



B

400 BROOKFIELD

Full Office Building Opportunity

PROPERTY FEATURES B



±75,000 RSF
full office building for lease



±25,000 RSF
typical floorplate



SIGNAGE
available for qualified tenants



5.16/1,000 SF
ample on-site free parking with ability to expand



GREEN SPACE
walking trail and nature pond



ON-SITE GENERATOR
full building back-up power in place

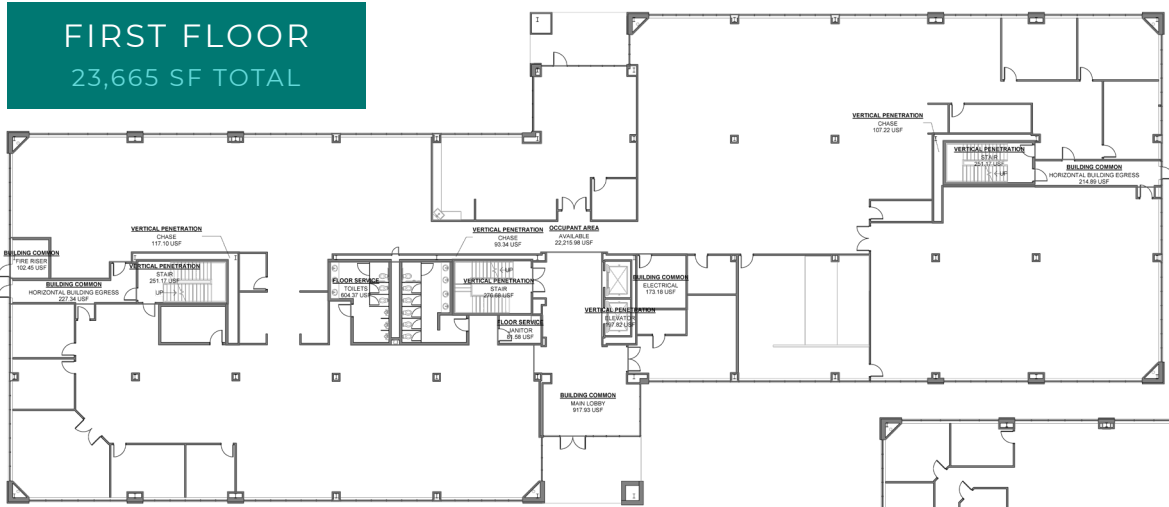


\$21.50/SF
full service asking rate

