AXIS
OFFICE PARK

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PROPERTY HIGHLIGHTS

Address
350-352 Halton Road
Greenville, SC 29607

Available
Immediately

Building Size
±229,341 SF | 2 Buildings with
3 Stories Each

SF Available
±186,467 RSF

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

Largest contiguous block of office space available in Greenville.

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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

OFFICE PARK

Centrally located in an established area of a growing market.

$23.00
FULL SERVICE LEASE RATE

TEMPUS
Realty Partners

DP3
ARCHITECTS

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.

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.

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.

Colliers
INTERNATIONAL

TENANT 1
TENANT 2
TENANT 3

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.
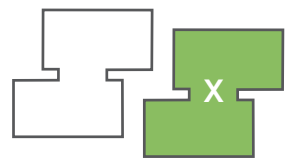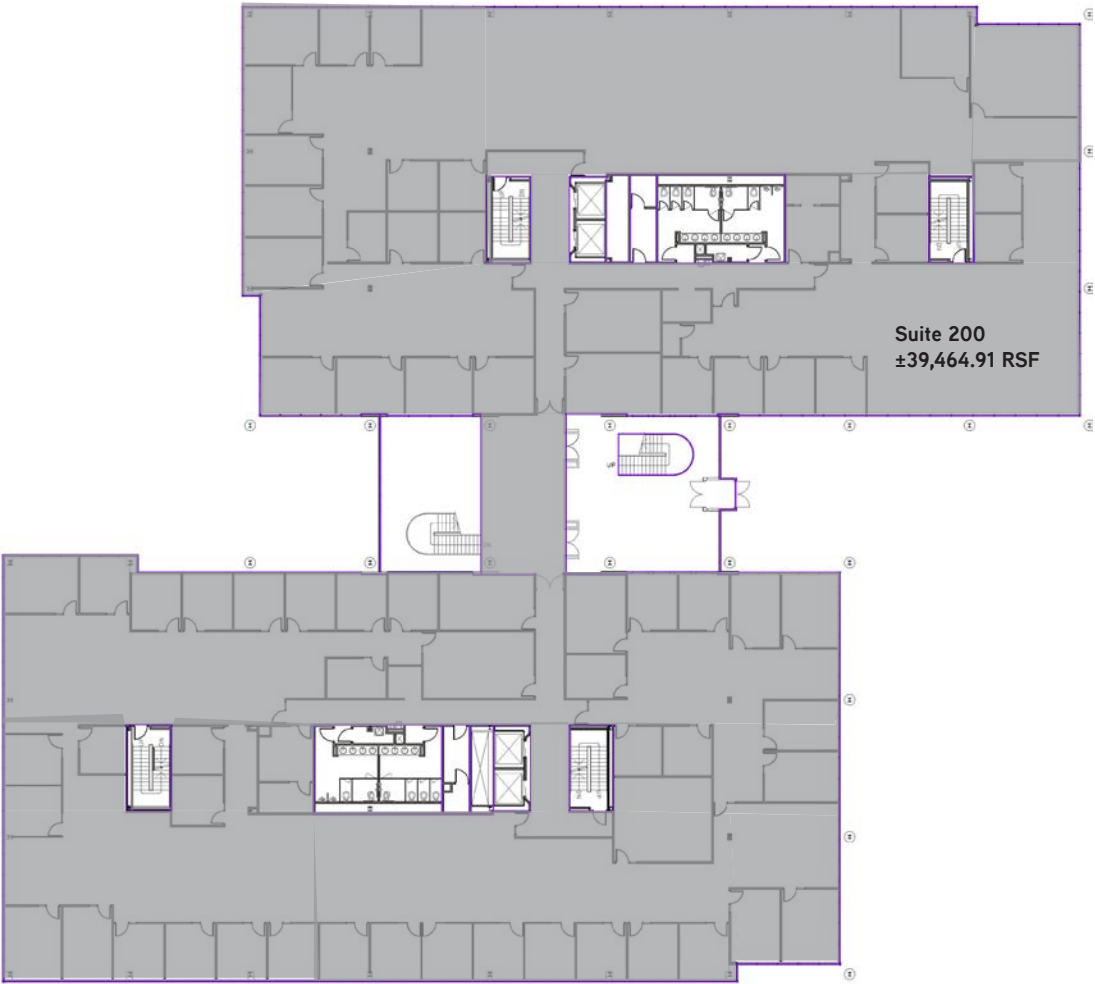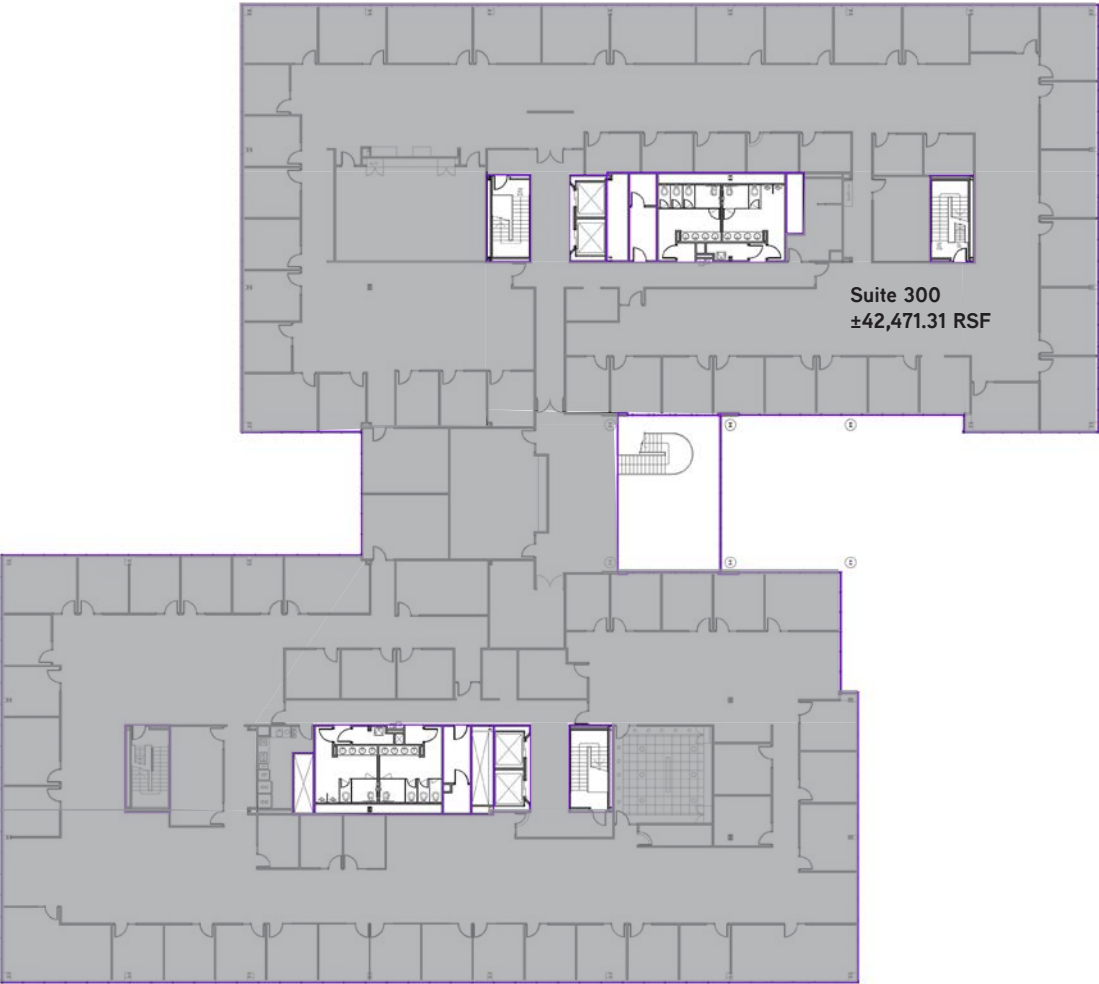
Tenant Lounge & Cafe

