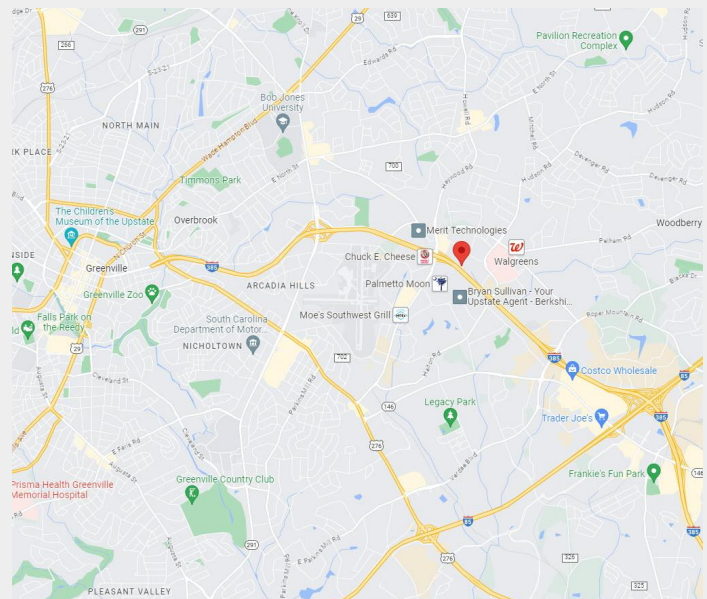


Office Opportunity



Offering Summary

Sale Price	\$2,790,000
Square Feet	+/- 15,600 SF
Type	Office
Site Size	1.76 Acres
Tax Map #	0543030105801
Zoning	BG - Business City of Greenville



Brad Doyle | 864-237-8458 | brad@kdsproperties.com

Mark Ratchford, MAI | 864-430-0371 | mratchford@kdsproperties.com

Property Features

Excellent candidate for conversion to Ambulatory Surgery Center or other medical uses related to recent overhaul of SC State Law for Certificate of Need (May 23, 2023; S.164)
76 surface level parking spaces (Ratio of 4.87 per 1,000 SF)
All 15,600 SF on one level
Large adaptable spaces with highly functional layout
Four exterior doors and two sets of restrooms allow for the building to be easily subdivided
Central Location in Midtown Greenville with visibility to I-385 near Haywood Road overpass
Immediate access to Prisma Health Patewood Hospital & St. Francis Eastside
5 minutes from Downtown Greenville
4 minutes from the I-385/I-85 Interchange