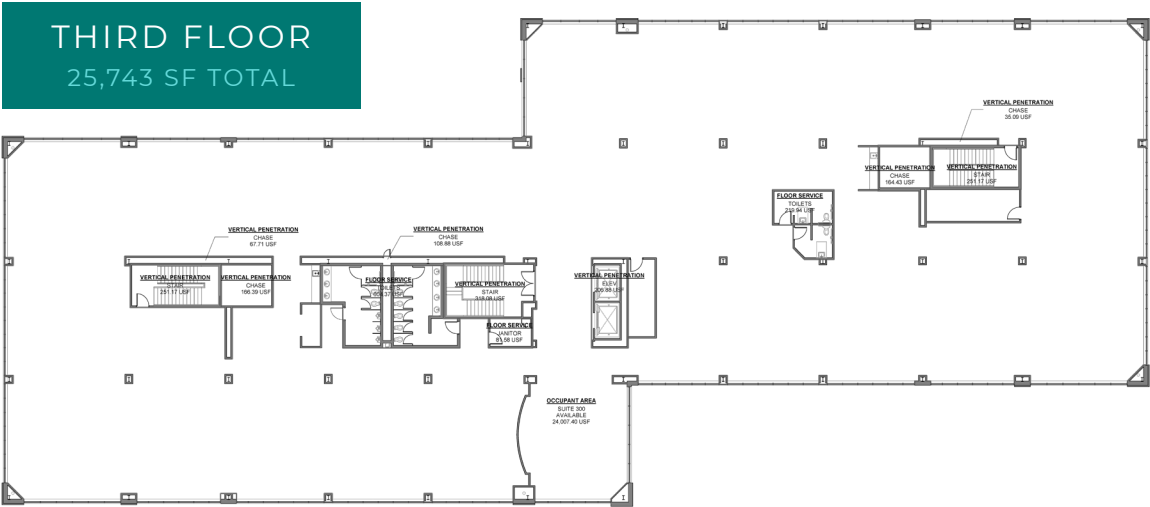




FIRST FLOOR
23,665 SF TOTAL



THIRD FLOOR
25,743 SF TOTAL



SUBURBAN TREASURE B

1

HOTELS

Courtyard by Marriot
Hampton Inn
Staybridge Suites
Cambria

Hilton Garden Inn
Residence Inn
Homewood Suites
Embassy Suites

2

COMPANIES

Jacobs
Global Lending Services
Ford Motor Credit
Progressive Insurance

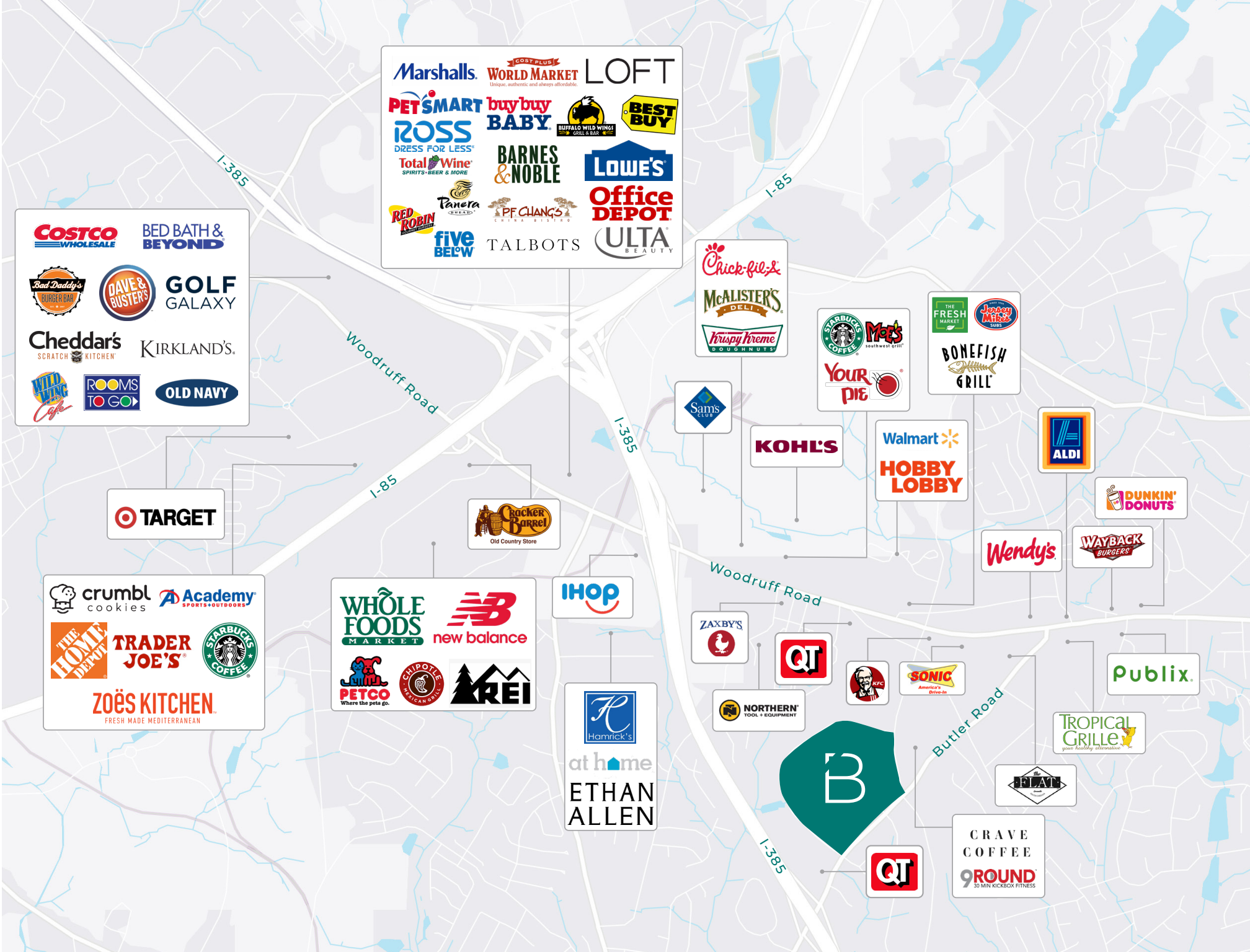
Rockwell Automation
BB&T
Aerotek
Cleva North America

