

FOR LEASE

**TEAM-ORIENTED
OFFICE SPACE
WITH PARKING**

116 W. STONE AVENUE
GREENVILLE, SC 29609



T COX
864.747.0602

HARRY CROXTON
404.985.8856

All information deemed reliable, but not guaranteed.

KDS 
CAINE
COMMERCIAL REAL ESTATE



AVAILABLE SPACE

Address:	116 W. Stone Avenue Greenville, SC 29609
Lease Rate:	\$18/SF NNN
Specific Terms:	Tenant Reimburses Landlord for Taxes & Insurance. Tenant Responsible for CAM.
Available SF:	±1,838 SF
Parking:	Private Lot with 10 Spaces
Tax Map ID:	0005000301600
Zoning:	MX-3

PROPERTY HIGHLIGHTS

- ±1,838 SF freestanding office building just minutes from Downtown Greenville
- MX-3 zoning allows for range of office and service-based uses
- Functional layout with reception, three private offices, and two open work areas
- Flex open workspace can accommodate meetings or collaborative use
- Hardwood floors, decorative fireplaces, and strong natural light throughout
- Kitchen/break room, one full bath, one half bath, interior storage plus outdoor gated storage shed available for use
- Private rear parking lot with 10 dedicated spaces and direct building access
- Ideal for team-oriented, creative, or appointment-based users with low walk-in traffic



