



BRIDGEWAY

STATION

80,000 SF OF MOVE-IN READY OFFICE SPACE



Ready for Business

356 Centerpointe Boulevard is an ±80,000 square-foot office building offering modern architectural design located right off Bridges Road in Simpsonville, SC. The office building is ideally located one mile off I-385, making it easily accessible from the area's major interstates and international airport. Bridgeway Station is a short 15-minute drive from Downtown Greenville and only a 15-minute drive from the Greenville Spartanburg International Airport.





Property Features

Class A former customer service center that features administrative offices with open space, attractive secured reception, 100-seat cafeteria, lounges and more.



EXPANSION OPPORTUNITY

Ability to expand building by $\pm 50,000$ SF or add customizable outdoor component



PARKING

8/1,000 parking ratio



SECURITY

Dedicated security entrances



POWER

Backup generator, redundant power with two power routes



FLOOR PLAN

Open floor plan with raised flooring



SIGNAGE

Building-mounted signage visible from I-385



RESTAURANTS & RETAILERS

2 miles from Woodruff Road with over 1,300 restaurants and retailers



Interior Images

MODERN INTERIOR FINISHES

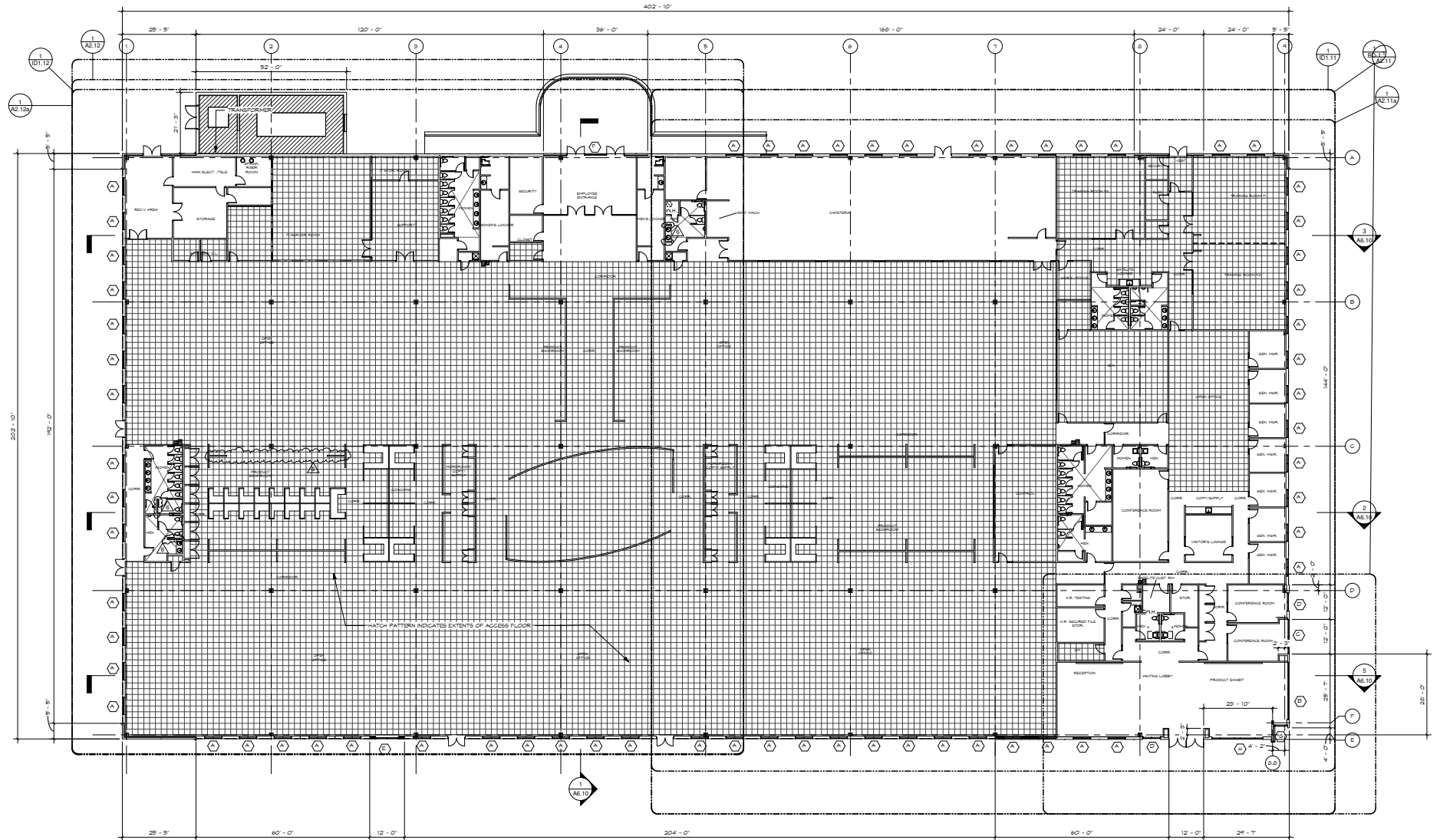


Interior Images

MODERN INTERIOR FINISHES



Floor Plan



Site Plan