Property History

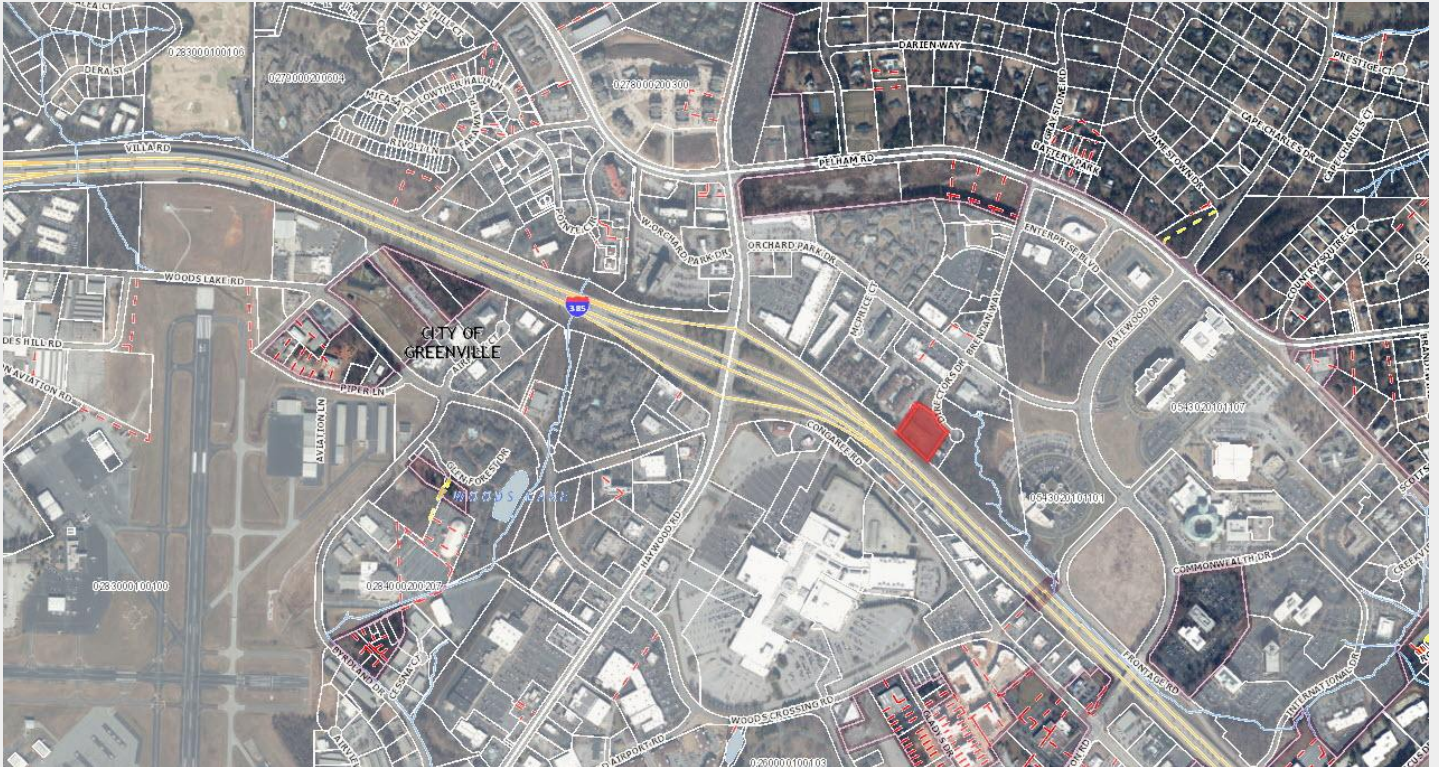
The building was constructed in 1981 as a Regional Headquarters for NCR Corporation and continued to be used for the financial software technology industry until 2006, when Senior Action purchased the building. They relocated from Downtown Greenville to expand and house the Senior Action Center, which operated out of the building until 2019.

Upon Senior Action's expansion and relocation to E. North Street in 2020, the building was purchased and renovated to suit a medical therapy company along with other tenants which include nonprofit partners.

Modifications included an interior refresh, roofing repairs and major additions to the HVAC system of the building. The property is well-suited for a wide range of uses, from a simple plug-and-play for a general office user to an adaptive reuse for medical office.

