

**FOR SALE**

**±2,000 SF OFFICE  
SPACE**

9 EAST AVENUE  
GREENVILLE, SC 29601



MICHELLE BRETT  
864.979.7555

PETER BRETT, CCIM  
864.414.6796

All information deemed reliable, but not guaranteed.

KDS   
**CAINE**  
COMMERCIAL REAL ESTATE



## AVAILABLE SPACE

<b>Address:</b>	9 East Avenue Greenville, SC 29601
<b>Sales Price:</b>	\$640,000
<b>Available SF:</b>	±2,000 SF
<b>Parking:</b>	8 Spaces
<b>Zoning:</b>	RNX-B
<b>Tax Map Number:</b>	0040000201400

## PROPERTY HIGHLIGHTS

- Well positioned office space just outside of Downtown Greenville in Greenville's Legal District
- ±2,000 SF office building great for professional offices, lawyers, and wellness concepts
- Built in the 1940s, completely renovated in 2022 with new:
  - Refinished Floors
  - Roof
  - HVAC
  - Kitchen Area
  - Bathrooms
  - Freshly Painted and Landscaped as well as other Improvements



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# PROPERTY PHOTOS



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# SITE



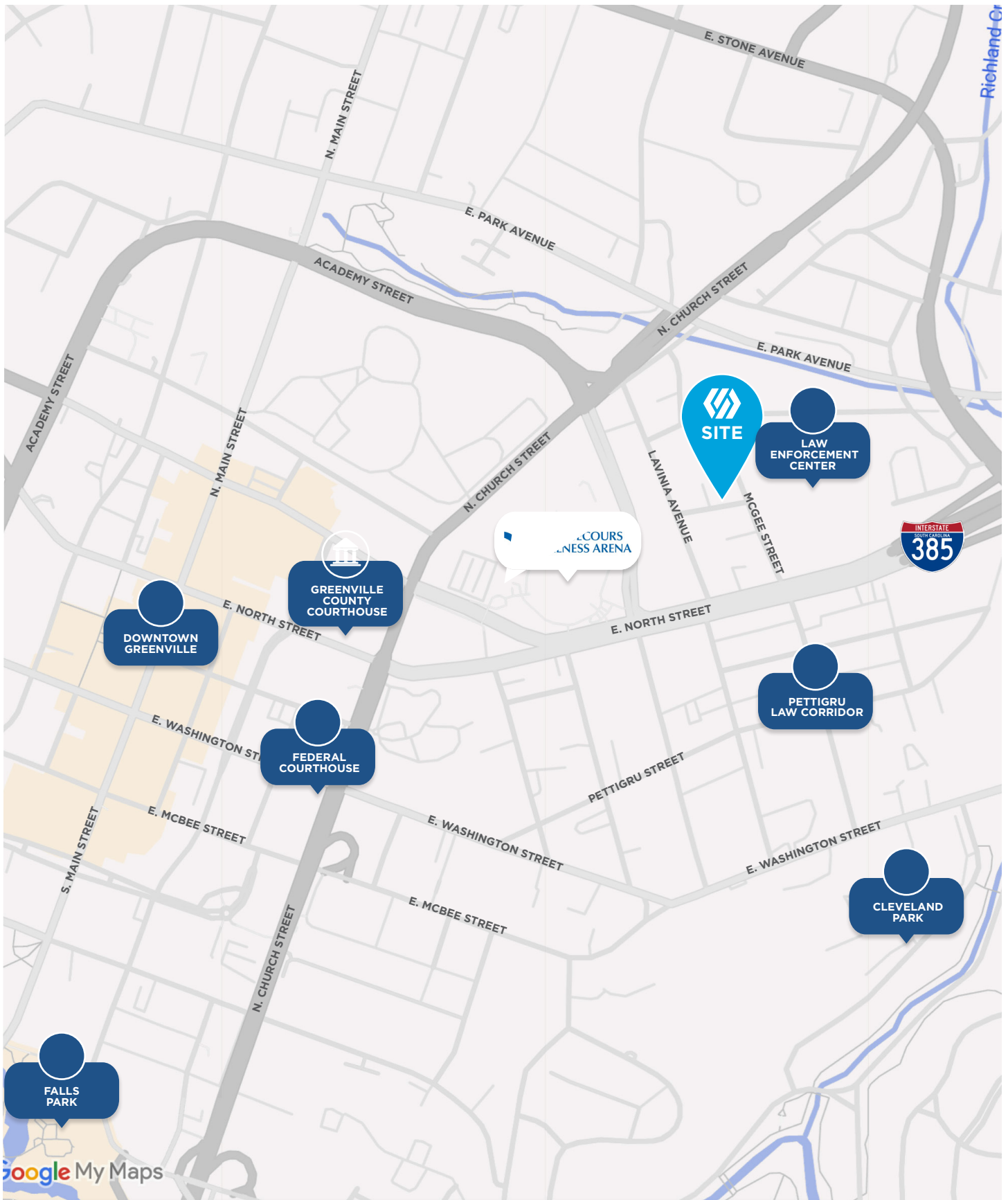
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# LOCATION



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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

**The South's Best Cities 2025**

*Southern Living*

**Cities with Strongest Job Markets**

*Bloomberg*

**#13 Best Cities for Young Professionals**

*Forbes*

**One of the South's Cities on the Rise**

*Southern Living*

**#43 Best Places to Live**

*U.S. News & World Report*

**Top 50 Best Places to Live in the U.S.**

*Money.com*



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

**#2**

in the U.S. for Manufacturing 2024  
*Site Selection Group*

**#2**

State for Doing Business 2024  
*Area Development*

**\$18B+**

Capital Investment in the  
Upstate over Last 5 years



**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.