



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



±7,668 SF MEDICAL OFFICE / OFFICE SPACE FOR LEASE

12 MAPLE TREE COURT GREENVILLE, SC 29615

**LEASE RATE:
\$18.50 / SF NNN**

- ±2,159 SF of Office Space Available
- ±5,509 SF of Medical Office Space Available
- Move-In Ready



I-85
CLOSE PROXIMITY TO I-85



ZONING
R-M10



PARKING
AMPLE PARKING



VISIBILITY
EXCELLENT VISIBILITY FROM PELHAM ROAD



SIGNAGE
MONUMENT SIGNAGE AVAILABLE ON PELHAM ROAD

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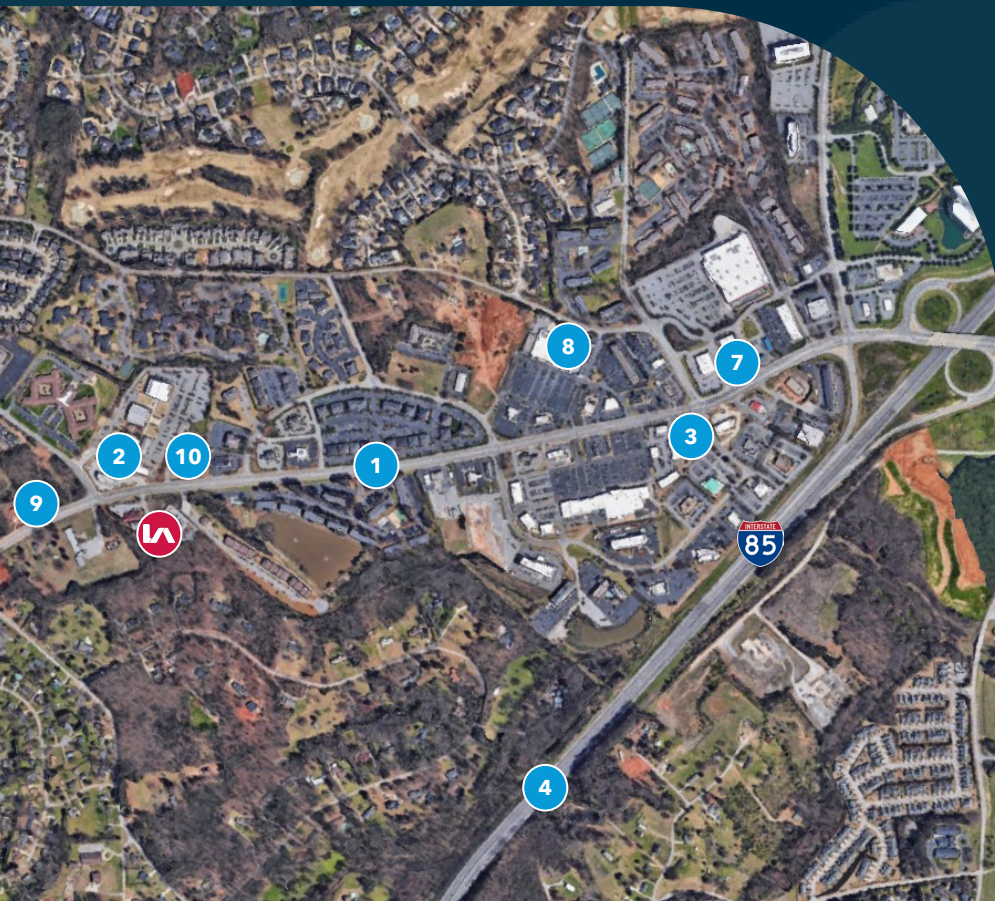
101 W. Court Street, Suite A, Greenville, SC 29601 | LeeGreenville.com | 864.704.1040

PROPERTY OVERVIEW



PROPERTY NAME	High Pointe at Pelham Professional Park
TYPE	Medical Office / Office
TOTAL BUILDING SF	±23,500 SF
TOTAL AVAILABLE SF	±2,159 SF & ±5,509 SF
SUITES AVAILABLE	101A, 103-104
TAX MAP #	TM0533040101806
COUNTY	Greenville
CITY LIMITS	No

ZONING	R-M10
YEAR BUILT	2006
CONSTRUCTION TYPE	Masonry
ROOF	Yes
SIGNAGE	Yes
PARKING	Ample Parking
RESTROOMS	Yes
UTILITIES	Yes



