



**Taylor Allen, SIOR CCIM**

Vice President  
+1 864 527 5423  
taylor.allen@colliers.com

**Bailey Tollison, SIOR**

Vice President  
+1 864 527 5419  
bailey.tollison@colliers.com

 **VIRTUAL TOUR**

Copyright © 2025 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification. The user is required to conduct their own due diligence and verification.

Colliers | South Carolina  
32 E. Broad St, Ste 400  
Greenville, SC 29601  
+1 864 297 4950



## PROPERTY HIGHLIGHTS

### Address

1 Research Drive  
Greenville, SC 29607

### Year Built

1 Research Dr: 2015

### LEED Certification

1 Research Dr: Silver

### Building Size

1 Research Dr: 82,000 SF - 4 Stories

### SF Available

First floor: 13,390 RSF

### Parking

6:1,000 RSF

### On-Site Amenities

Tenant Lounge & Cafe  
Fitness Center  
Outdoor Landscaped Park  
Courtyard/Patio  
Rooftop Terrace  
On-Site Public Transit

### Lease Rate

Contact Broker

 **VIRTUAL TOUR**







ADDITIONAL DEVELOPMENT SITES  
AND BUILD-TO-SUIT OPPORTUNITIES  
ON THE 250-ACRE CAMPUS


MILLENNIUM BOULEVARD





AREA DEMOGRAPHICS (5-MILE RADIUS)

- 

**Current Population (2025)**  
161,802
- 


**Projected Population (2030)**  
172,005
- 

**Average Household Income (2025)**  
\$124,196
- 

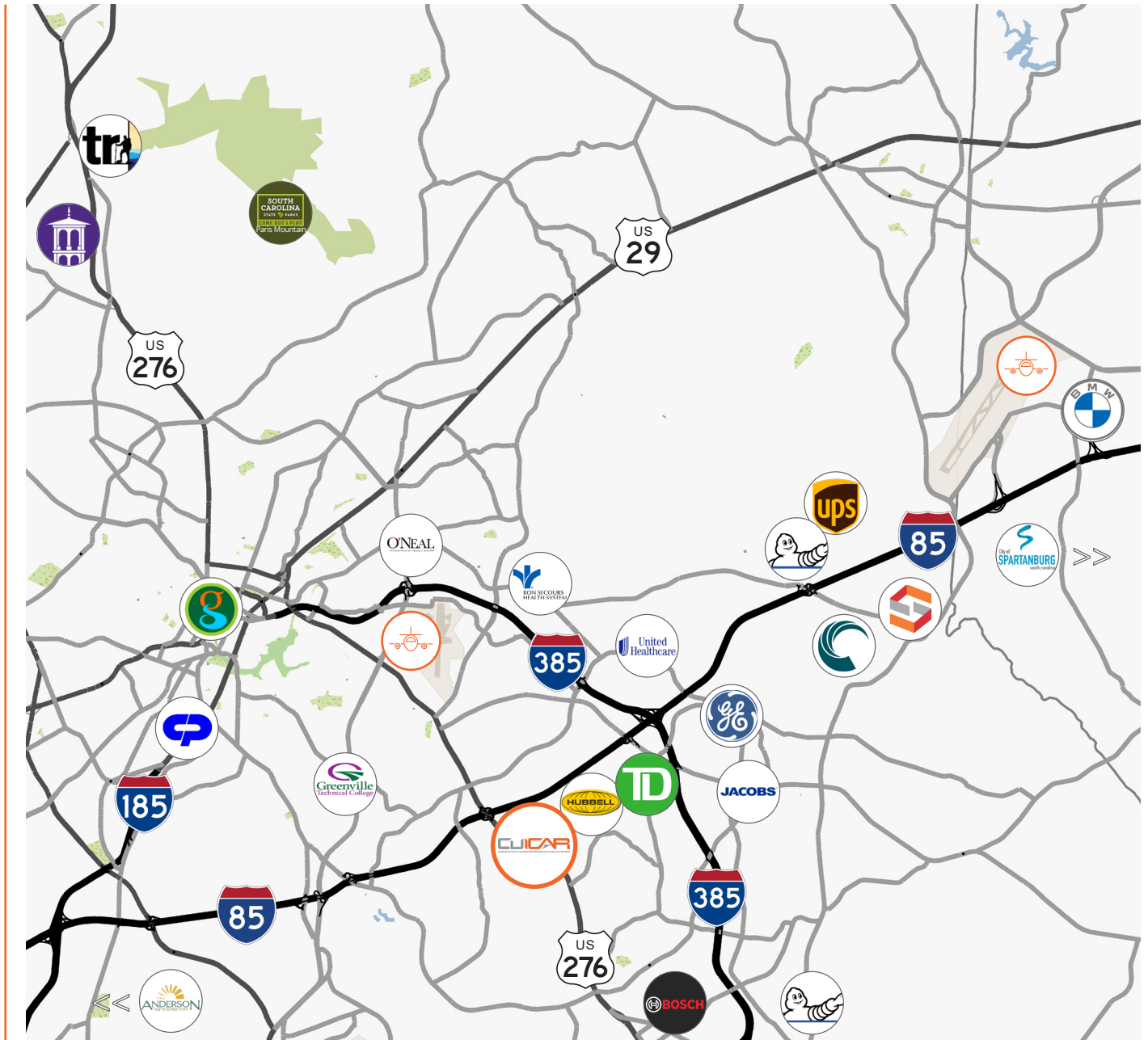
**Projected Average Household Income (2030)**  
\$138,602
- 

