

FOR SALE OR LEASE › SUBURBAN OFFICE/LAB SPACE



40 Concourse Way

GREER, SOUTH CAROLINA 29650



Building Amenities

- › Available: $\pm 7,000$ SF
- › Expandable up to $\pm 14,000$ SF
- › Lot Size: ± 1.72 AC
- › Adjacent pad to expand building or parking
- › Built in 2006
- › Office houses S.C.I.F. (Sensitive Compartmented Information Facility)
- › Office furniture available
- › Conveniently located near Greenville-Spartanburg International Airport (± 1.5 mi away)
- › Lease Rate: \$15.00/SF NNN
- › Sale Price: call broker for details



RICHARD JACKSON
864 527 5442 DIR
864 297 4950 MAIN
richard.jackson@colliers.com

COLLIERS INTERNATIONAL
55 E. Camperdown Way, Suite 200
Greenville, SC 29601
www.colliers.com/greenville

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The floor plan illustrates the second floor's layout and electrical requirements. Key areas include:

- Open Office:** Located in the top left, featuring a large open space with a central outlet labeled '2V'.
- Lab 1:** A large central laboratory space with multiple outlets labeled '2V', '3-1/2V', and '5V'.
- Lab 2:** Located in the top right, with a central outlet labeled '2V'.
- Network Storage:** Situated in the top right corner, containing a '2V I.R.' outlet.
- Office:** Several smaller office spaces are distributed along the right side and bottom right, each with a '2V' outlet.
- Conference Room:** Located in the bottom center, featuring a large oval table and chairs, with a '2V I.R.' outlet.
- Break Room:** Situated in the bottom left, containing a table and chairs, with a '2V I.R.' outlet.
- Lobby:** A central area at the bottom, containing a desk and chair, with a '2V' outlet.
- Restroom:** Located in the bottom right, containing a toilet and sink, with a '2V' outlet.
- Corridor:** A central horizontal corridor provides access to most rooms, with outlets labeled '2V', '3-1/2V', and '5V'.

