



PATEWOOD BUSINESS CENTER  
1 MARCUS DRIVE  
SUBURBAN OFFICE SPACE FOR LEASE

SITE #1467 | GREENVILLE, SC 29615

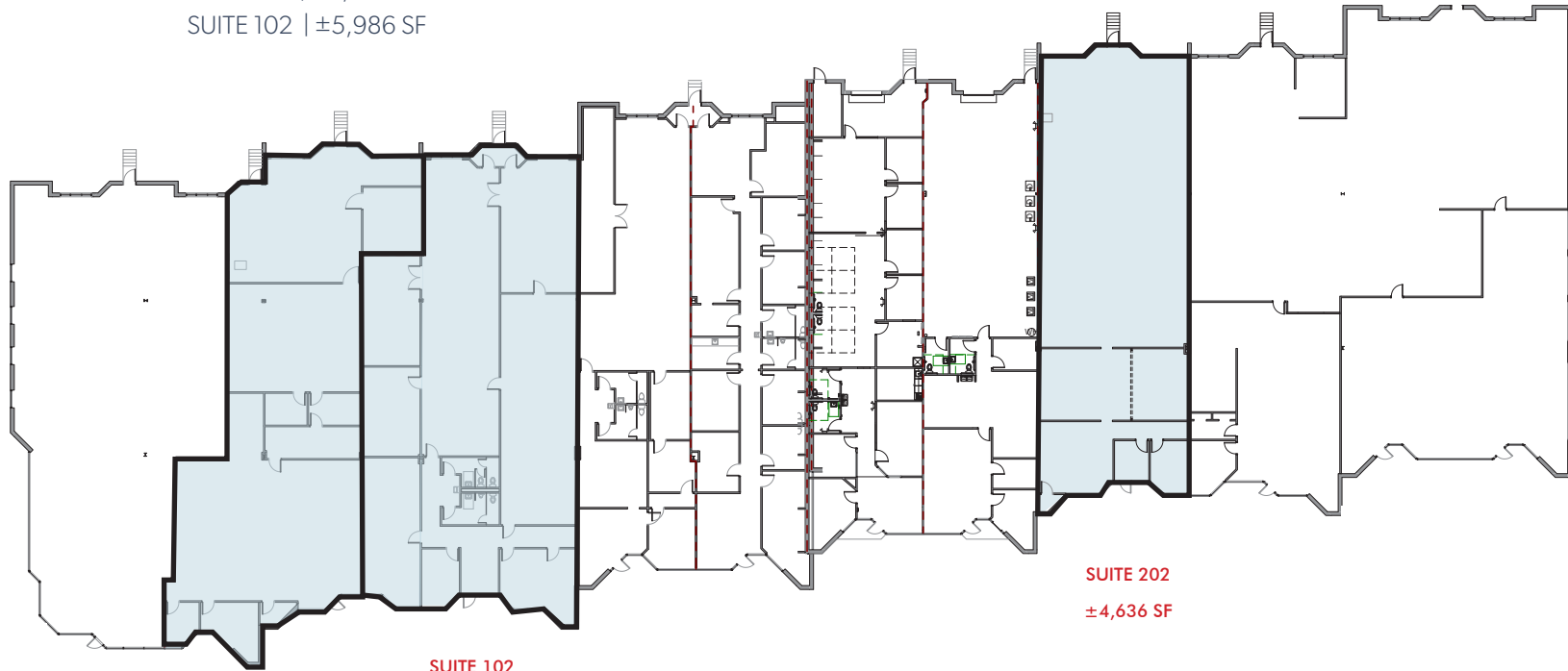
CBRE

# SPACE OPPORTUNITIES

## BUILDING I

UP TO ±11,072 RSF

AVAILABILITIES: SUITE 101 | ±5,086 SF  
SUITE 102 | ±5,986 SF



SUITE 101  
±5,086 SF

SUITE 102  
±5,986 SF

SUITE 202  
±4,636 SF

## BUILDING II

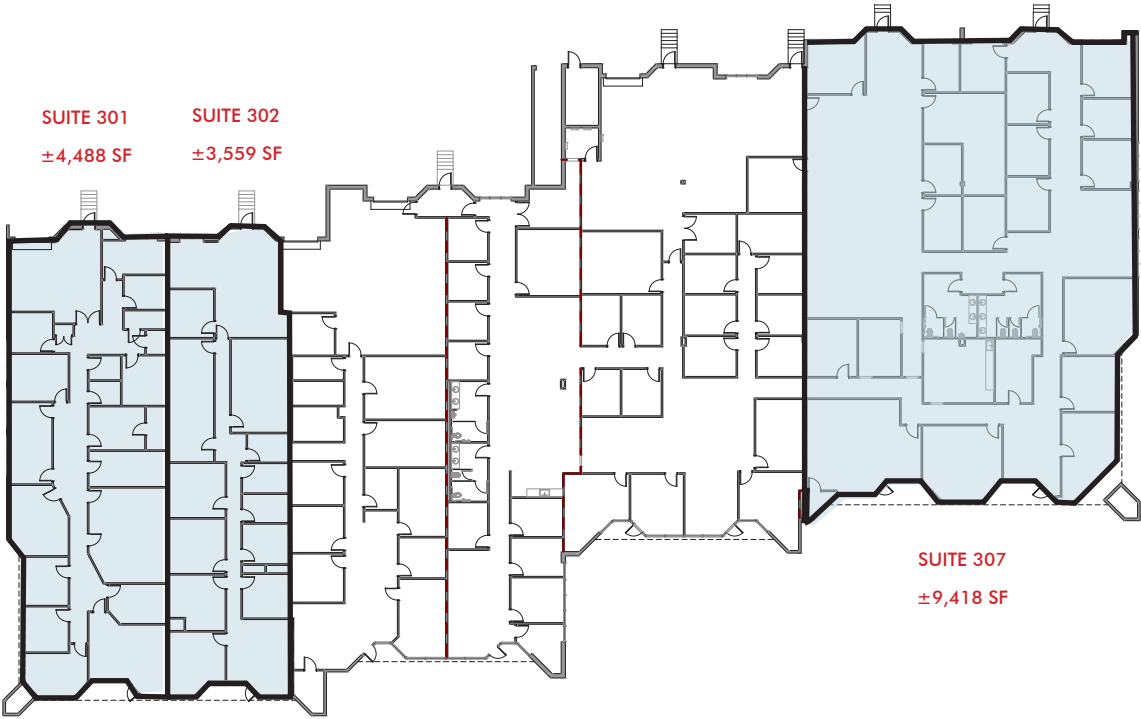
AVAILABILITIES: SUITE 202 | ±4,636 SF

# SPACE OPPORTUNITIES

## BUILDING III

### AVAILABILITIES:

- SUITE 301 | ±4,488 SF