**Unemployment Rate (2025)**  
4.2%

DRIVE TIMES

- 

**Downtown Greenville Airport**  
13 Minutes
- Downtown Greenville**  
15 Minutes
- Greenville-Spartanburg International Airport**  
15 Minutes
- Spartanburg**  
35 Minutes
- Anderson**  
40 Minutes





**MODERN SPACES**

Average 22,000 RSF floor plates with one move-in ready space.

**BREATH OF FRESH AIR**

The outdoor patio area is just steps away, allowing tenants to easily step out for a quick break or lunch.

**LOBBY EXPOSURE**

Available suites are off lobby with double glass doors.

**SUPERIOR WINDOW LINES**

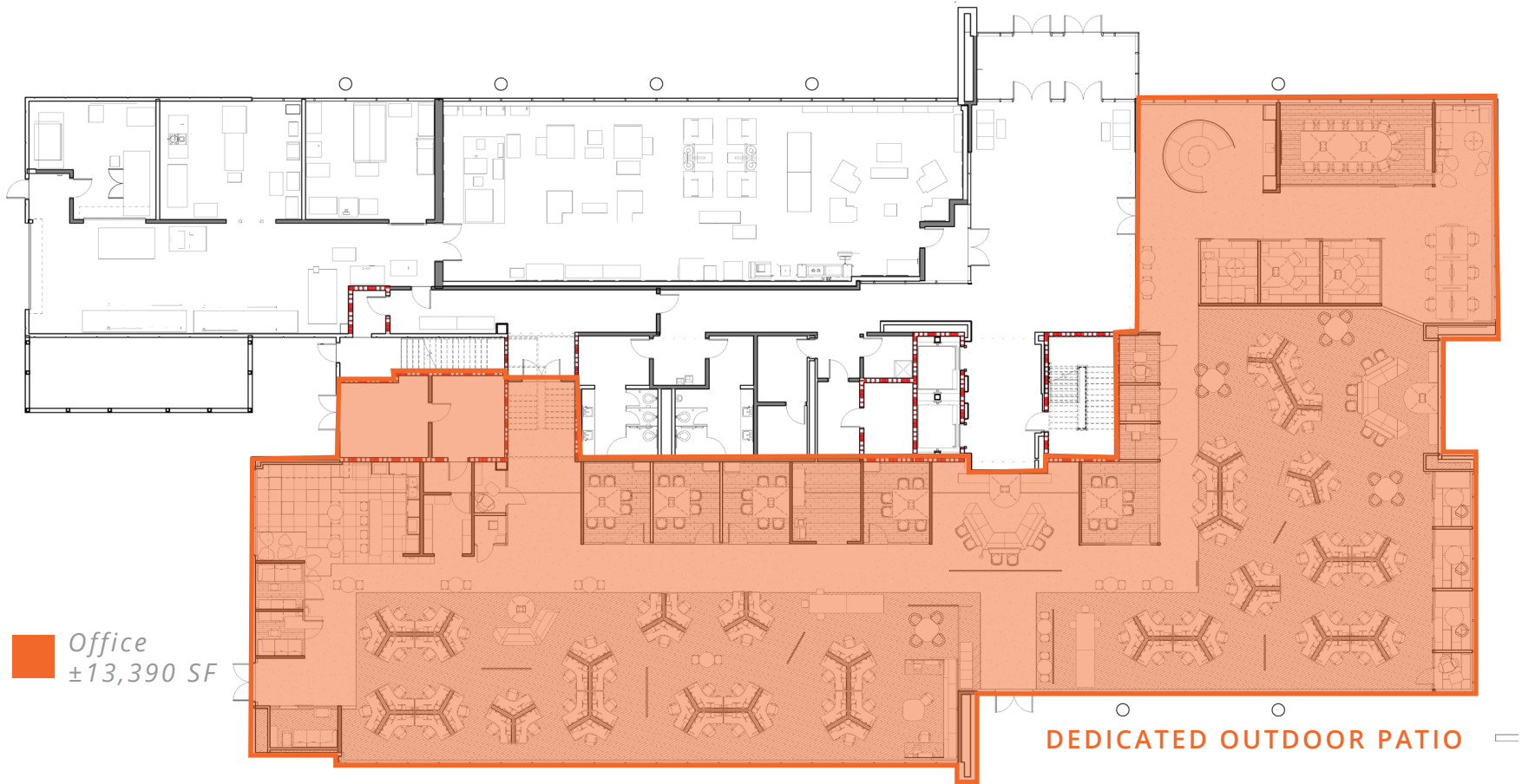
Contiguous glass curtain wall panes provide abundant natural light.



