



CENTURY OFFICE BUILDING BTS

CENTURY DRIVE
GREENVILLE, SC 29607

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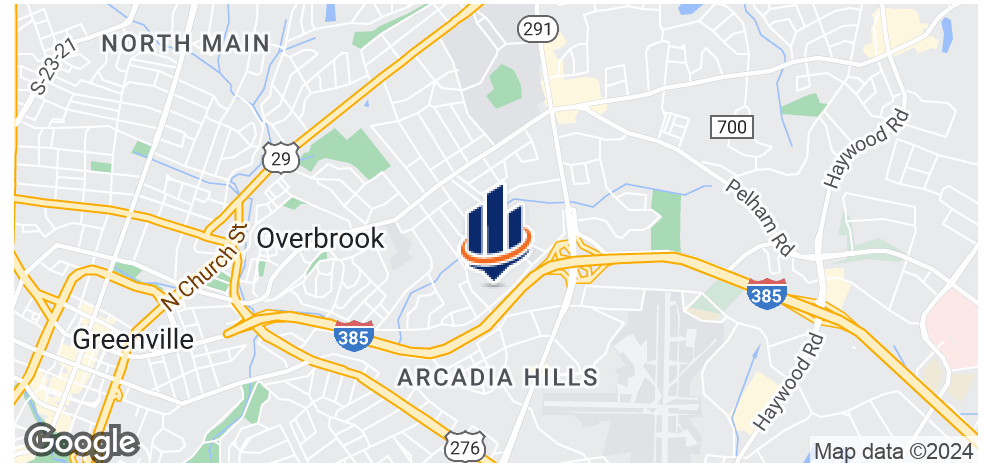
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2 SCHEMATIC FRONT ELEVATION
A1.1 SCALE : 1/8" = 1' - 0"

Property Summary



OFFERING SUMMARY

Available SF: 15,024 SF

Lease Rate: \$22.00 SF/yr (NNN)

Building Size: 15,024 SF

Market: Greenville

PROPERTY OVERVIEW

SVN Blackstream is pleased to present this opportunity to lease a Class A office building offered as a build-to-suit. Tenant specifications may be outlined during construction. Current floor plan offers large training room, a workout facility, common area lounges and a cafe environment. Current layout includes 36 individual offices, 5 manager offices, 3 executive offices and some common work cube space. *Owner is licensed real estate agent in SC*

LOCATION OVERVIEW

This property is minutes away from Downtown Greenville and situated between Pleasantburg Drive and Stone Avenue. Easy access to I-385, the Downtown Airport and surrounding areas.

PROPERTY HIGHLIGHTS

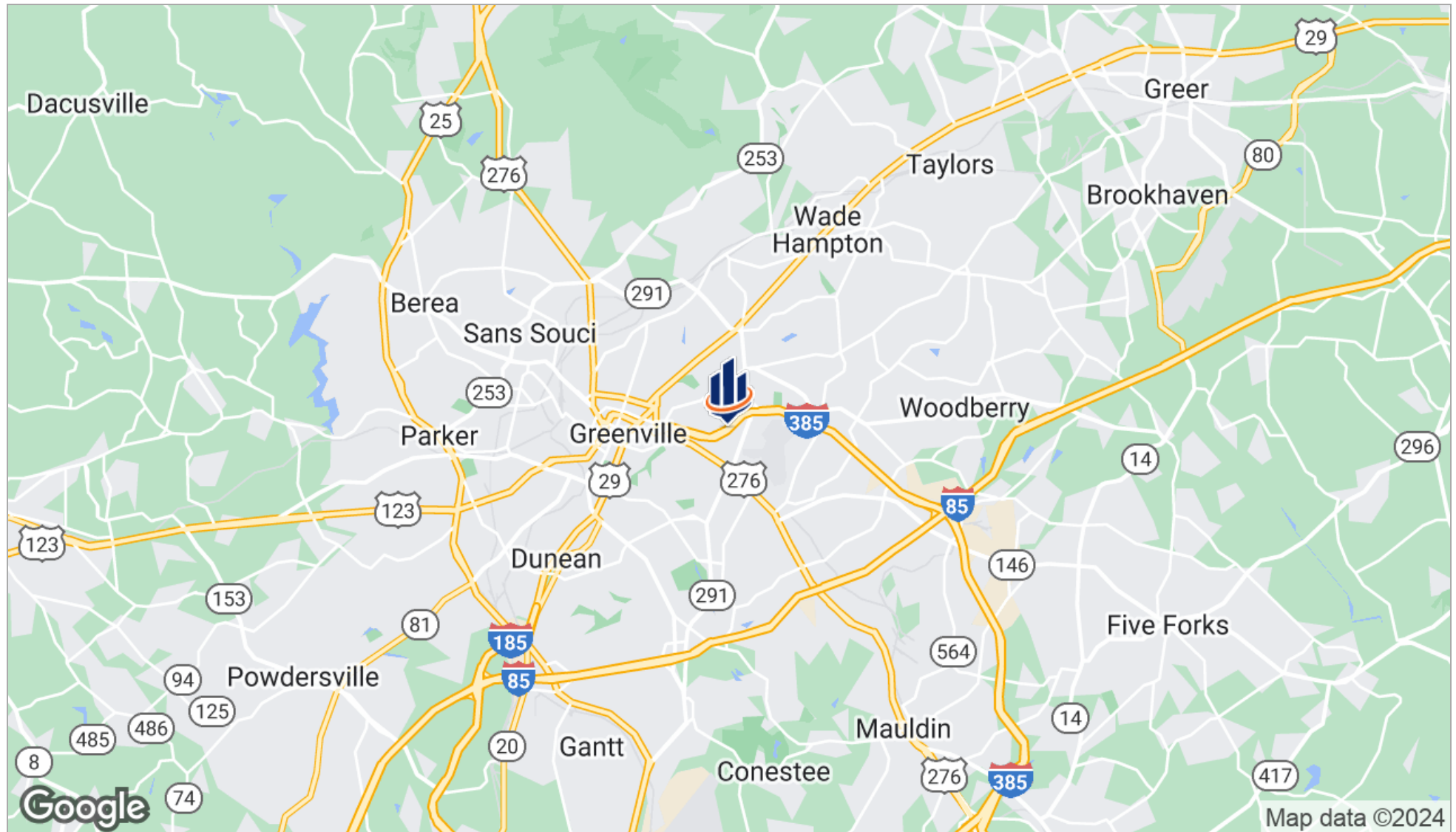
- ±15,024 SF
- Build-to-suit
- Near Downtown Greenville
- Many amenities
- Training room
- Fitness room

