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PROPERTY HIGHLIGHTS

Address

350-352 Halton Road
Greenville, SC 29607

Available

Immediately

Building Size

228,639 sf | 2 Buildings with
3 Stories Each

SF Available

228,639 sf

Floor Plates

26,622 - 43,935 sf

Parking

5:1,000 rsf
Ability to accommodate more

On-Site Amenities

Tenant Lounge & Cafe
Fitness Center (Coming Soon)
Outdoor Landscaped Park
Courtyard

Lease Rate

\$23.00/SF Full Service



FOR LEASE 350-352 Halton Road \ \ Greenville \ \ South Carolina

Largest contiguous block of office space available in Greenville.



2-Three Story
Buildings



Tenant
Lounge



Interior
Courtyard



Park Like
Setting



On-Site
Cafe



5/1,000
Parking Spaces



Immediate
Access to I-85,
Haywood,
Laurens Road



Wheelchair
Accessible



Fitness Facility
Coming Soon

TEMPUS
Realty Partners

THE OWNER

Tempus Real Estate Investments is an Arkansas-based real estate investment partnership focused on acquiring and developing commercial estate. Tempus plans to invest over a million dollars rebranding and refreshing the Park. Notable improvements will include modernized lobbies, new park signage, fitness center addition and central courtyard transformation.

DP3
ARCHITECTS

THE ARCHITECT

DP3 Architects' passion is understanding the greater underlying purpose in the buildings they craft, and working relentlessly to fulfill it. Their business is about people. The talented ones on their team and most importantly, the ones who will work and play daily in the spaces they create.



OFFICE PARK

Centrally
located in an
established area
of a growing
market.

\$23.00

FULL SERVICE LEASE RATE

THE LEASING TEAM

Colliers professionals, Brantley Anderson and Taylor Allen, think differently, share great ideas and offer thoughtful and innovative advice that helps clients accelerate their success.



Superior Design

An architectural rendering of a modern office building with a large glass curtain wall and a central courtyard. The courtyard features a brick-paved walkway, green lawns, and several trees. A man in a suit and a woman in business casual attire are standing on the walkway, looking at a document. A large, stylized 'Y' shaped sculpture is positioned in the courtyard. Four green circular callout markers with white dots are placed on the image, with thin green lines extending from them to text boxes at the bottom. The top left corner of the image has a semi-transparent green overlay with the text 'Superior Design'.

HIGH VISIBILITY SIGNAGE

Highly-visible top signage along Halton Road for marquee tenants.

SUPERIOR WINDOW LINES

Contiguous glass curtain wall panes provide abundant natural light.

PRIVATE ENTRANCE

Existing exterior entrance into first floor tenant suite.

EFFICIENT FLOOR PLANS

Average 35,000 RSF floor plates with creative test fit options.

TOUCHDOWN AREAS

Convenient touchdown areas equipped with WiFi provide tenants with alternate work and meeting space.

BREATH OF FRESH AIR

Outdoor landscaped courtyard and patio area are just steps away, allowing tenants to easily step out for a quick break.

COMFORTABLE SEATING

Innovative design provides tenants multiple areas to eat, socialize, hold meetings, and recharge.

DELI & COFFEE BAR

Complimentary coffee bar and full service kitchenette are perfect for that quick coffee break or collaborative lunch.

Tenant Lounge & Cafe









Building X Floor Plans



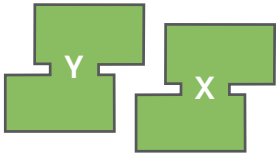
BUILDING X	
1st Floor	35,464 SF
2nd Floor	38,874 SF
3rd Floor	41,836 SF
Total	116,175 SF



Building Y Floor Plans



BUILDING Y	
1st Floor	26,622 SF
2nd Floor	41,906 SF
3rd Floor	43,935 SF
Total	112,463 SF



