



1041

E BUTLER ROAD

GREENVILLE, SC 29607

SUBLEASE OPPORTUNITY:
UP TO ±142,840 RSF AVAILABLE



**CUSHMAN &
WAKEFIELD**

**BROKER INCENTIVE:
\$1.00 PSF FOR TENANT REPRESENTATIVE**

**FOR 5 YEAR SUBLEASE TERM*

PROPERTY OVERVIEW



TOTAL AVAILABLE SPACE: ±142,840 RSF

FIRST FLOOR: ±33,862 Total RSF

SECOND FLOOR: ±4,061 - 79,899 Total RSF

LOWER LEVEL EAST: ±18,046 Total RSF

LOWER LEVEL WEST: ±3,352 - 11,003 Total RSF

HIGHLIGHTS:

- 1 conference room on the second floor with capacity of 10 and AV capability
- Hertz and Enterprise drop off at the building with key drop-offs
- Located immediately off I-385 at East Butler Road with easy access to Downtown, Greenville, I-85, and GSP
- Original Build-to-Suit for Jacobs Engineering
- High-profile building in a beautiful campus-like setting
- Features natural light overlooking pond
- Parking: 1,009 spaces (ratio of 4.8:1,000 sf)
- Long-term sublease available
- **LEX: 3/31/33**
- **LEASE RATE: \$14.50 PSF FS Gross**



