

**AVISON
YOUNG**

FOR LEASE

703 E North Street, Greenville, SC



TURN-KEY OFFICE SPACE

For more information, please contact:

Chris Prince

Office & Healthcare Services

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AT A GLANCE

This office property is located at the end of I-385 at the entrance to downtown Greenville. Across the street from Bon Secours Wellness Arena, this property offers prominent signage for an office user that can benefit from high visibility. Unique to downtown, this property has 6.9 parking spaces per 1000sf.

703 E NORTH STREET

TAX MAP	0040.00-04-021.00
COUNTY	GREENVILLE
BUILDING CLASS	B
LOT ACREAGE	0.53
SIZE	+/- 5,760 sf
RBA	2,870 SF SUITE B
LEASE TYPE	FULL SERVICE
LEASE RATE	NEGOTIABLE



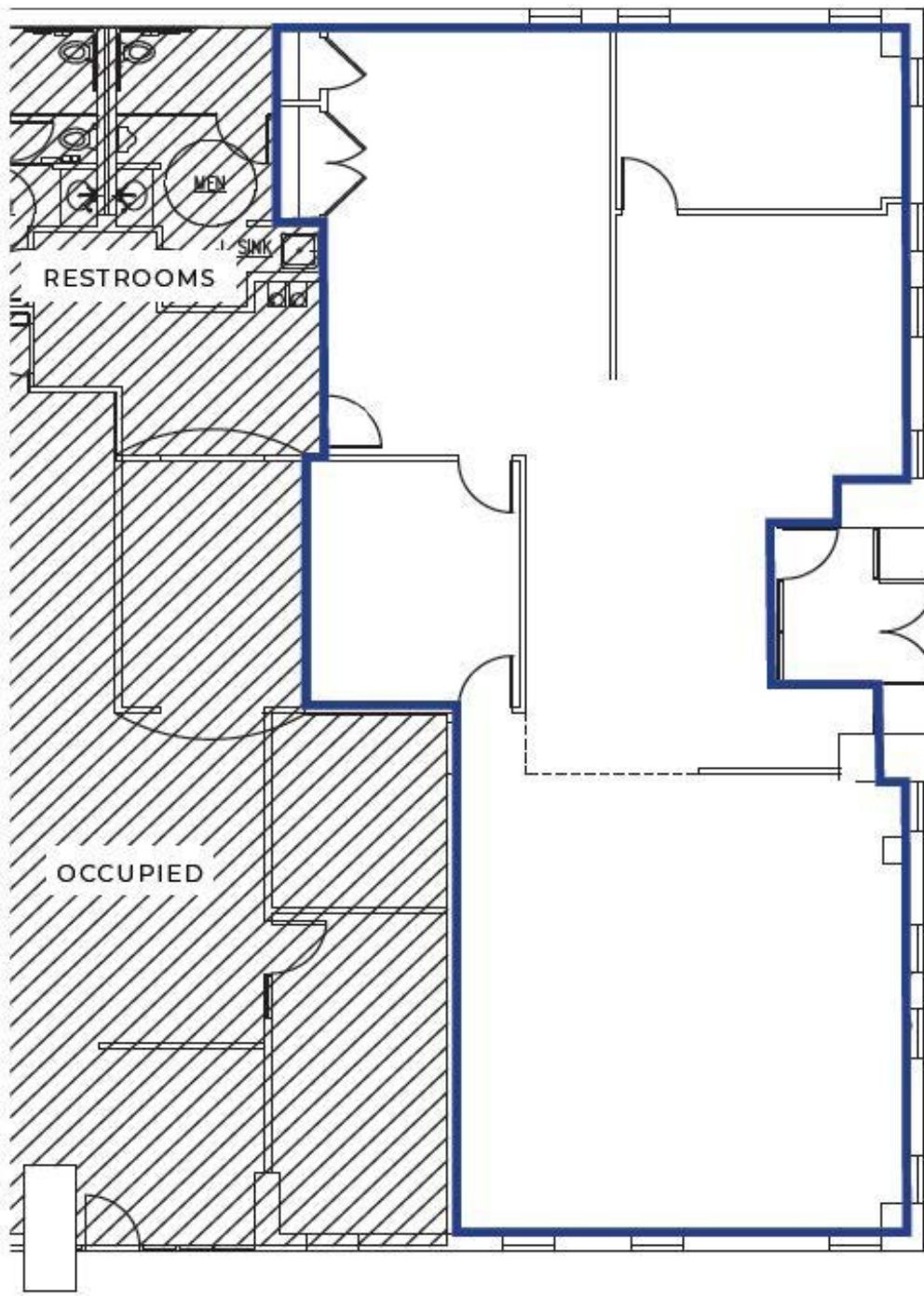


INTERIOR





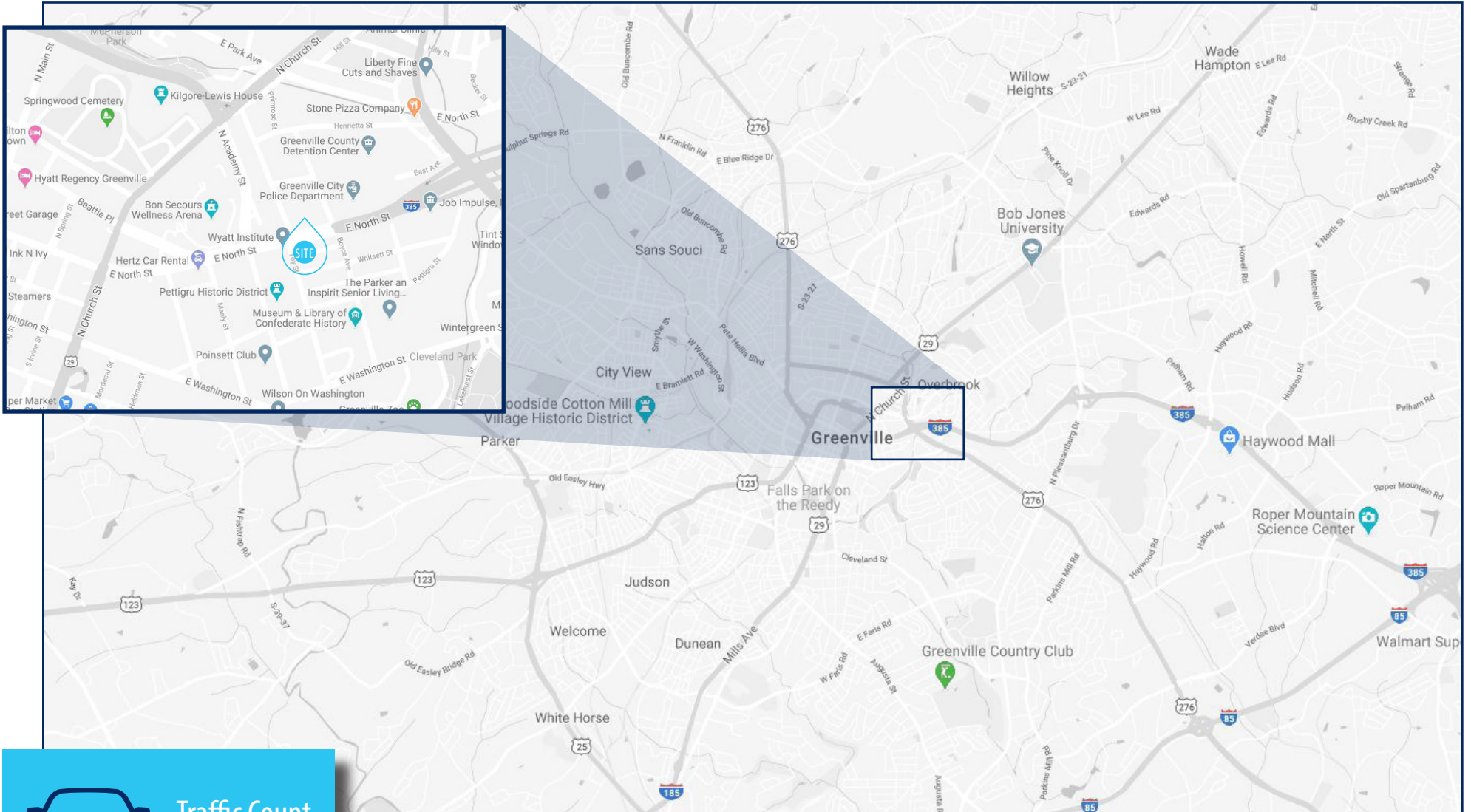
MOVE-IN READY



FLOORPLAN

THE AREA

Situated adjacent to Bon Secours Wellness Arena, this office has excellent signage at the entrance to downtown Greenville.