3

DRIVE TIMES

I-385
I-85
Downtown Greenville
GSP International Airport
I-26

2 Minutes
6 Minutes
11 Minutes
16 Minutes
24 Minutes



YEAH THAT GREENVILLE B

Greenville, SC is a thriving mid-sized city that is known for an exceptional business climate and excellent quality of life. This former textile hub has seen an economic resurgence over the past couple of decades, largely due to the arrival of major employers like BMW (North American HQ), Michelin (North American HQ), Hubbell Lighting (North American HQ), General Electric (Gas Turbine Plant), and countless others. Greenville's population continues to grow as it draws new residents that are seeking an improved lifestyle and lower cost of living.

Greenville has a positive business climate and expanding economy, employment growth with a skilled workforce, a location convenient for statewide business development and livability. Conditions are improving for Greenville's office market, which is experiencing an influx of interest from tenants and investors. Rental rates continue to trend upward, indicating a healthy market. The Greenville-Spartanburg-Anderson overall market vacancy rate is tightening as space is absorbed. A large portion of market absorption is due to the active Spartanburg market where a revitalization is occurring and the demand for space is on the rise.

RANKED **3RD**
STRONGEST
JOB MARKET
IN AMERICA

*BLOOMBURG
BUSINESSWEEK*

MAJOR EMPLOYERS

Prisma Health
Hubbell Lighting
General Electric
Michelin
BMW
Synnex
Scansource
Fluor
Magna