- SUITE 302 | ±3,559 SF
- SUITE 307 | ±9,418 SF

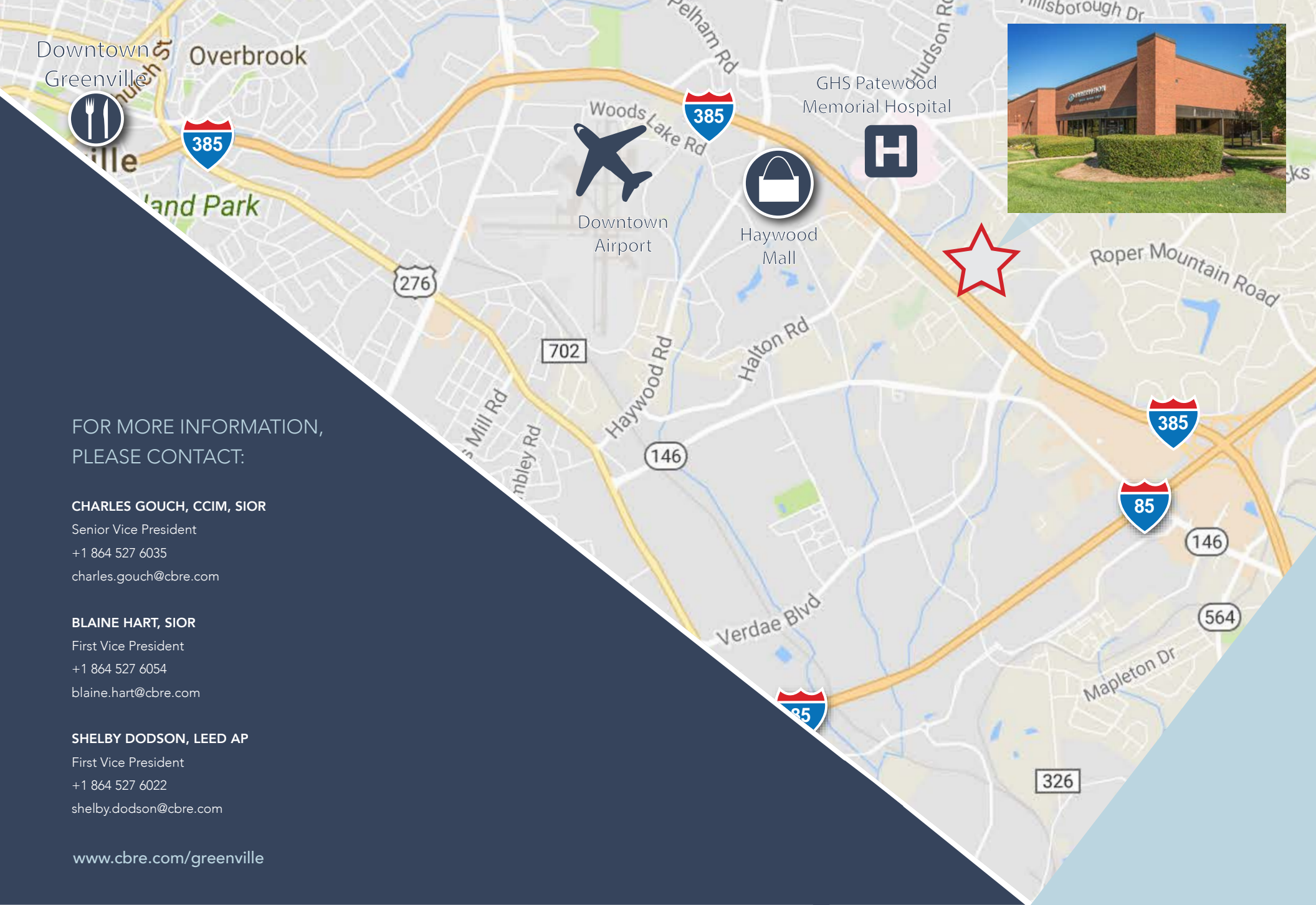


# PROPERTY DETAILS

## SUBURBAN OFFICE FOR LEASE

1 Marcus Drive is conveniently located off of Frontage Road in close proximity to Haywood Road with easy access to I-385 and I-85. The property is also a short drive to Downtown Greenville.

- + Total RSF Available: Up to ±33,173 SF | 4 Buildings
- Building I: ±11,072 RSF
- Building II: ±4,636 RSF
- Building III: ±17,465 RSF
- Building IV: Fully Leased
- + Ample On-Site Parking: 2.92/1,000 SF
- + Lease Rate: Contact Agent



Downtown Greenville Overbrook



Downtown Airport



Haywood Mall



GHS Patewood Memorial Hospital



FOR MORE INFORMATION,  
PLEASE CONTACT:

**CHARLES GOUCH, CCIM, SIOR**

Senior Vice President  
+1 864 527 6035  
charles.gouch@cbre.com

**BLAINE HART, SIOR**

First Vice President  
+1 864 527 6054  
blaine.hart@cbre.com

**SHELBY DODSON, LEED AP**

First Vice President  
+1 864 527 6022  
shelby.dodson@cbre.com

[www.cbre.com/greenville](http://www.cbre.com/greenville)