EXISTING SITE



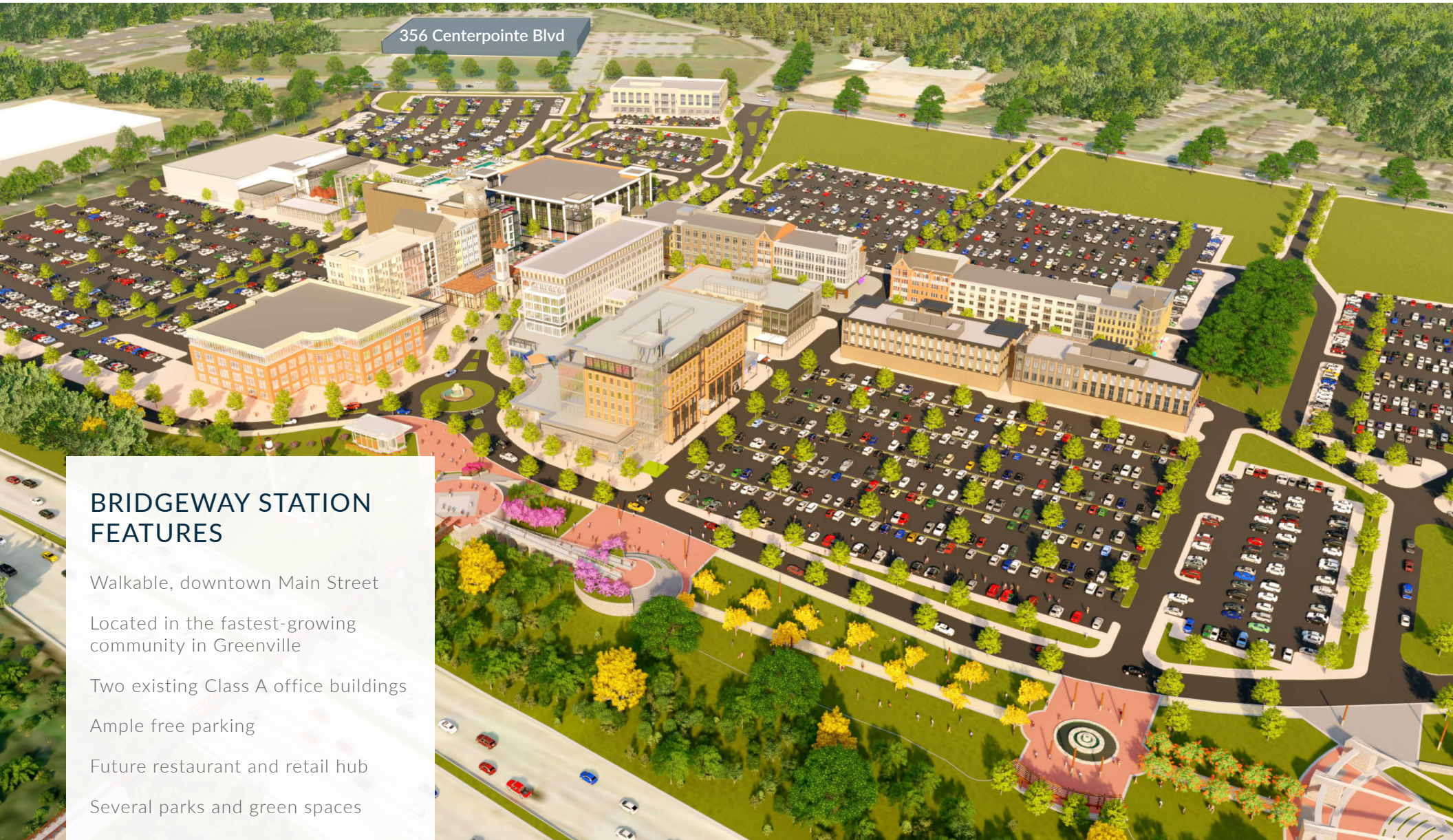
Neighborhood

LOCATED IN BRIDGEWAY STATION



Bridgeway Station

MASTER PLAN



BRIDGEWAY STATION FEATURES

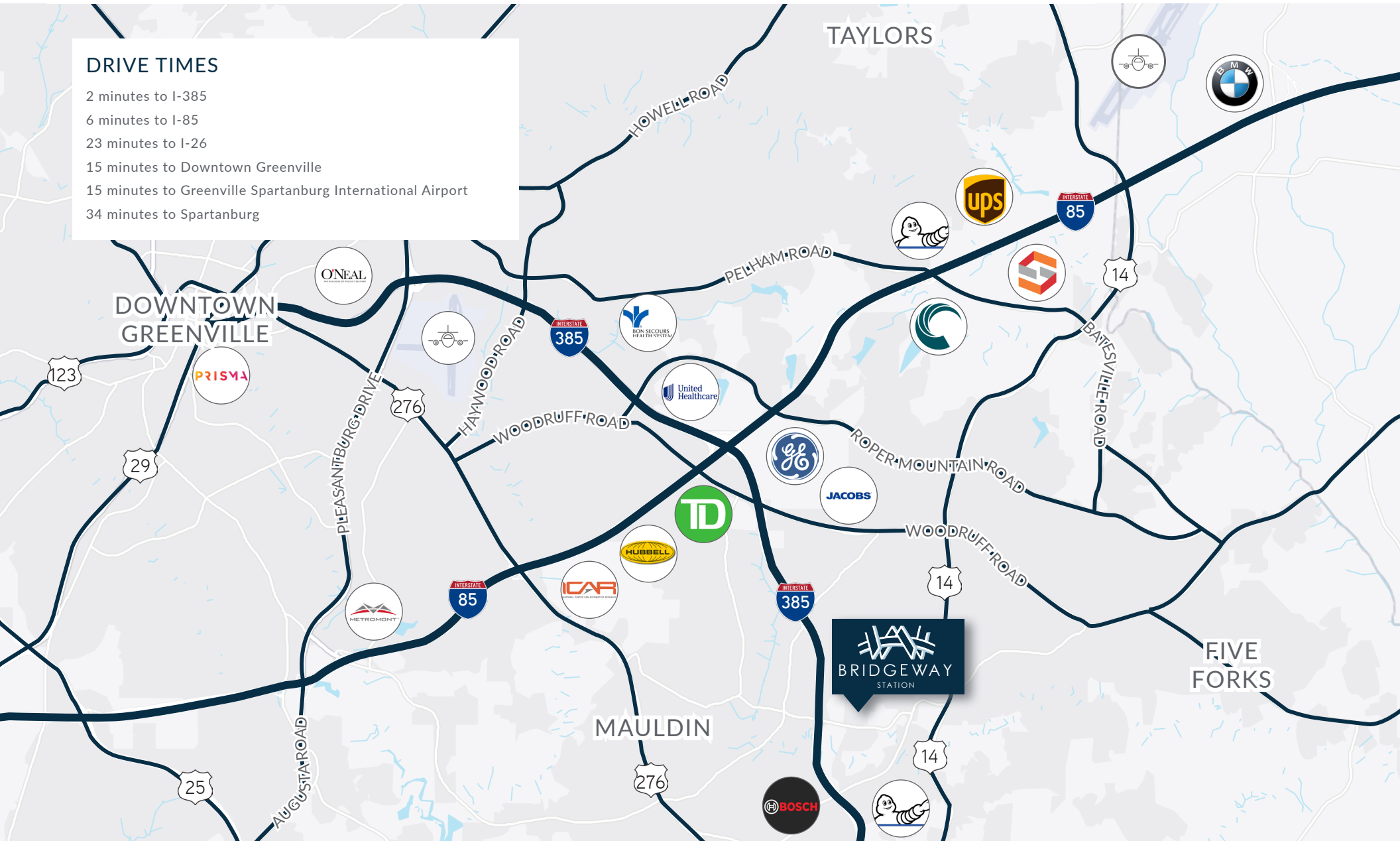
- Walkable, downtown Main Street
- Located in the fastest-growing community in Greenville
- Two existing Class A office buildings
- Ample free parking
- Future restaurant and retail hub
- Several parks and green spaces



Location

DRIVE TIMES

2 minutes to I-385
6 minutes to I-85
23 minutes to I-26
15 minutes to Downtown Greenville
15 minutes to Greenville Spartanburg International Airport
34 minutes to Spartanburg



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