Floor Plan

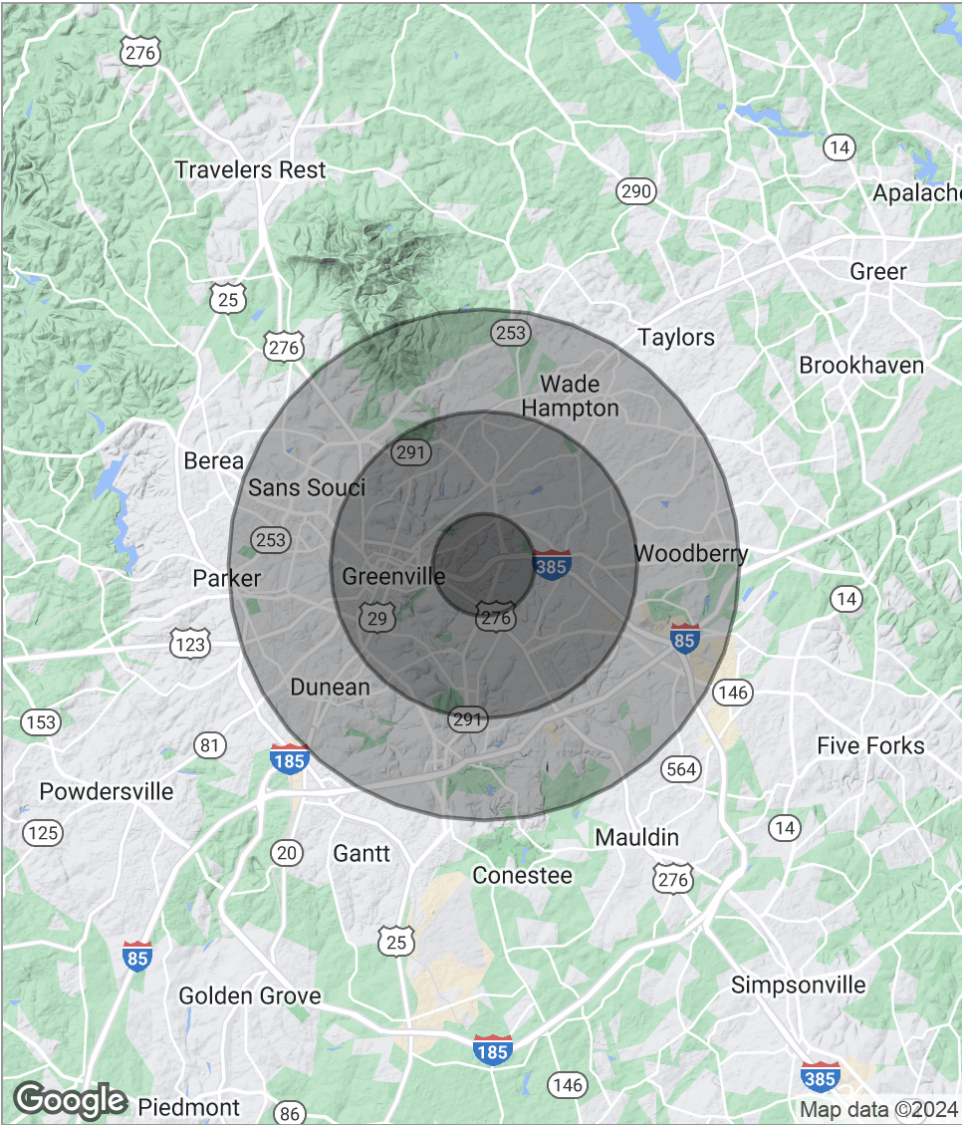


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|---|-------------------------|
| Craig A. Otto ARCHITECT, INC. DESIGN • PLANNING • ARCHITECTURE | |
| | |
| 1516 Augusta Road Lexington, South Carolina 29075 Phone (803) 557-0884 Fax (803) 557-0885 | |
| No. | Revisions |
| | Date |
| | |
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| Project Title: BLACKSTREAM DEVELOPMENT GREENVILLE, SC | |
| Drawing Title: SCHEMATIC FLOOR PLAN | |
| Consultant: | |
| Date: DECEMBER 2, 2015 Drawing No.: 15 | Drawing No.: A11 |

Location Map



Demographics Map



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 8,928 | 63,237 | 150,329 |
| Median age | 29.5 | 36.8 | 37.0 |
| Median age [Male] | 28.3 | 35.1 | 35.4 |
| Median age [Female] | 31.6 | 38.8 | 38.8 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 3,437 | 28,030 | 64,246 |
| # of persons per HH | 2.6 | 2.3 | 2.3 |
| Average HH income | \$45,999 | \$63,841 | \$61,379 |
| Average house value | \$138,864 | \$212,196 | \$218,227 |

* Demographic data derived from 2020 ACS - US Census