

FOR LEASE > ±1,791 SF OFFICE SPACE

Thomas Centre, Suite K

111 SMITH HINES ROAD, GREENVILLE, SOUTH CAROLINA 29607



±1,791 SF Office/Warehouse Space

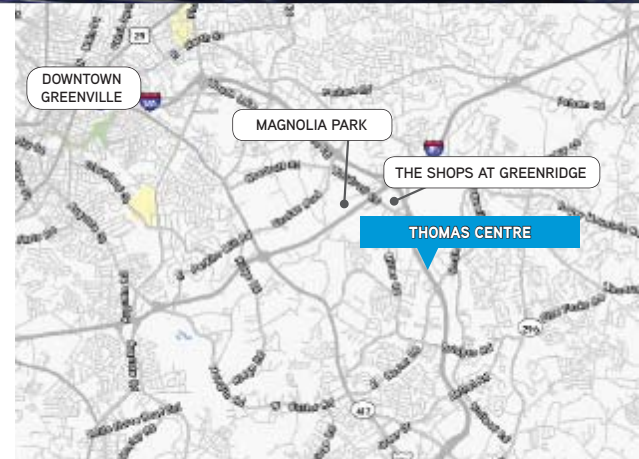
Conveniently located near the I-385 and Woodruff Road interchange with signalized access to Woodruff Road.

Building Amenities

- > Suite K: ±1,791 SF office/warehouse space available
- > Ideal space for small business or company needing a local presence
- > Excellent floor plan with dedicated office space
- > One city dock
- > ±495 SF of storage/warehouse ideal for small product storage
- > Located behind the Merovan Center off Woodruff Road
- > Convenient to a number of restaurants and retailers
- > Zoned S-1 (Greenville County)
- > **LEASE RATE:** Office: \$9.25/SF NNN
Warehouse: \$4.00/SF NNN
CAM: \$1.73/SF (Tenant responsible for utilities)

Demographics ⁽²⁰¹⁶⁾

	1-MILE	3-MILE	5-MILE
POPULATION	3,283	49,139	131,859
AVERAGE HH INCOME	\$80,732	\$87,631	\$87,044
HOUSEHOLDS	1,318	20,353	52,902



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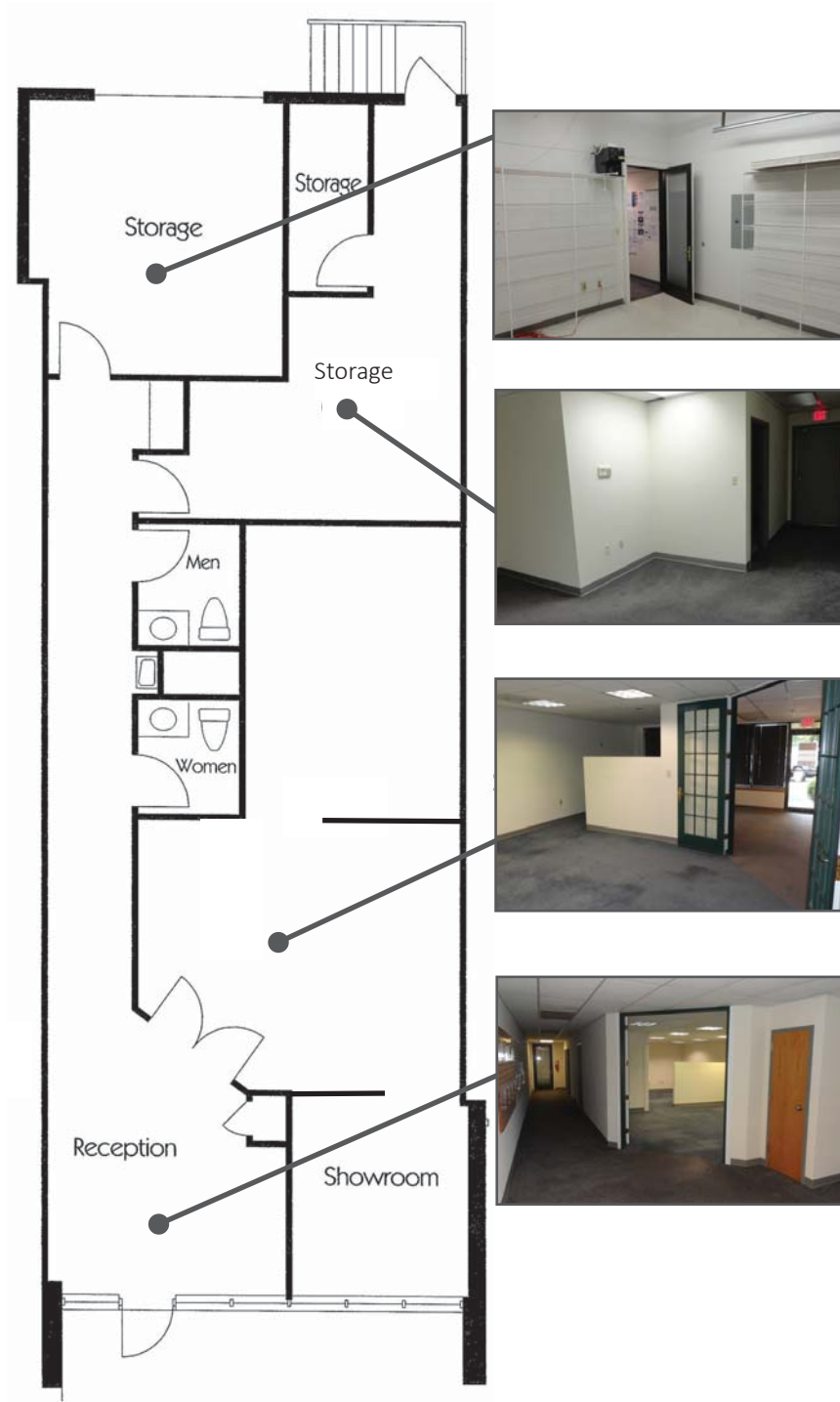
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FLOOR PLAN



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