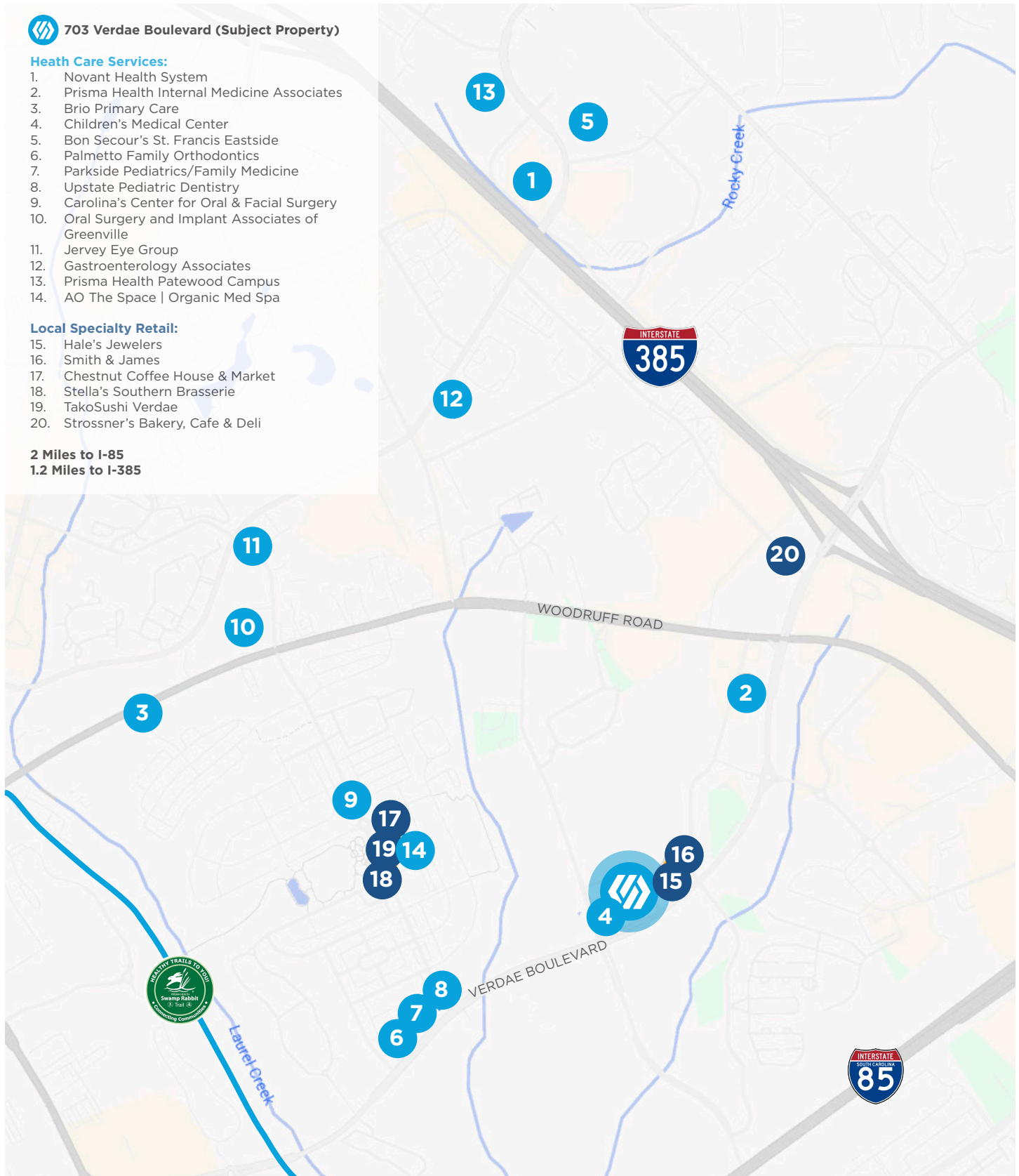
1. Novant Health System
2. Prisma Health Internal Medicine Associates
3. Brio Primary Care
4. Children's Medical Center
5. Bon Secour's St. Francis Eastside
6. Palmetto Family Orthodontics
7. Parkside Pediatrics/Family Medicine
8. Upstate Pediatric Dentistry
9. Carolina's Center for Oral & Facial Surgery
10. Oral Surgery and Implant Associates of Greenville
11. Jervy Eye Group
12. Gastroenterology Associates
13. Prisma Health Patwood Campus
14. AO The Space | Organic Med Spa

Local Specialty Retail:

15. Hale's Jewelers
16. Smith & James
17. Chestnut Coffee House & Market
18. Stella's Southern Brasserie
19. TakoSushi Verdae
20. Strossner's Bakery, Cafe & Deli

2 Miles to I-85

1.2 Miles to I-385



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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
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.