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PROPERTY PHOTOS



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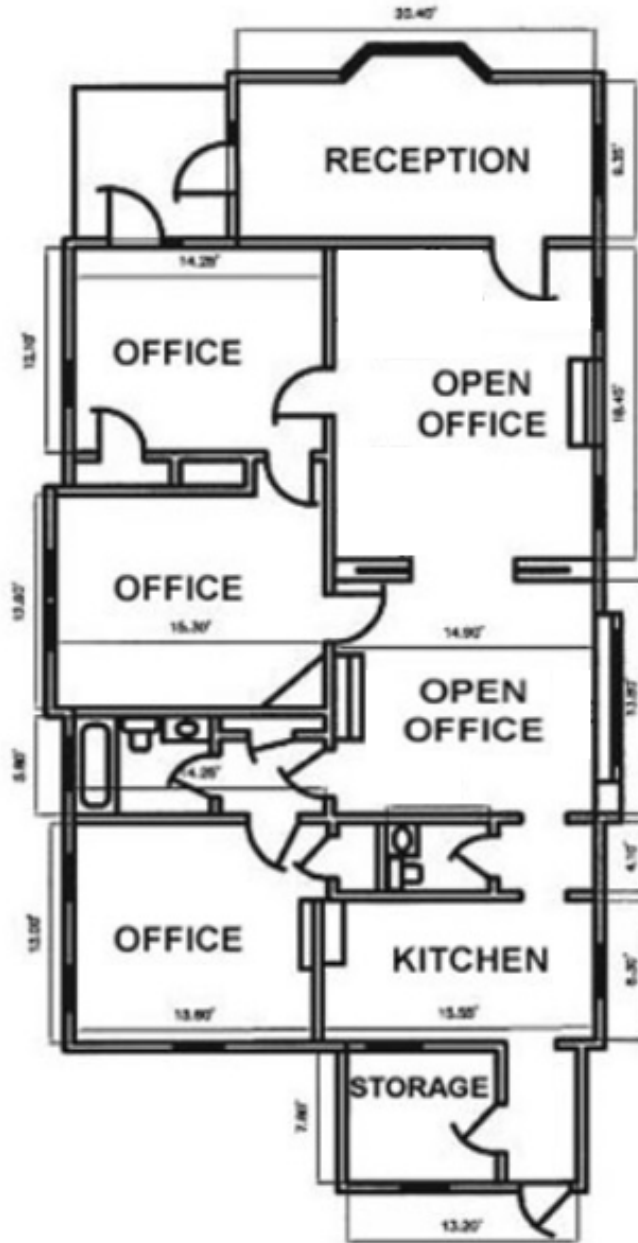
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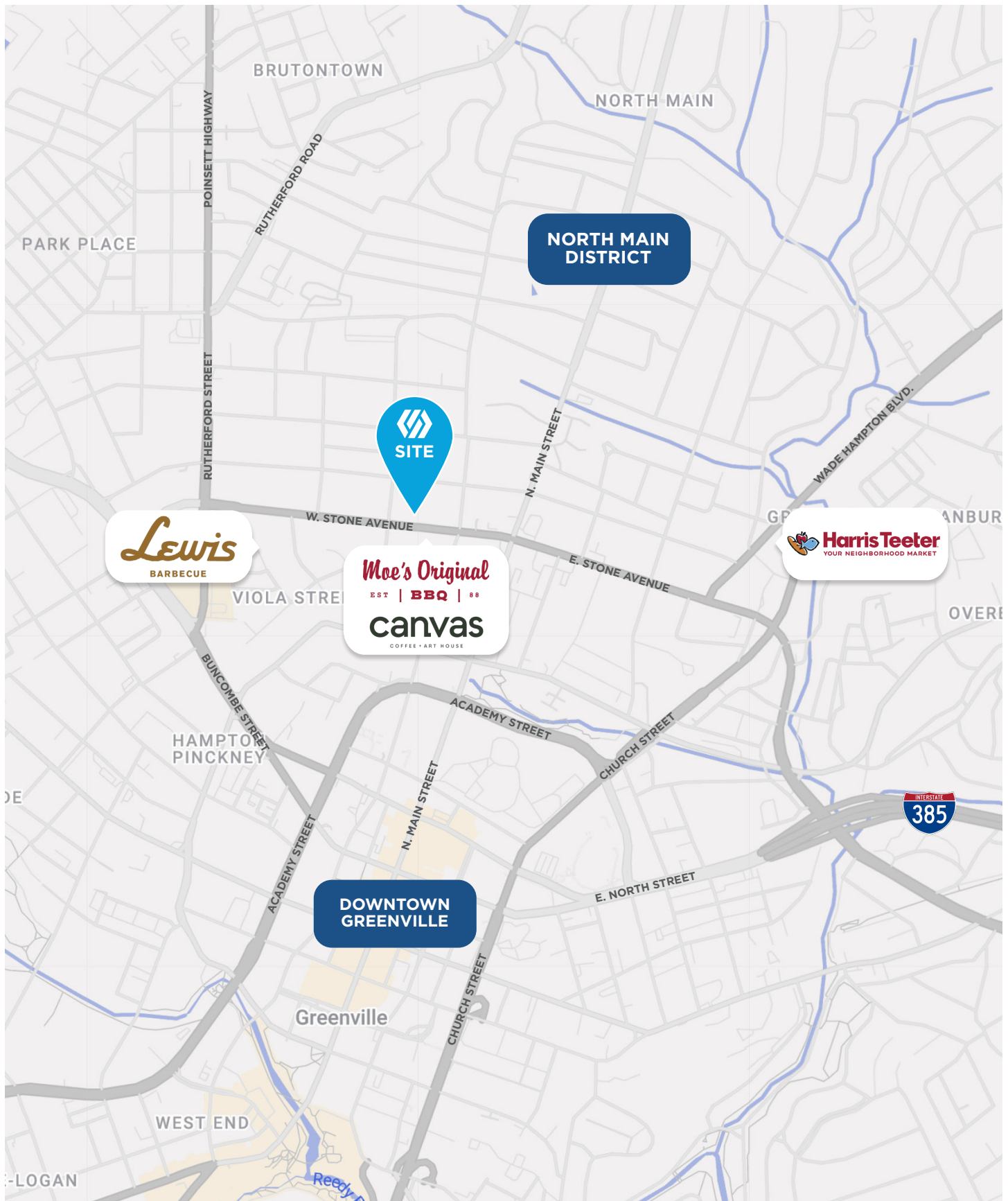
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Stone Avenue



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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Information contained herein has been obtained from sources deemed reliable, but we cannot guarantee it.
All property information is subject to change or withdrawal without notice.