

# FOR LEASE



## 10 S ACADEMY STREET | GREENVILLE, SC 29601

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## OFFICE HIGHLIGHTS

- Three story office building
- **Available: Suite 200 = 12,445 SF**
- Suite 250 available soon (5,329 SF)
- Plenty of onsite parking
- Located in Greenville's CB District
- Pedestrian access to downtown
- Traffic count: N. Academy Street 28,400 vpd
- Existing tenants include: AGFA Corporation, Eastland Management, Foster Victor Wealth Advisors, Standard Constructors, Inc. & Health Plans, Inc.
- Lease rate: \$24.50/SF FSG

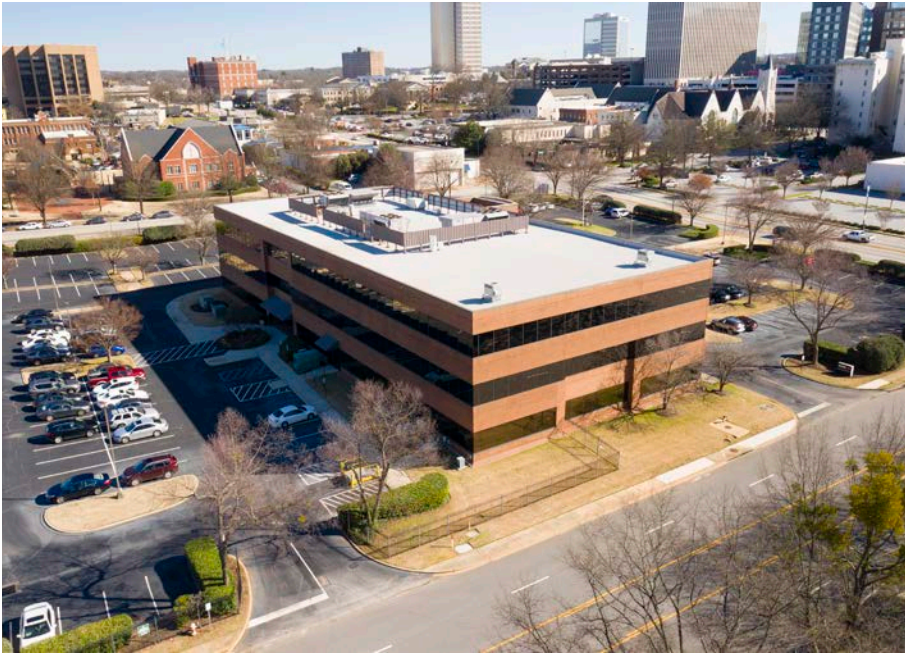




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## PROPERTY PHOTOS





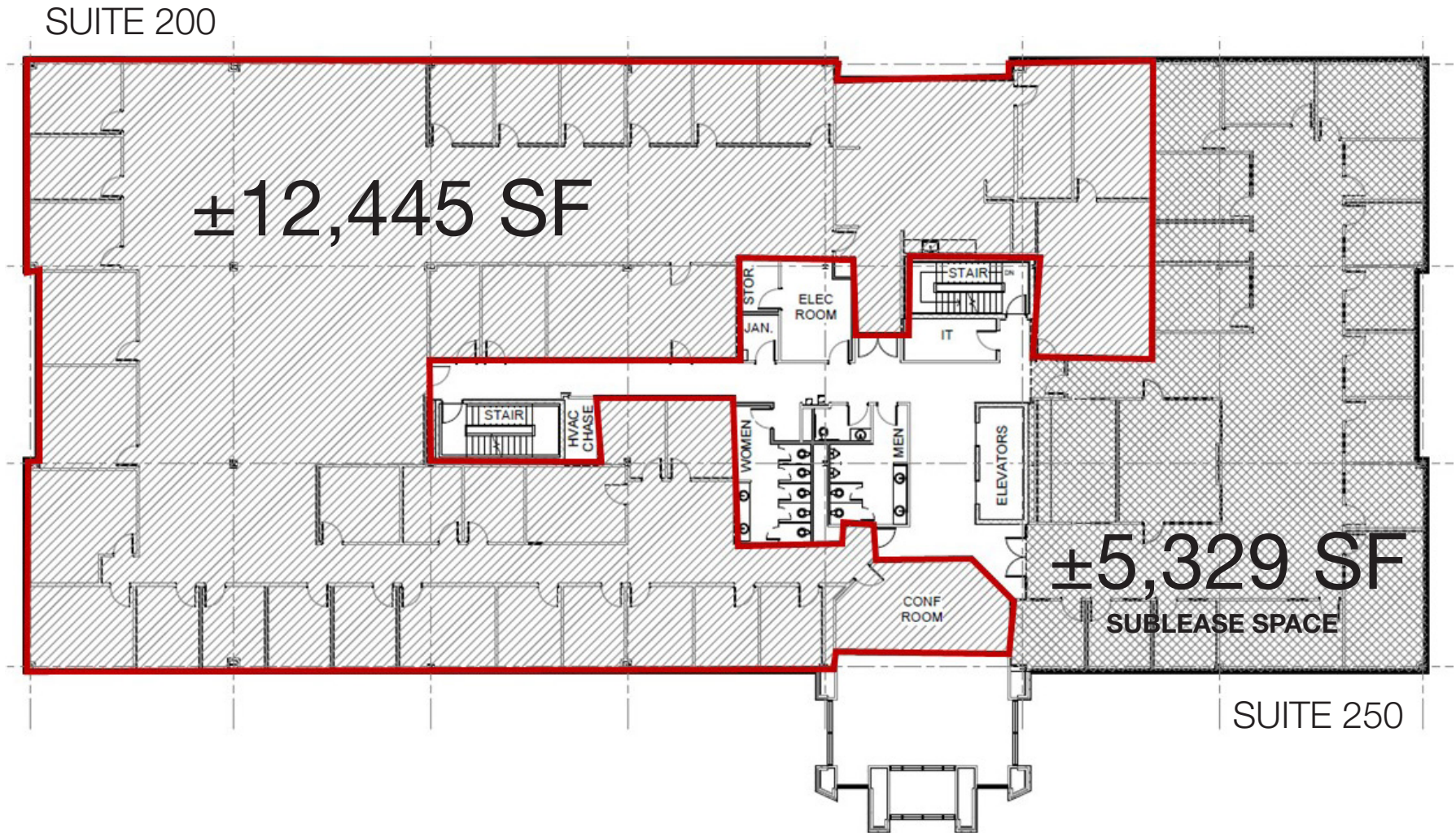
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**Available** = ±12,445 SF (Suite 200)