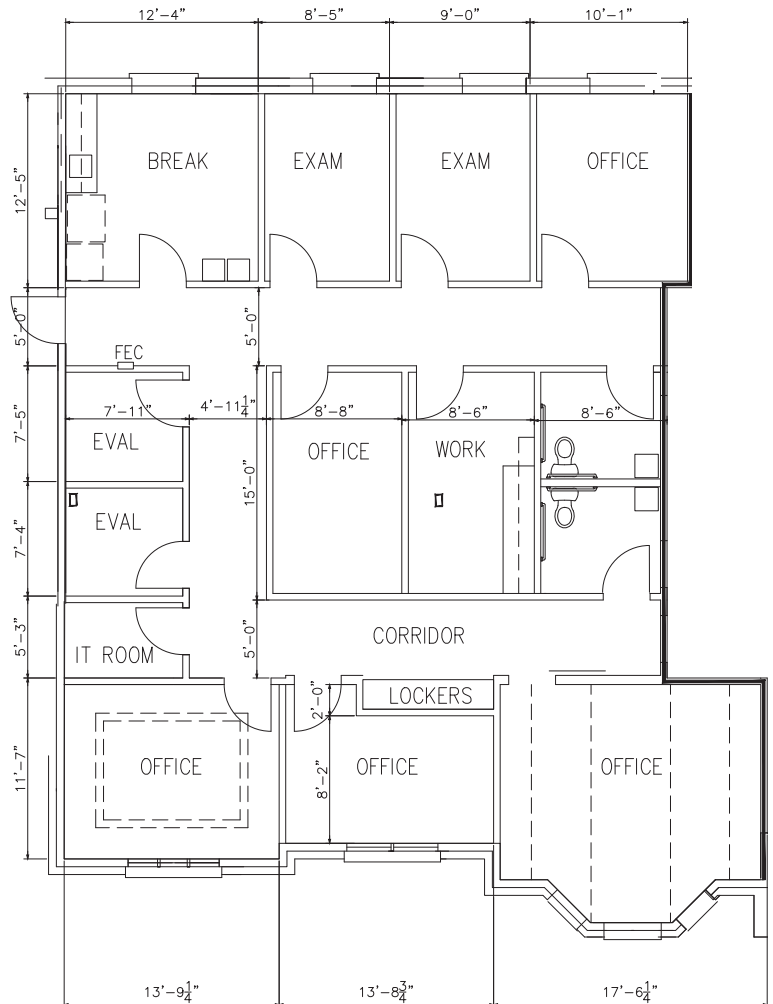
- 1 Pelham Road
- 2 Quiktrip
- 3 Chick-fil-A
- 4 I-85
- 5 Publix
- 6 Suite
- 7 Starbucks
- 8 Lowes Food
- 9 Spinx
- 10 Pelham Links Dentistry

SUITE 101A

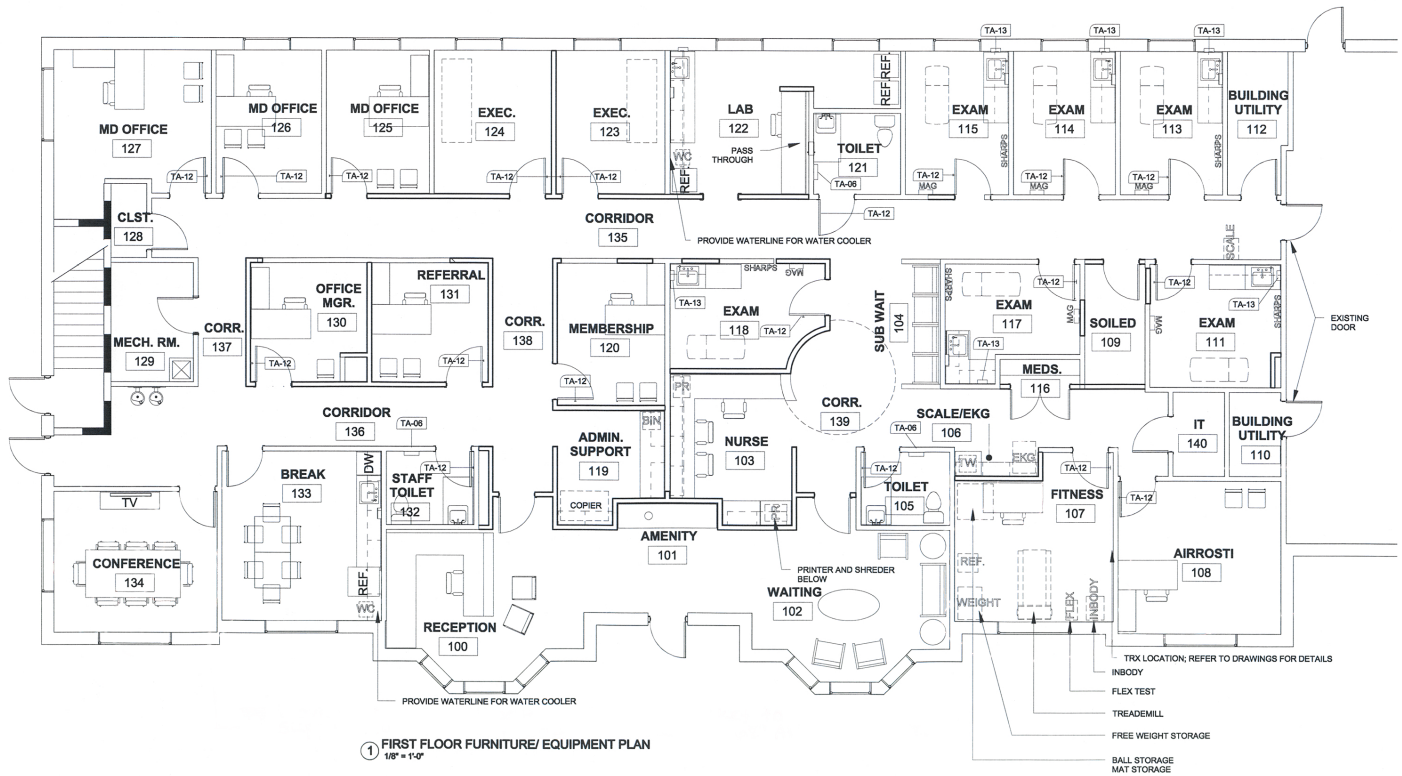


SUITE DETAILS

- ±2,159 SF Office Space
- Breakroom
- 7 Offices
- IT Room
- Work Room
- 2 Small Offices



SUITE 103 & 104



SUITE DETAILS

- ±5,509 SF Medical Office Space
- 6 Exam Rooms
- Breakroom
- Nurses Station
- 3 Restrooms
- Reception Area
- Waiting Room
- Conference Room
- Med Closet
- 9 Private Offices
- 2 Multi-Purpose Rooms



PHOTOS SUITE 103 & 104



LEARN MORE. GIVE US A CALL.



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WISE GUIDANCE, LOYAL TO YOU

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GREENVILLE OFFICE

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SPARTANBURG OFFICE

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Spartanburg, SC 29302



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