



**COLDWELL
BANKER
COMMERCIAL**
CAINE

FOR LEASE

CBCWORLDWIDE.COM

WEST END PROFESSIONAL PARK

413 Vardry St., Unit 3-B
Greenville, SC 29601

AVAILABLE SPACE
+/-925 SF

LEASE RATE
\$22/SF/YR (NNN)

AREA
Located in Greenville's West End



CONTACT

Matt Vanvick, CCIM
864 250 6806
mvanvick@cbccaine.com

David Sigmon, CCIM, SIOR
864 250 6838
dsigmon@cbccaine.com

Pete Brett, CCIM
864 250 6815
pbrett@cbccaine.com

©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL
CAINE**
117 Williams Street, Greenville, SC 29601
864.250.2800



WEST END PROFESSIONAL PARK

413 Vardry St., Unit 3-B, Greenville, SC 29601

LEASE



LEASE RATE \$22/SF/YR NNN

OFFERING SUMMARY

Available SF: +/-925 SF

Lease Rate: \$22/SF/YR (NNN)

Year Built: 1997

Building Size: +/-1,725 SF

Market: Greenville/
Spartanburg

Submarket: West End

PROPERTY HIGHLIGHTS

- Reception area, 3 offices, conference room, kitchenette, ADA restroom, mechanical/storage room, utility closet
- Zoned O-D
- Located in Greenville's rapidly expanding West End, across from the new 408 Jackson Development
- Walking distance to Fluor Field and Gather Greenville
- Walk Score: 65 (Somewhat Walkable)

CBCWORLDWIDE.COM

Matt Vanvick, CCIM | 864.250.6806 | mvanvick@cbccaine.com
David Sigmon, CCIM, SIOR | 864.250.6838 | dsigmon@cbccaine.com
Pete Brett, CCIM | 864.250.6815 | pbrett@cbccaine.com



**COLDWELL
BANKER
COMMERCIAL**
CAINE



WEST END PROFESSIONAL PARK

413 Vardry St., Unit 3-B, Greenville, SC 29601

LEASE



CBCWORLDWIDE.COM

Matt Vanvick, CCIM | 864.250.6806 | mvanvick@cbccaine.com
David Sigmon, CCIM, SIOR | 864.250.6838 | dsigmon@cbccaine.com
Pete Brett, CCIM | 864.250.6815 | pbrett@cbccaine.com