FIRST FLOOR LOBBY



SHARED FIRST FLOOR BREAKROOM



SECOND FLOOR TRAINING ROOM 2026 DELIVERY

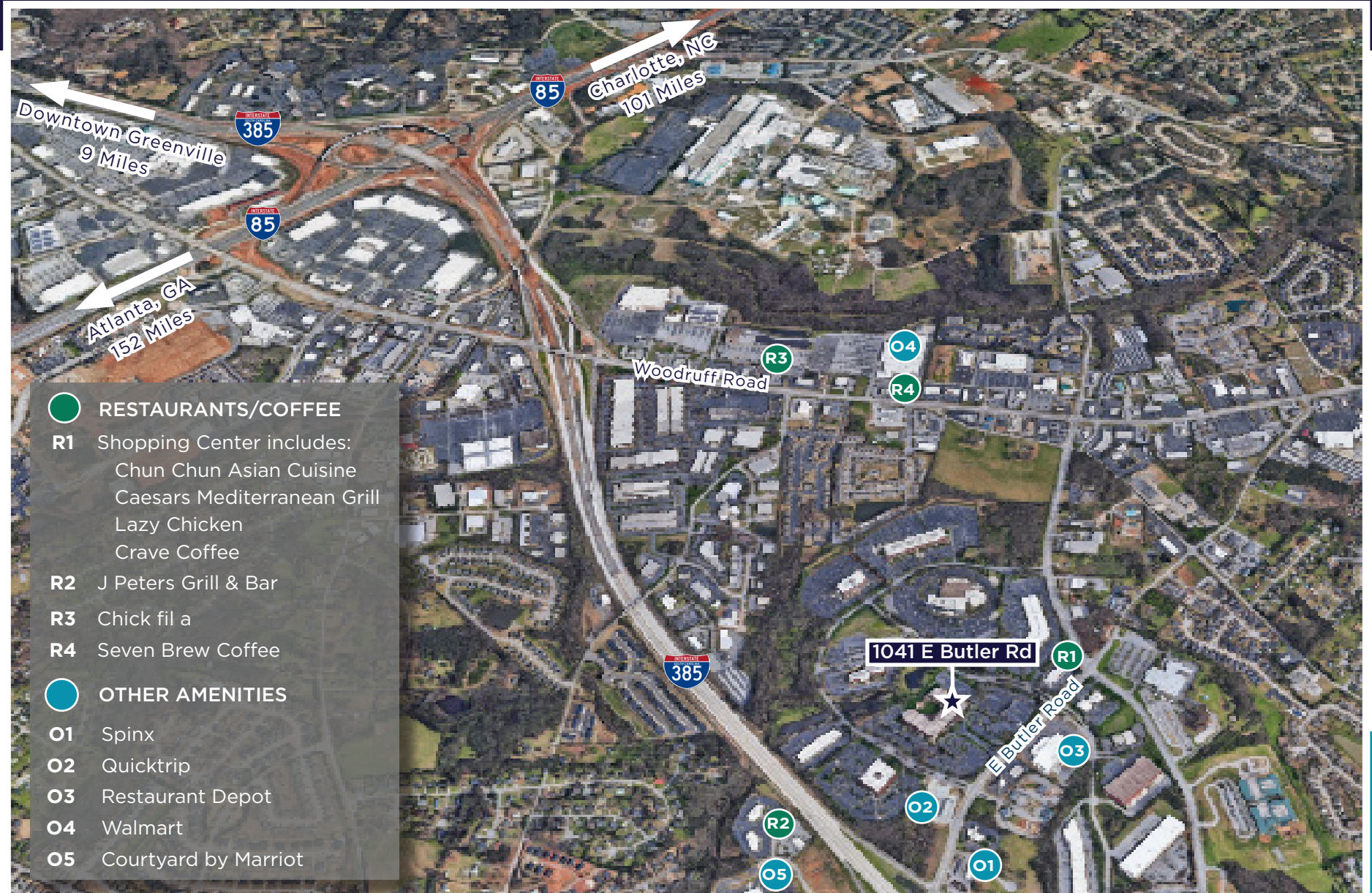


COURTYARD WITH WALKING PATH AND POND



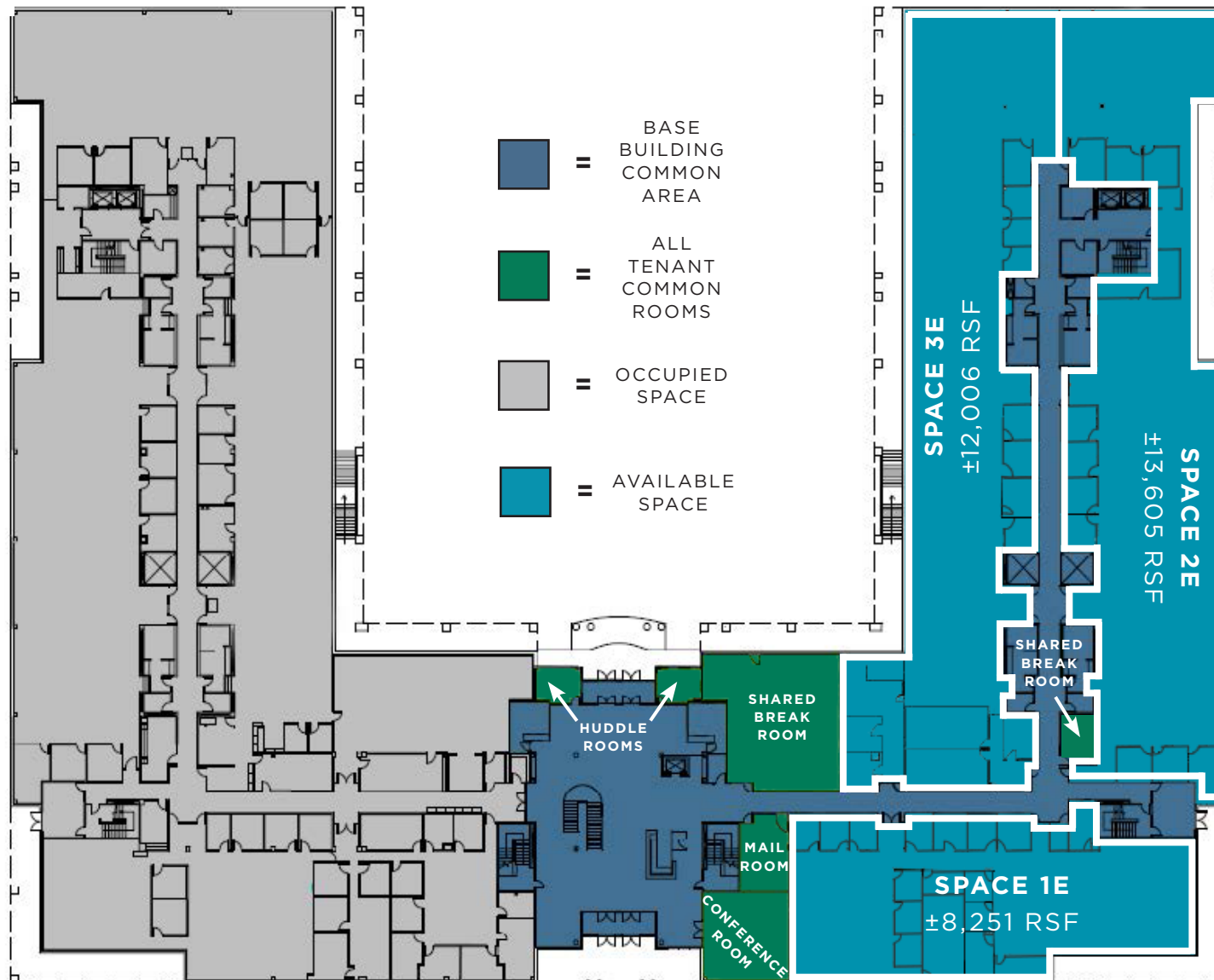
OUTDOOR PATIO

AREA AMENITIES & ACCESS



FIRST FLOOR

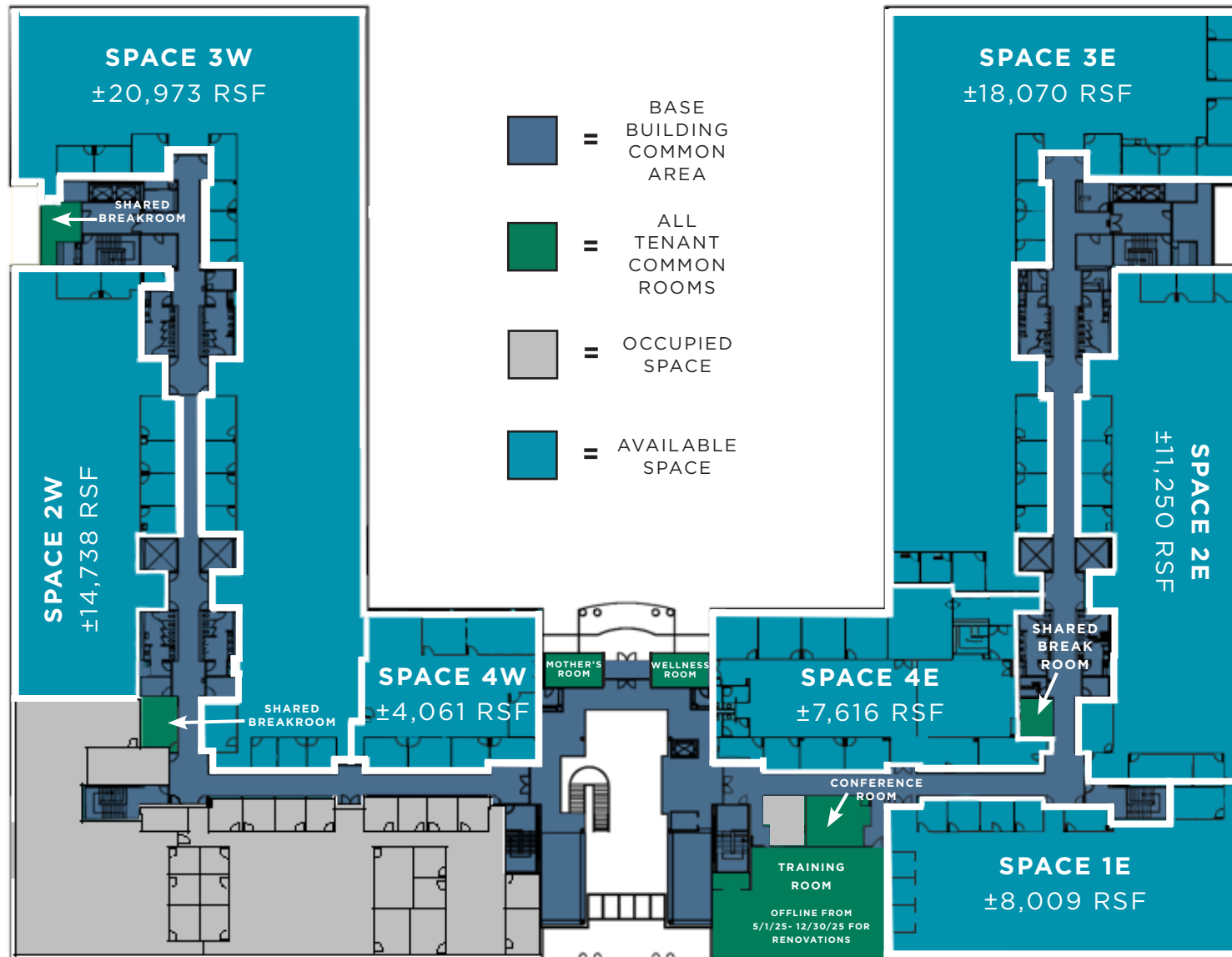
±33,862 TOTAL RSF