**1 RESEARCH DRIVE AVAILABLE SPACE SHOWN**

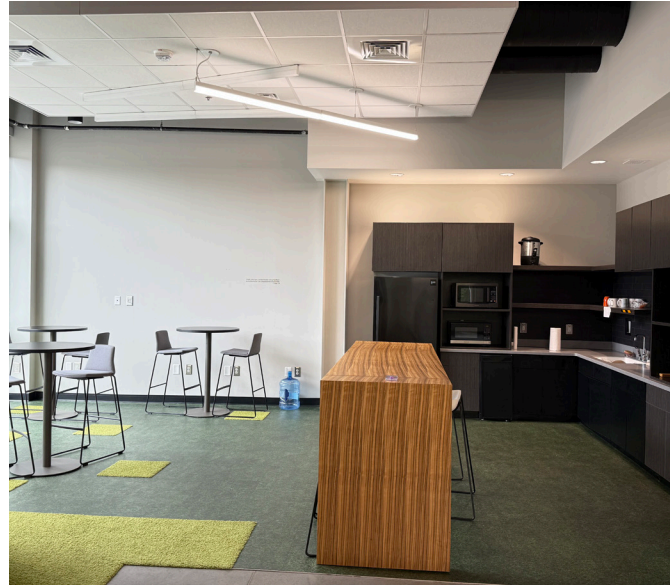
1 RESEARCH DRIVE \ \ FLOOR 1 AVAILABILITY