CENTER FOR EDUCATION

Clemson University
26k students

Furman University
3k students

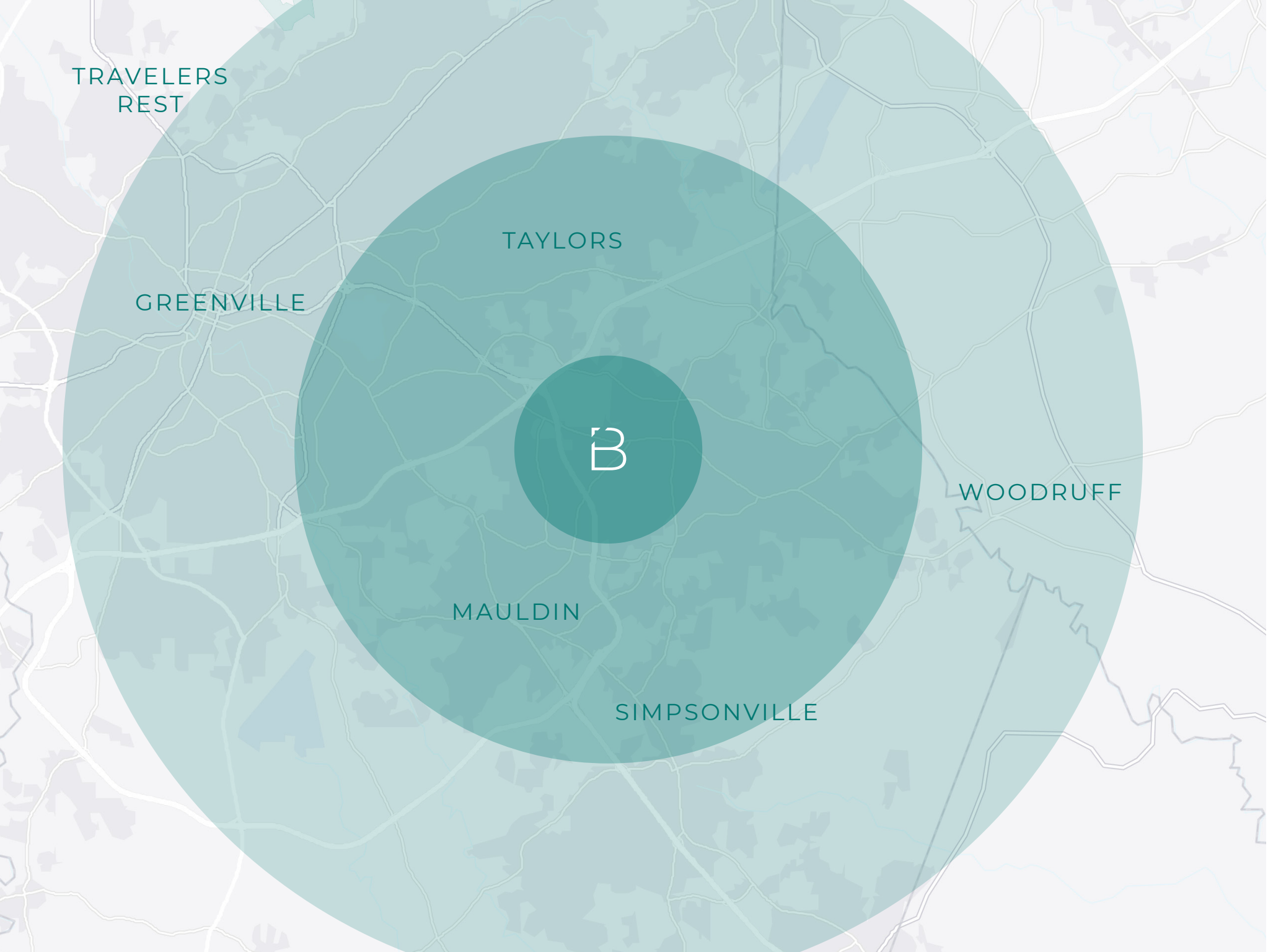
North Greenville University
2k students

Wofford College
2k students

USC Upstate University
6k students

Converse College
2k students





EXCELLENT DEMOGRAPHICS B

Greenville is situated along I-85 between Charlotte, NC and Atlanta, GA, making for easy access to three international airports including the Southeast’s largest airport.

Voted “Top 10 Best Places to Live” by *Men’s Journal*, Greenville provides a high quality of life for families and young professionals alike. The area features various outdoor recreational opportunities year-round festivals, and several minor league sports teams. Downtown is vibrant with restaurants and retail boutiques for daytime entertainment, and features a booming nightlife with bars and a growing brewery scene.

Area Demographics by distance	1 Mile	5 Miles	10 Miles
Population (2021)	7,614	136,313	427,452
Projected Population (2026)	8,165	146,695	461,044
Average Household Income (2021)	\$103,295	\$107,623	\$91,374
Median Household Income (2021)	\$88,191	\$78,920	\$64,391
Total Businesses (2021)	643	6,403	17,144
Total Employees (2021)	8,865	93,619	238,049



400 BROOKFIELD

TAYLOR ALLEN, SIOR CCIM

Vice President
1 864 527 5423
taylor.allen@colliers.com

BRANTLEY ANDERSON, CCIM

Vice President
1 864 527 5440
brantley.anderson@colliers.com