Brad Doyle | 864-237-8458 | brad@kdsproperties.com

Mark Ratchford, MAI | 864-430-0371 | mratchford@kdsproperties.com



Brad Doyle | 864-237-8458 | brad@kdsproperties.com

Mark Ratchford, MAI | 864-430-0371 | mratchford@kdsproperties.com



Brad Doyle | 864-237-8458 | brad@kdsproperties.com

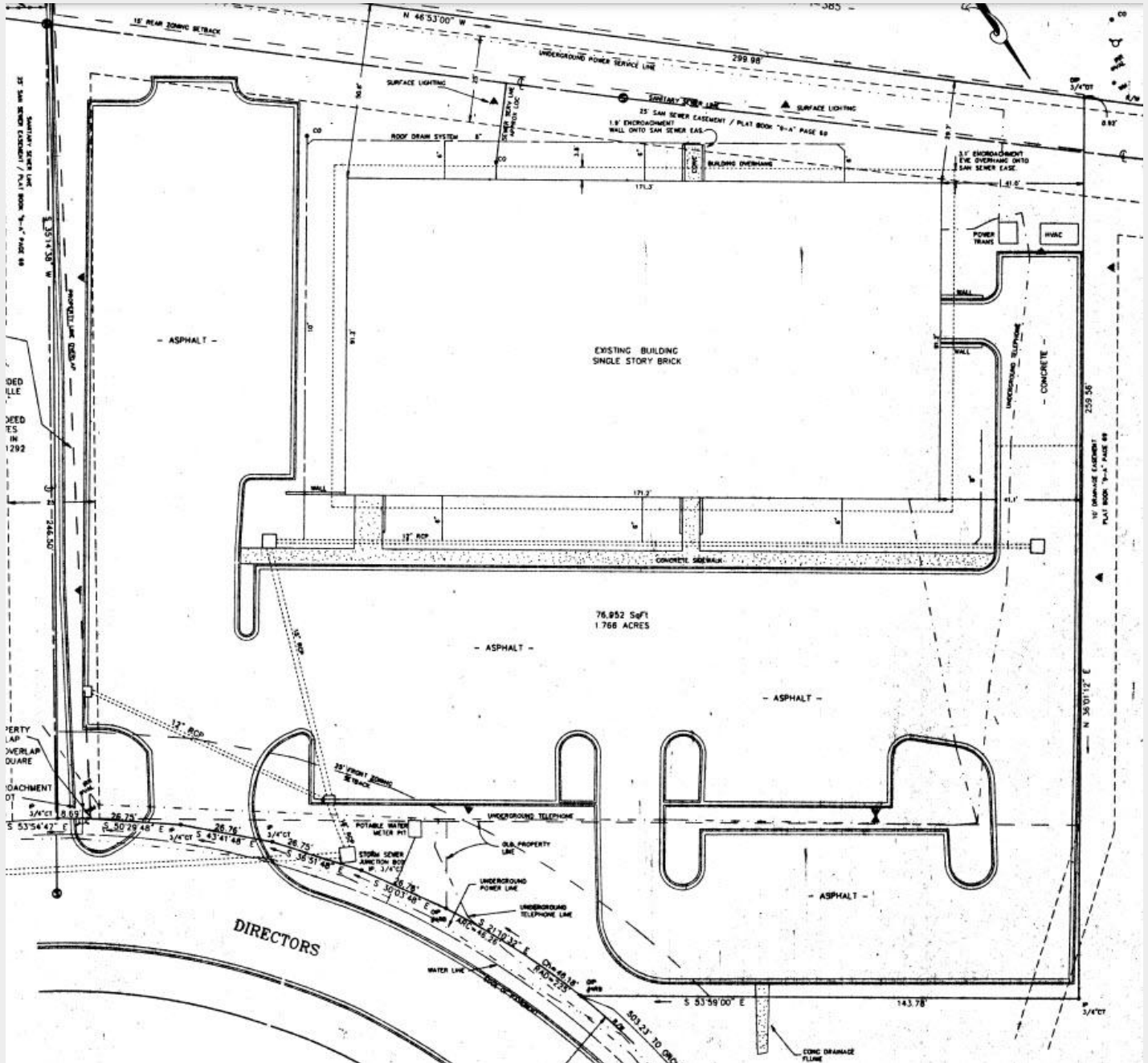
Mark Ratchford, MAI | 864-430-0371 | mratchford@kdsproperties.com



Brad Doyle | 864-237-8458 | brad@kdsproperties.com
Mark Ratchford, MAI | 864-430-0371 | mratchford@kdsproperties.com