**Sublease Space** = ±5,329 SF (Suite 250)

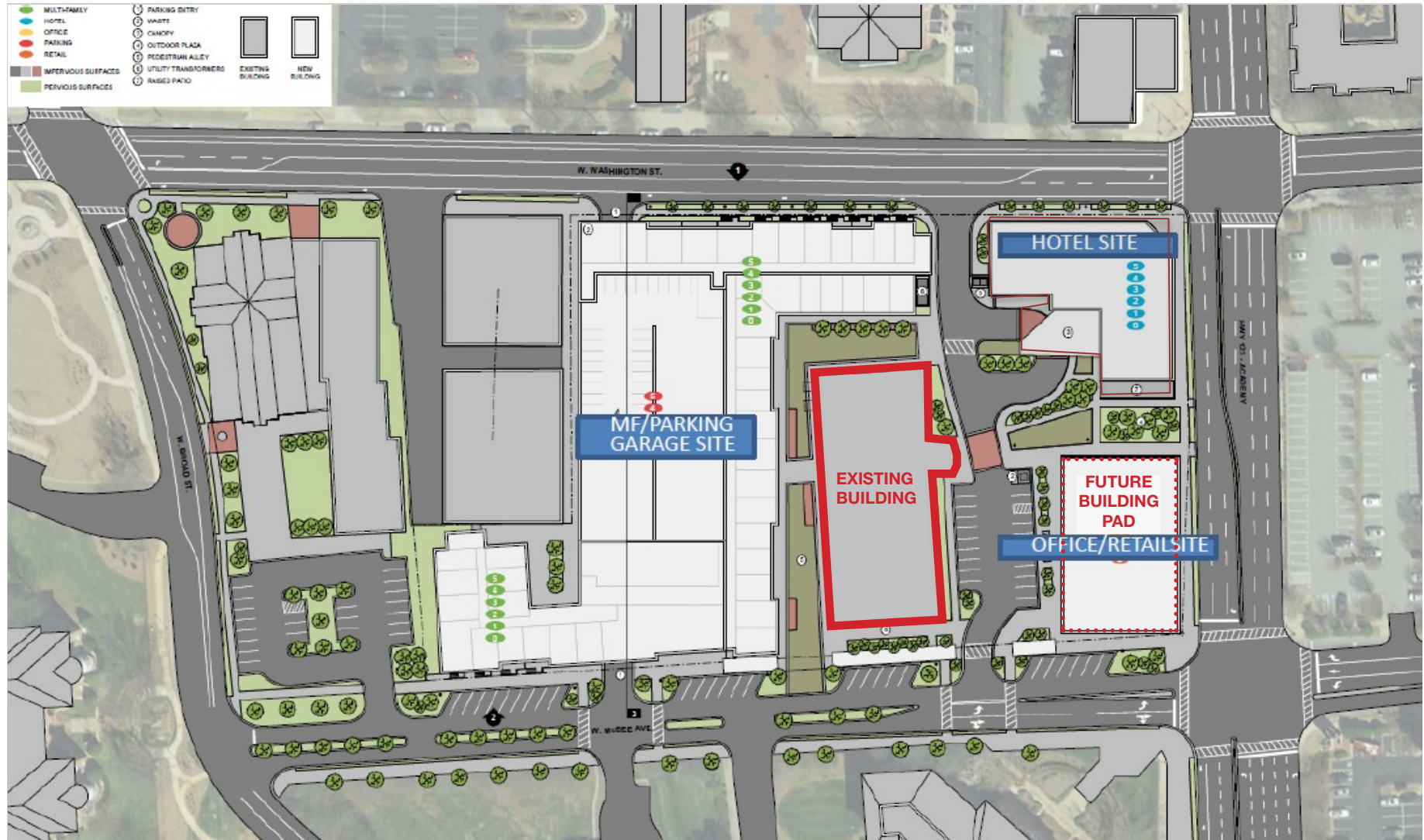
**Entire Floor** = ±17,774 SF



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## SITE PLAN





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