BUILDING SPECIFICATIONS

	350 Halton Road Building X	352 Halton Road Building Y
Year Built	1989	1990
Lobby Finishes	Finished with commercial carpet, carpet base, tile, wall paint, glass wall entry, and lay-in acoustical ceilings.	Finished with commercial carpet, carpet base, tile, wall paint, glass wall entry, and lay-in acoustical ceilings.
Tenant Corridors	Finished with commercial carpet, carpet base, tile, wall paint, glass wall entry, and lay-in acoustical ceilings.	Finished with commercial carpet, carpet base, tile, wall paint, glass wall entry, and lay-in acoustical ceilings.
Ceiling Heights	9 Feet	9 Feet
Slab to Slab Height	14 Feet	14 Feet
Restrooms per Floor	2 (per building floor)	2 (per building floor)
Roof	Carlisle Total Roofing System (Membrane Roof) installed in 07/2007	Carlisle Total Roofing System (Membrane Roof) installed in 01/2010. Warranty through 1/14/2020
Roof Structure	Steel with concrete slab for each floor	Steel with concrete slab for each floor
Roof Exterior	Exposed white pre-cast architectural exterior in a ribbon fashion with reflective glass windows	Exposed white pre-cast architectural exterior in a ribbon fashion with reflective glass windows
Window System	Reflective glass that is 6''6' in height, in a ribbon fashion with sill height at 2'6''	Reflective glass that is 6''6' in height, in a ribbon fashion with sill height at 2'6''
Elevators	Two (2) 3,500 Lb. capacity hydraulic passenger elevators. Controls and mechanicals modernized by ThyssenKrupp in 07/2015	Two (2) 3,500 Lb. capacity hydraulic passenger elevators. Controls and mechanicals modernized by ThyssenKrupp in 04/2015
HVAC System	Six (6) Trane 60-ton rooftop units, installed in 02/2008.	Six (6) Trane 60-ton rooftop units, installed in 03/2009.
Energy Management	Trane Tracer Summit (software upgraded 02/2008)	Trane Tracer Summit (software upgraded 03/2009)
Electrical Service	There is one 3,000 amp main breaker feeding two 1,600 amp bus ducts (one for Centre 3 and one for Centre 4). These buss ducts feed a 400 amp main for the first floor and a 400 amp main for the second floor. The third floor has a 1,200 main breaker. This electrical distribution is 480/277 volt 3 phase. Misc. G transformers are feeding receptacle and lighting panels.	There is one 3,000 amp main breaker feeding two 1,600 amp bus ducts (one for Centre 5 and one for Centre 6). These buss ducts feed a 400 amp main for the first floor and a 400 amp main for the second floor. The third floor has a 1,200 main breaker. This electrical distribution is 480/277 volt 3 phase. Misc. transformers are feeding receptacle and lighting panels.
Lighting	Typical fixture is a 2' X 4' acrylic lens with T-8 fluorescent 2-tube fixture.	Typical fixture is a 2' X 4' acrylic lens with T-8 fluorescent 2-tube fixture.
Fire/Life Safety	Johnson Controls Notifer fire system with smoke detectors, pull stations strobes, and horns on each floor. Overhead lighting has 90 minute battery back-up. The stairwell lighting has backup 14KW Honda generator coverage. Notifer panel is located on first floor service room with.	Johnson Controls Notifer fire system with smoke detectors, pull stations strobes, and horns on each floor. Overhead lighting has 90 minute battery back-up. The stairwell lighting has backup 14KW Honda generator coverage. Notifer panel is located on first floor service room with.
Security	Maxxess security system providing proximity readers badge support. Cameras are controlled and monitored via Centre 1.	Maxxess security system providing proximity readers badge support. Cameras are controlled and monitored via Centre 1.