Floorplans

Suite 100
±36,002.49 RSF

BUILDING X: 1st Floor

Suite 100   ±36,002.49 RSF

Suite 200
±39,464.91 RSF

BUILDING X: 2nd Floor

Suite 200	±39,464.91 RSF

Suite 300
±42,471.31 RSF

BUILDING X: 3rd Floor

Suite 300   ±42,471.31 RSF

Suite 130
±6,289.72 RSF

Suite 120
±3,004.95 RSF

Suite 100
±11,120.53 RSF

Suite 110
±6,206.42 RSF

Y

BUILDING Y: 1st Floor

Suite 100	±11,120.53 RSF
Suite 110	±6,206.42 RSF
Suite 120	±3,004.95 RSF
Suite 130	±6,289.72 RSF

Suite 210
±21,803.63 RSF

Suite 200
±20,103.01 RSF

Y

BUILDING Y: 2nd Floor

Suite 200	±20,103.01 RSF
Suite 210	±21,803.63 RSF
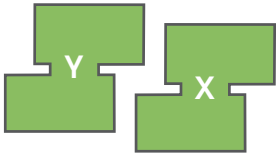
BUILDING SPECIFICATIONS

	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

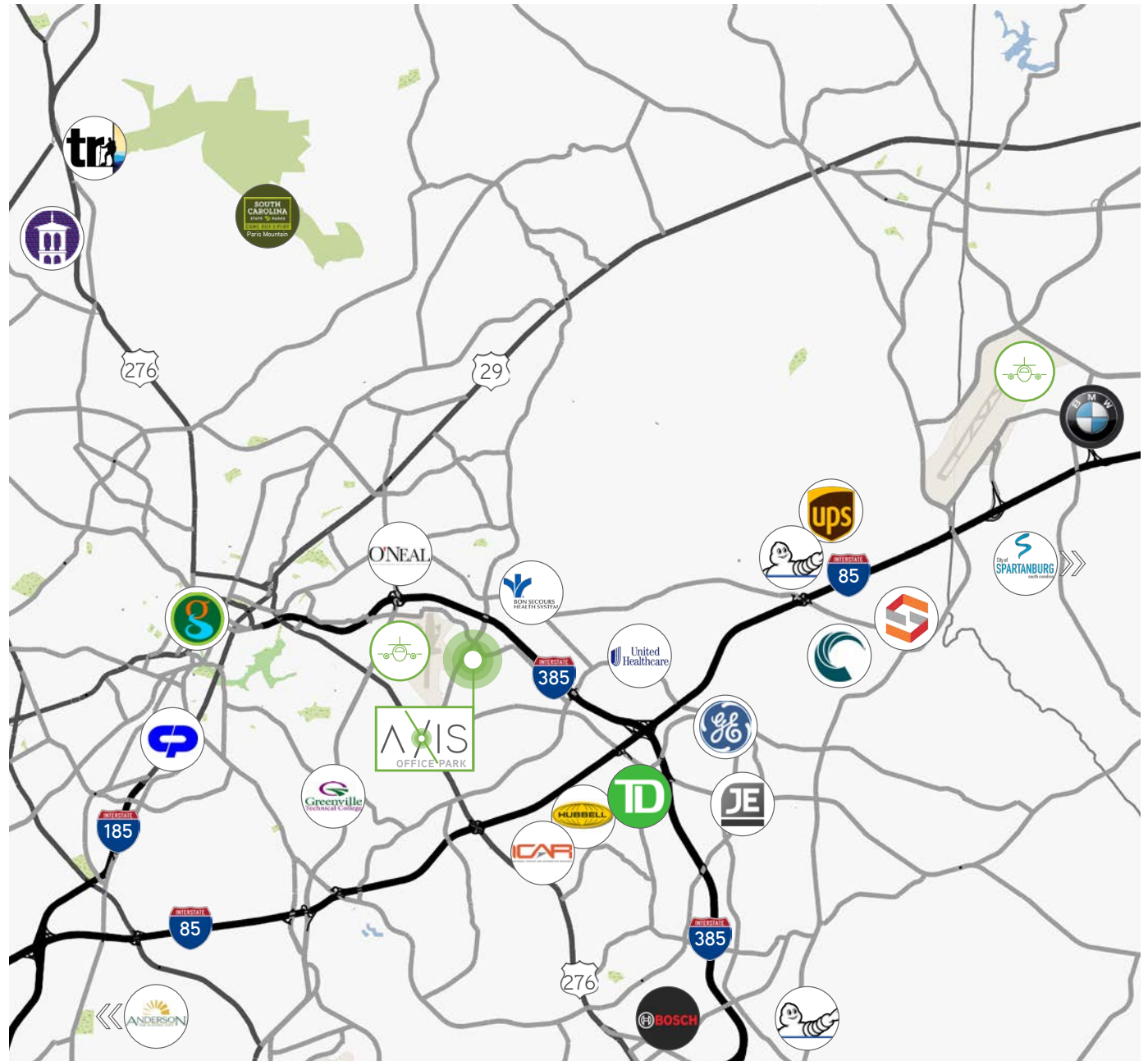**Haywood Mall**
2 Minutes

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

NAMED #1
MICRO-CITY OF THE FUTURE IN THE WESTERN HEMISPHERE
financial times

#yeahthatGreenville

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 THE BEST CITIES FOR YOUNG ADULTS
forbes

ONE OF 52 PLACES TO VISIT IN 2017
the new york times

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