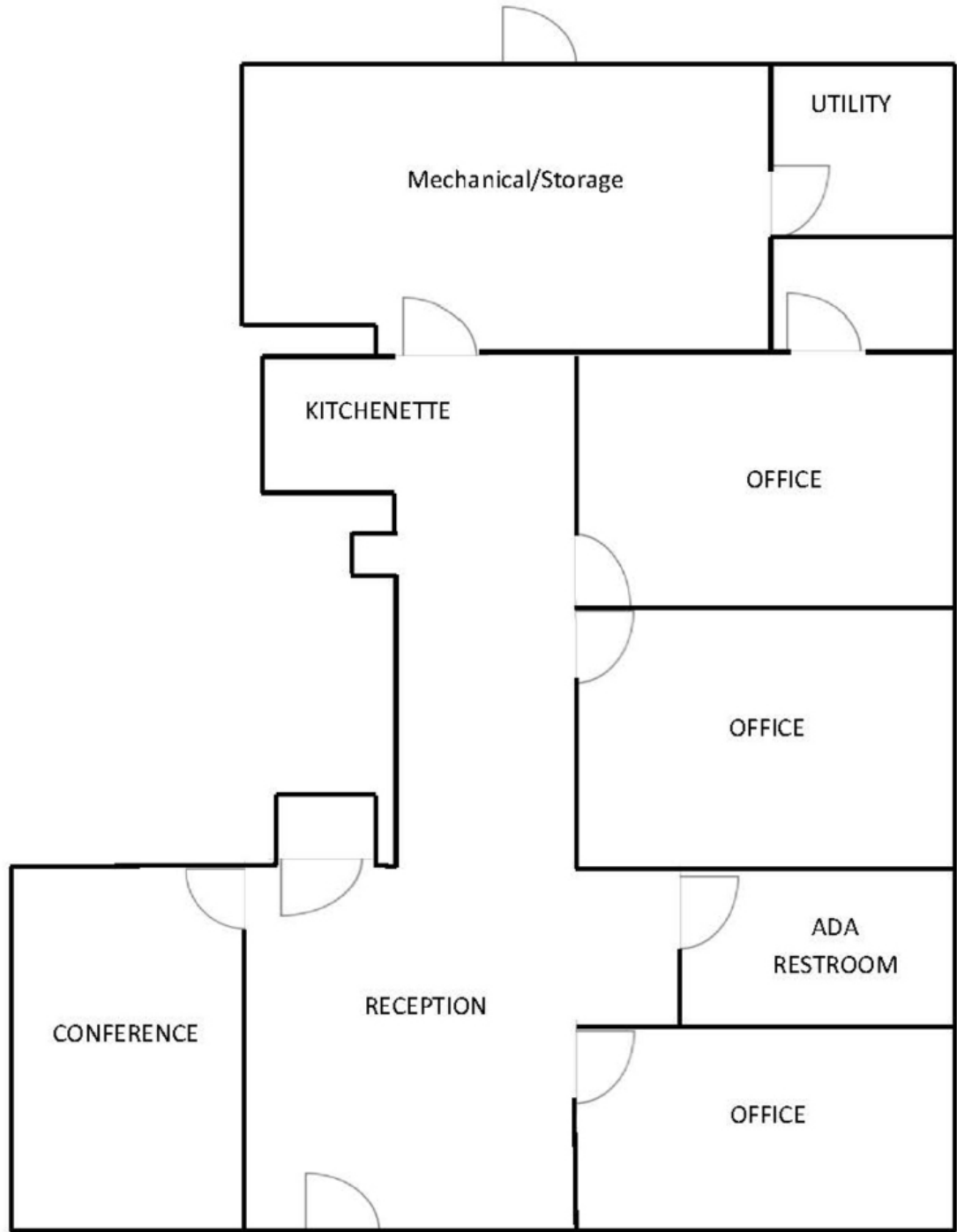
**COLDWELL
BANKER
COMMERCIAL
CAINE**



WEST END PROFESSIONAL PARK

413 Vardry St., Unit 3-B, Greenville, SC 29601

LEASE



CBCWORLDWIDE.COM

Matt Vanvick, CCIM | 864.250.6806 | mvanvick@cbccaine.com
David Sigmon, CCIM, SIOR | 864.250.6838 | dsigmon@cbccaine.com
Pete Brett, CCIM | 864.250.6815 | pbrett@cbccaine.com



COLDWELL
BANKER
COMMERCIAL
CAINE



413 Vardry St., Unit 3-B, Greenville, SC 29601



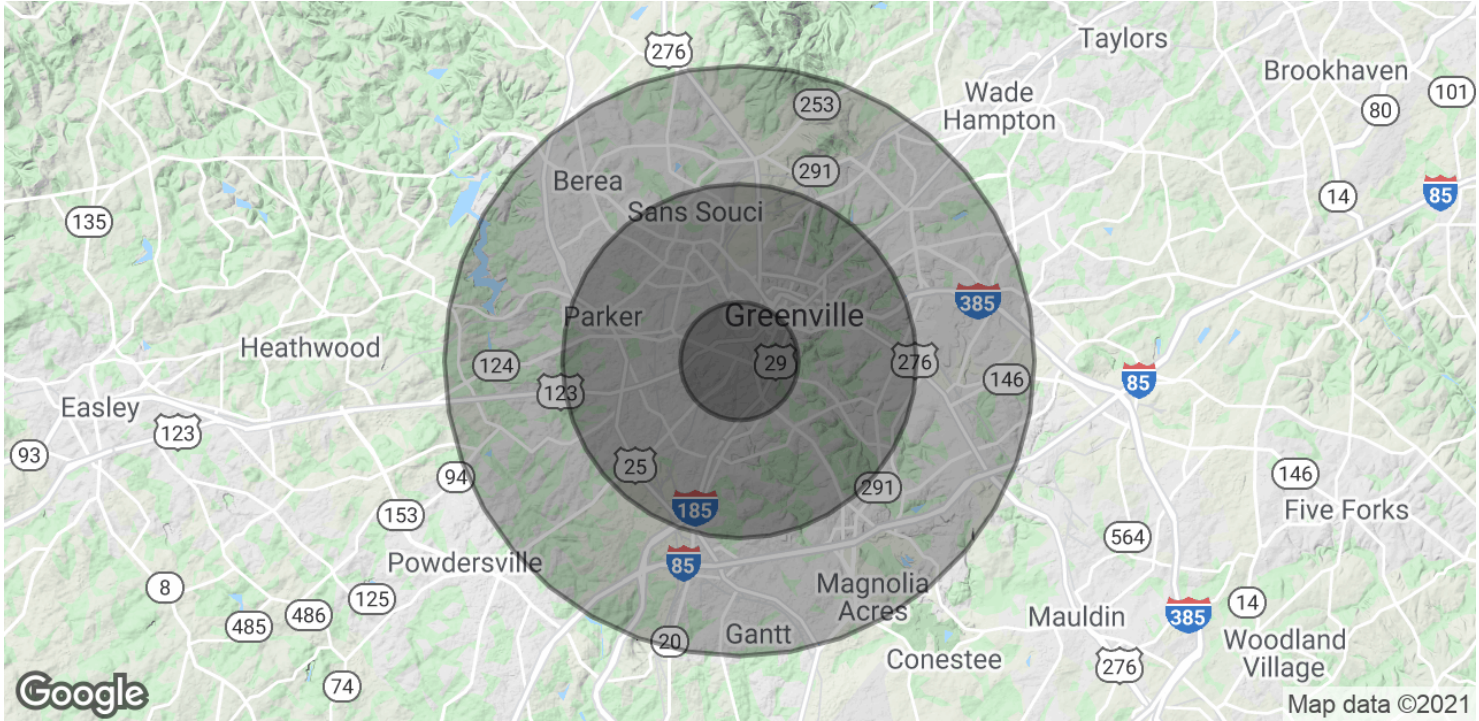
**COLDWELL
BANKER
COMMERCIAL
CAINE**



WEST END PROFESSIONAL PARK

413 Vardry St., Unit 3-B, Greenville, SC 29601

LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,742	65,798	143,325
Average age	43.3	37.7	35.9
Average age (Male)	44.1	36.4	34.4
Average age (Female)	42.9	38.8	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,524	28,458	58,493
# of persons per HH	2.2	2.3	2.5
Average HH income	\$37,688	\$54,625	\$52,259
Average house value	\$253,618	\$180,107	\$199,774

* Demographic data derived from 2010 US Census

CBCWORLDWIDE.COM

Matt Vanvick, CCIM | 864.250.6806 | mvanvick@cbccaine.com
David Sigmon, CCIM, SIOR | 864.250.6838 | dsigmon@cbccaine.com
Pete Brett, CCIM | 864.250.6815 | pbrett@cbccaine.com



COLDWELL
BANKER
COMMERCIAL
CAINE