AREA DEMOGRAPHICS



Current Population
(2017)
1,460,785



Projected Population
(2022)
1,533,257



Average Household Income
(2017)
\$63,757



Projected Average Household Income
(2022)
\$72,858



Unemployment Rate
(2017)
5.4%

DRIVE TIMES



Haywood Mall
2 Minutes

Downtown Greenville Airport
5 Minutes

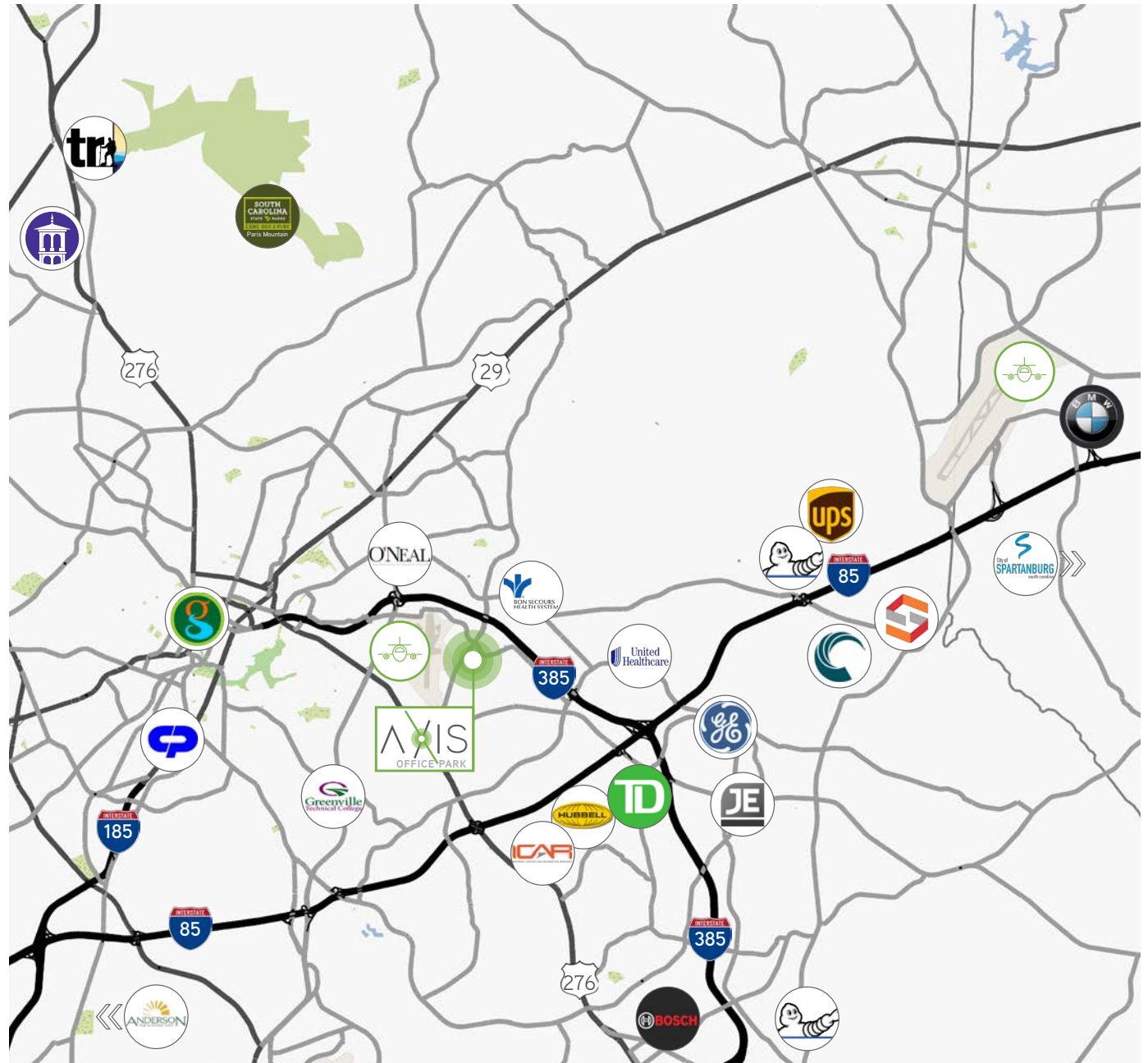
Bon Secours Health System
5 Minutes

Downtown Greenville
10 Minutes

Greenville-Spartanburg International Airport
12 Minutes

Spartanburg
38 Minutes

Anderson
45 Minutes





FOR LEASE 350-352 Halton Road \\ Greenville \\ South Carolina

NAMED #1

MICRO-CITY OF THE FUTURE IN THE
WESTERN HEMISPHERE

financial times

TOP 10 BEST DOWNTOWNS IN AMERICA, 2015

livability

5TH MOST FUN & AFFORDABLE CITY IN THE UNITED STATES

business week

ONE OF FIVE BEST PLACES TO RETIRE

aarp

THE NEXT BIG FOOD CITY

OF THE SOUTH
esquire

RANKED 3RD STRONGEST JOB MARKET IN AMERICA

bloomberg businessweek

ONE OF 52 PLACES TO VISIT IN 2017

the new york times

ONE OF THE BEST CITIES FOR YOUNG ADULTS

forbes

#yeahthatGreenville



FOR LEASE 350-352 Halton Road \ Greenville \ South Carolina

colliers.com/greenville  VIEW ONLINE



AXIS

OFFICE PARK

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