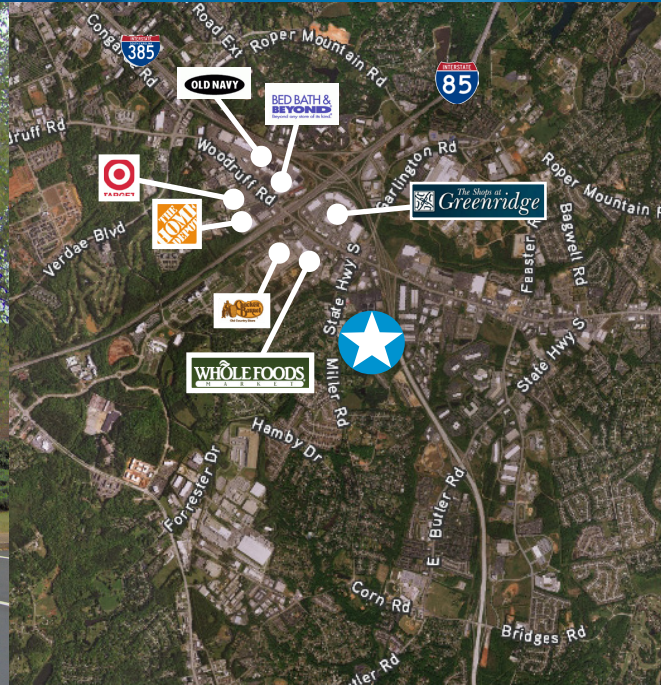


4,050± SF FOR LEASE > FLEX/OFFICE SPACE > WOODRUFF ROAD



Golden Oaks Business Park

1040 THOUSAND OAKS BLVD. GREENVILLE, SC 29607



Golden Oaks > Flex Space

Well constructed and readily adaptable flex space off I-385.

- > Situated on quiet cul-de-sac in park-like setting
- > Easy access to I-385, I-85 and Woodruff Road

Building Amenities

- > Last Unit Available - (Measurement Approximate)
 - Unit D - 4,050± SF - 2,945± SF Office; 1,105± SF Warehouse
- > Unit has drive-in doors
- > Partially conditioned
- > Three phase power
- > Total building size 22,800± SF
- > Zoned I-1
- > Lease Rate: **\$2,675 PER MONTH (Modified Gross)**
**Incentives for longer term leases*

Demographics (2017)

	1-MILE	3-MILE	5-MILE
POPULATION	4,916	49,609	143,328
AVERAGE HH INCOME	\$82,275	\$86,365	\$88,055
HOUSEHOLDS	2,012	21,699	59,165

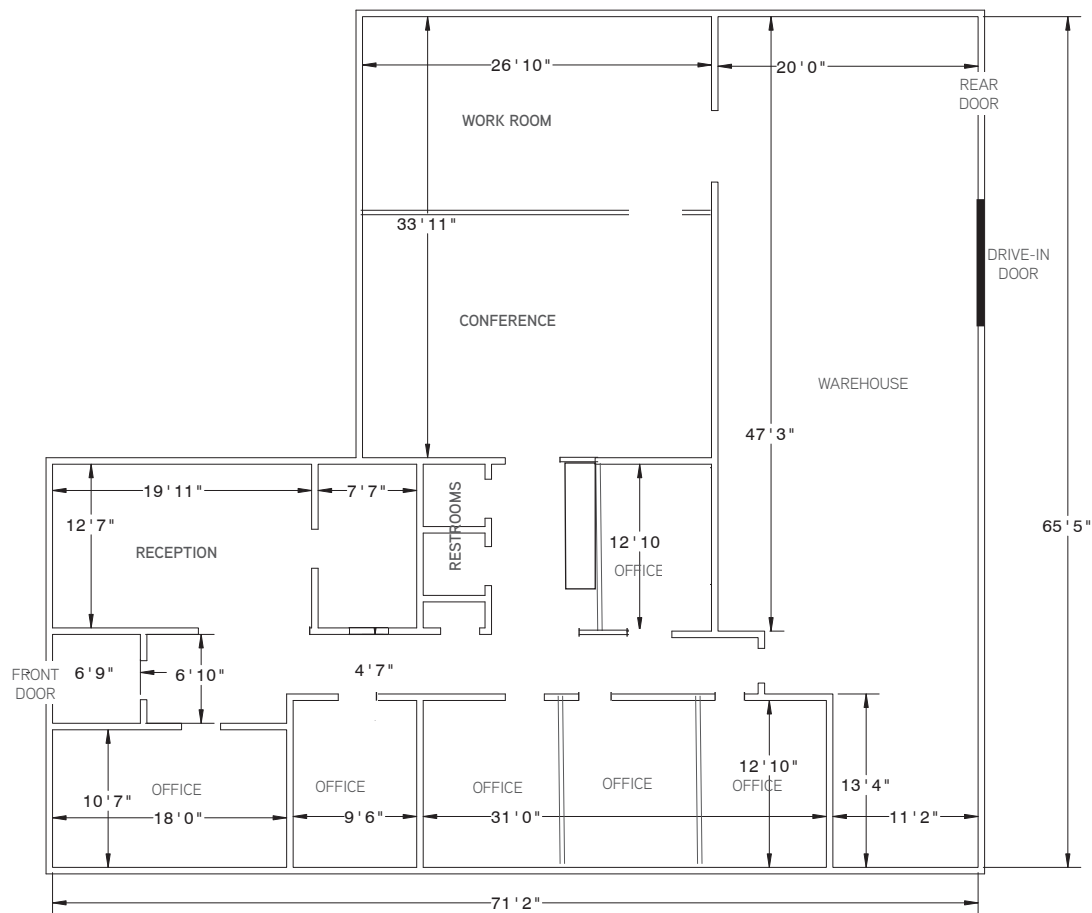
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FLOOR PLAN - Unit D

*DIMENSIONS ARE APPROXIMATE