SECOND FLOOR

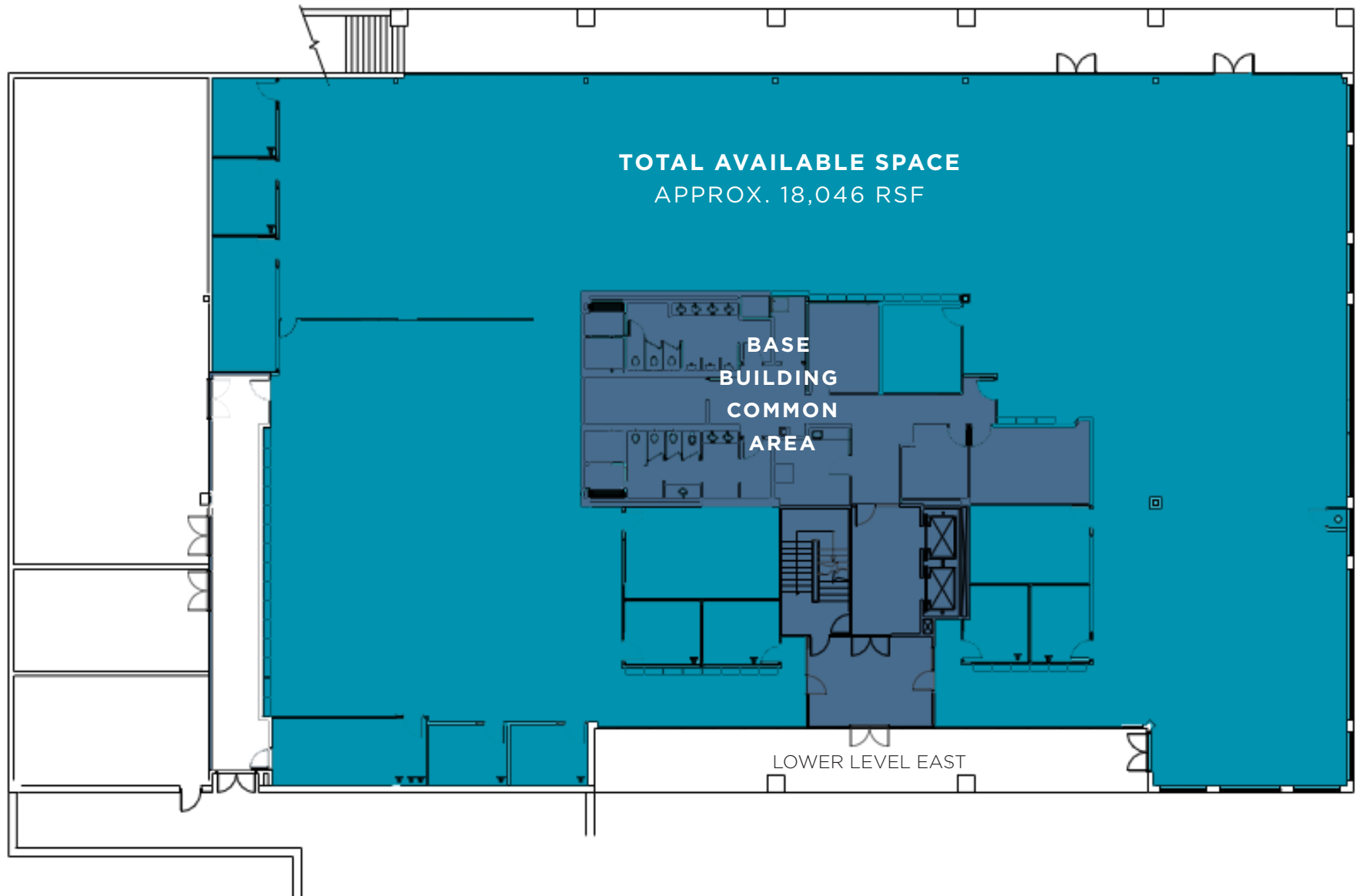
±79,899 TOTAL RSF

*WEST WING HAS CUBICLES WITH WIRING, EAST WING DOES NOT



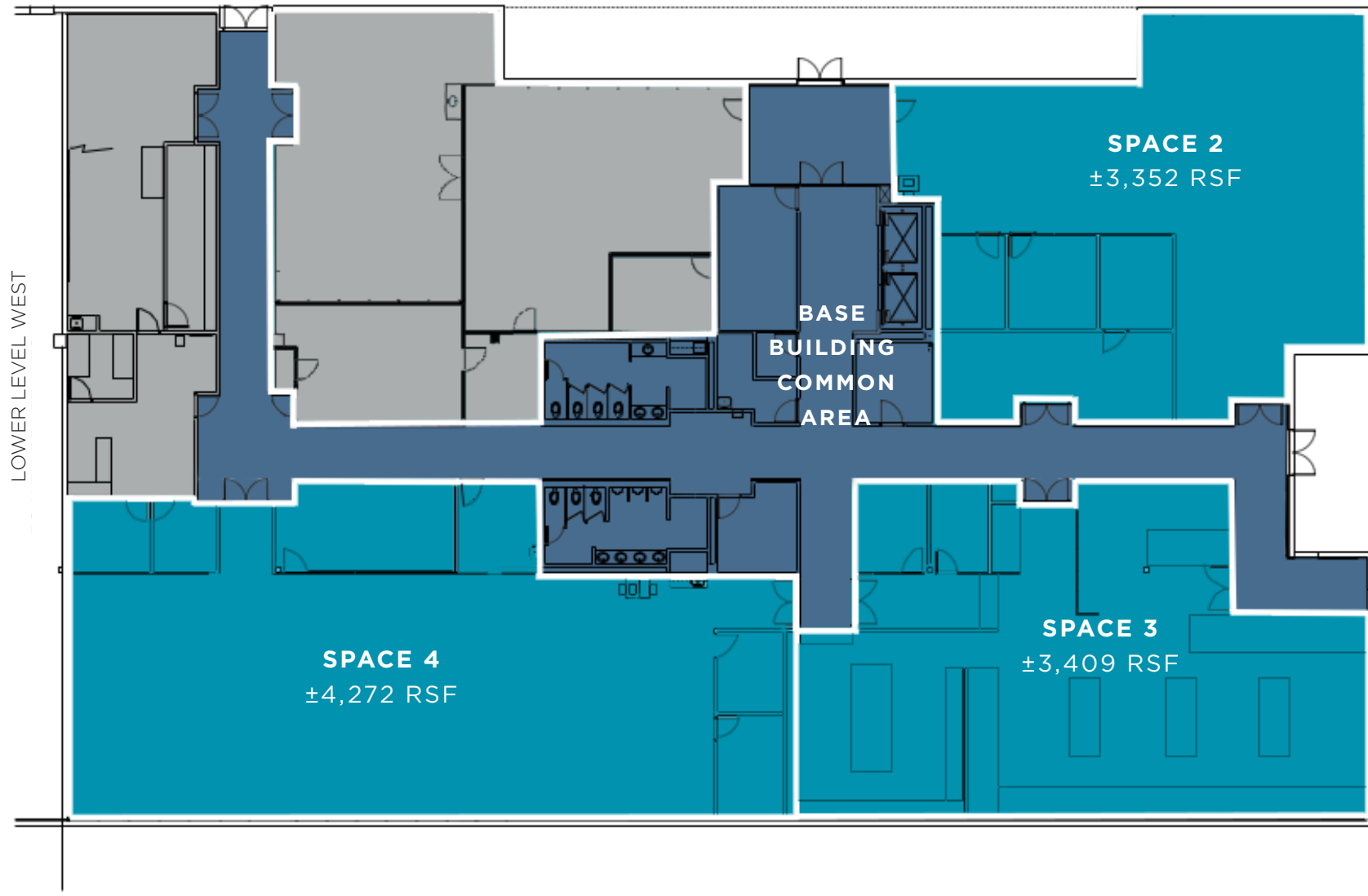
LOWER LEVEL EAST FLOOR

±18,046 TOTAL RSF



LOWER LEVEL WEST FLOOR

±11,033 TOTAL RSF



UPSTATE SOUTH CAROLINA

Greenville continues to make headlines for its recent accomplishments and growth with virtually no indication of reduced momentum. Corporations across multiple sectors are growing their Research and Development activities with the support of local academic institutions, while corporate headquarters provide a growing employment pool to various educational backgrounds. Health and Medical facilities are abundant with Greenville Health System providing over 12,000 jobs, and tourism continues to grow under a well-appointed city management which provides beautification and creation of public amenities.

CORPORATE HQ:



HIGHER EDUCATION:



ENGINEERING & ADVANCED MANUFACTURING:



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