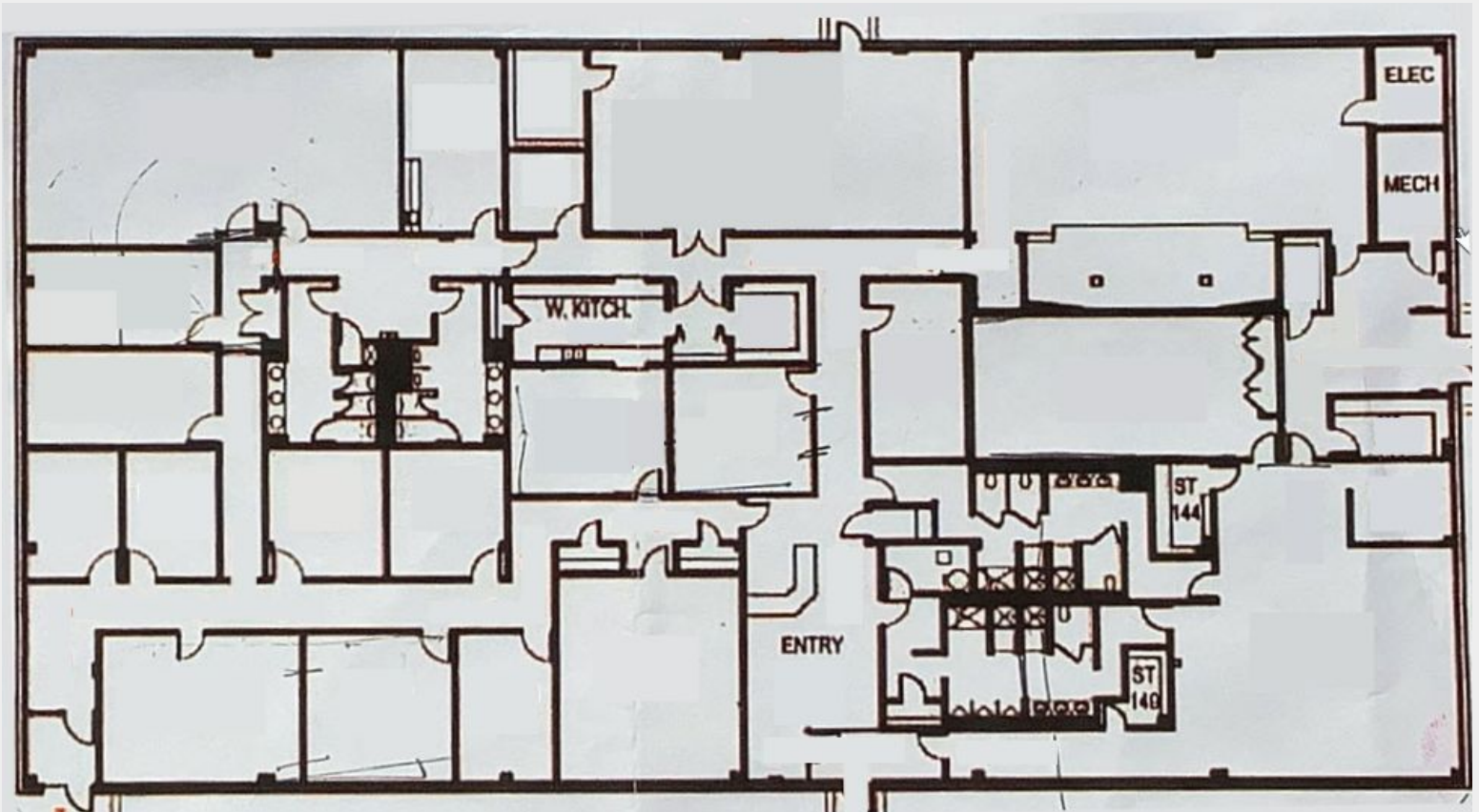


Brad Doyle | 864-237-8458 | brad@kdsproperties.com
Mark Ratchford, MAI | 864-430-0371 | mratchford@kdsproperties.com



Brad Doyle | 864-237-8458 | brad@kdsproperties.com

Mark Ratchford, MAI | 864-430-0371 | mratchford@kdsproperties.com



Brad Doyle

864-237-8458

brad@kdsproperties.com



Mark Ratchford, MAI

864-430-0371

mratchford@kdsproperties.com