 **Traffic Count**
56,200 VPD

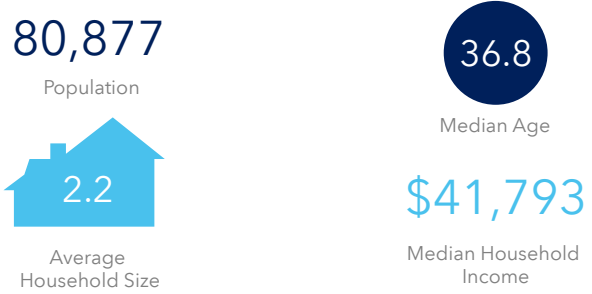
DIRECTIONS

Take I-385 toward downtown Greenville. After crossing over Stone Avenue, the building will be on the right in 0.2 miles.

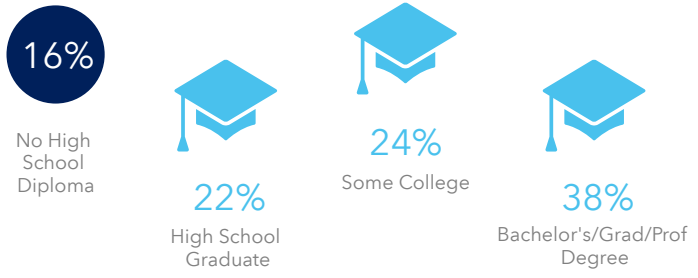
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DEMOGRAPHICS | 3 MILE

KEY FACTS



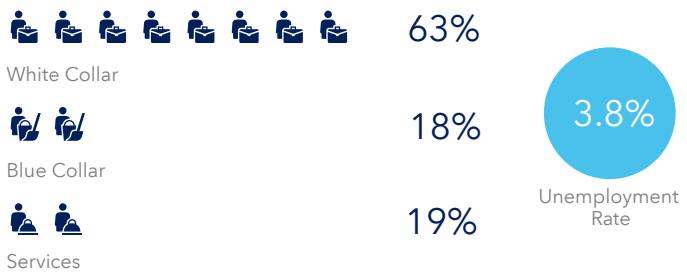
EDUCATION



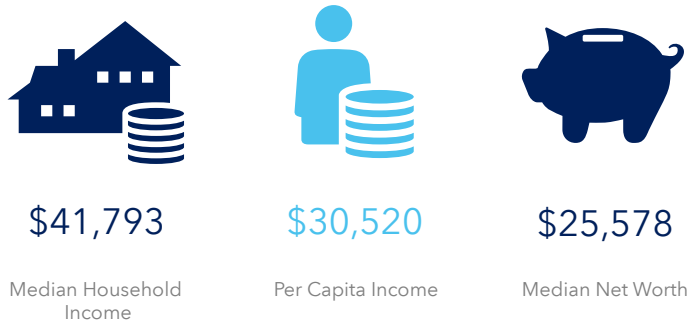
BUSINESS



EMPLOYMENT



INCOME



Households By Income

The largest group: <\$15,000 (17.4%)

The smallest group: \$150,000 - \$199,999 (3.7%)

Indicator	Value	Difference
<\$15,000	17.4%	+7.7%
\$15,000 - \$24,999	13.0%	+3.2%
\$25,000 - \$34,999	12.7%	+2.1%
\$35,000 - \$49,999	13.1%	-0.4%
\$50,000 - \$74,999	14.5%	-2.9%
\$75,000 - \$99,999	8.5%	-4.0%
\$100,000 - \$149,999	10.5%	-4.8%
\$150,000 - \$199,999	3.7%	-1.8%
\$200,000+	6.6%	+0.9%

Bars show deviation from Greenville County

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South Carolina Brokerage Team

Our South Carolina brokers deliver integrated real estate services to occupiers and investors. Through a dedicated principal-led business resources team, we provide solutions via tools, technology and expertise to support our clients however complex their challenges. Our approach is holistic and consistent. It starts with the Avison Young team's understanding of your business priorities, not with real estate transactions. For our clients, this means we produce customized, cost-effective solutions with speed, creativity and confidence.



Brokerage



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Thank you.

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