 VIRTUAL TOUR



MILLENNIUM BLVD

1 RESEARCH DRIVE \\  
FLOOR 1 PHOTOS











# NAMED #1

MICRO-CITY OF THE FUTURE IN THE WESTERN HEMISPHERE  
financial times

#yeahthatGreenville

TOP 10 BEST DOWNTOWNS IN AMERICA  
livability

5TH MOST FUN & AFFORDABLE CITY IN THE UNITED STATES  
business week

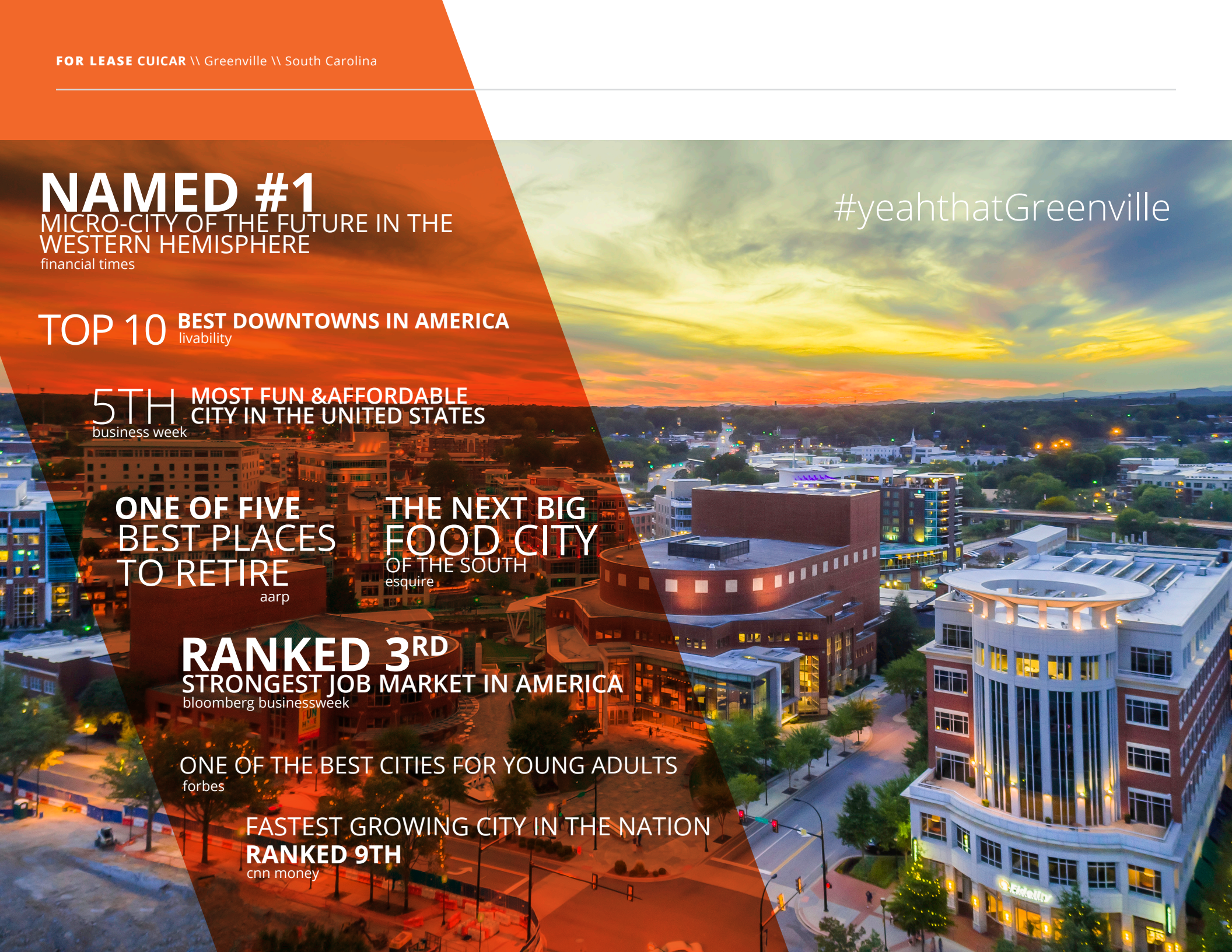
ONE OF FIVE BEST PLACES TO RETIRE  
aarp

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

FASTEST GROWING CITY IN THE NATION  
RANKED 9TH  
cnn money





**Taylor Allen, SIOR CCIM**

Vice President  
+1 864 527 5423  
taylor.allen@colliers.com

**Bailey Tollison, SIOR**

Vice President  
+1 864 527 5419  
bailey.tollison@colliers.com

 **VIRTUAL TOUR**

Copyright © 2025 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification. The user is required to conduct their own due diligence and verification.

Colliers | South Carolina  
32 E. Broad St, Ste 400  
Greenville, SC 29601  
+1 864 297 4950

