

LEASE
401 Roper Creek Drive
Suite A

401 ROPER CREEK DRIVE SUITE A

Greenville, SC 29615

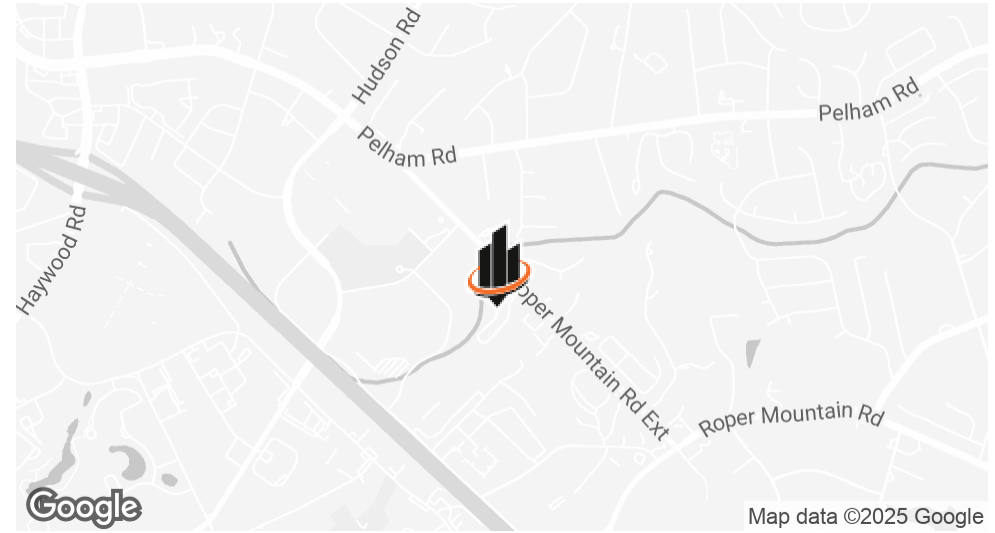
PRESENTED BY:

ROD SUAREZ

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$24.00 SF/yr (Flexible Lease Terms)
AVAILABLE SF:	1,591 SF
BUILDING SIZE:	7,200 SF

PROPERTY DESCRIPTION

Explore the exceptional turnkey leasing opportunity at 401 Roper Creek Drive Suite A, Greenville, SC, 29615. This new building offers a prime location with easy access to major transportation routes, enhancing accessibility for employees and clients. The modern design provides a professional and inviting atmosphere, while the spacious floor plan allows for versatile use. Ample parking and well-maintained landscaping ensure convenience and an impressive curb appeal. Inside, tenants will appreciate the state-of-the-art amenities, including updated facilities and high-quality finishes. With a focus on both functionality and aesthetics, this turnkey property presents a compelling opportunity for businesses seeking a sophisticated and accommodating space.

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COMPLETE HIGHLIGHTS



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PROPERTY HIGHLIGHTS

- - Turnkey Suite, Available October 2024
- - Prime location with easy access to major transportation routes
- - Modern design providing a professional and inviting atmosphere
- - Spacious floor plan allowing for versatile use
- - Ample parking and well-maintained landscaping
- - State-of-the-art amenities and updated facilities
- - High-quality finishes throughout the building
- - New building with contemporary features
- - Convenient and impressive curb appeal
- - Ideal space for businesses seeking sophistication and functionality

ADDITIONAL PHOTOS



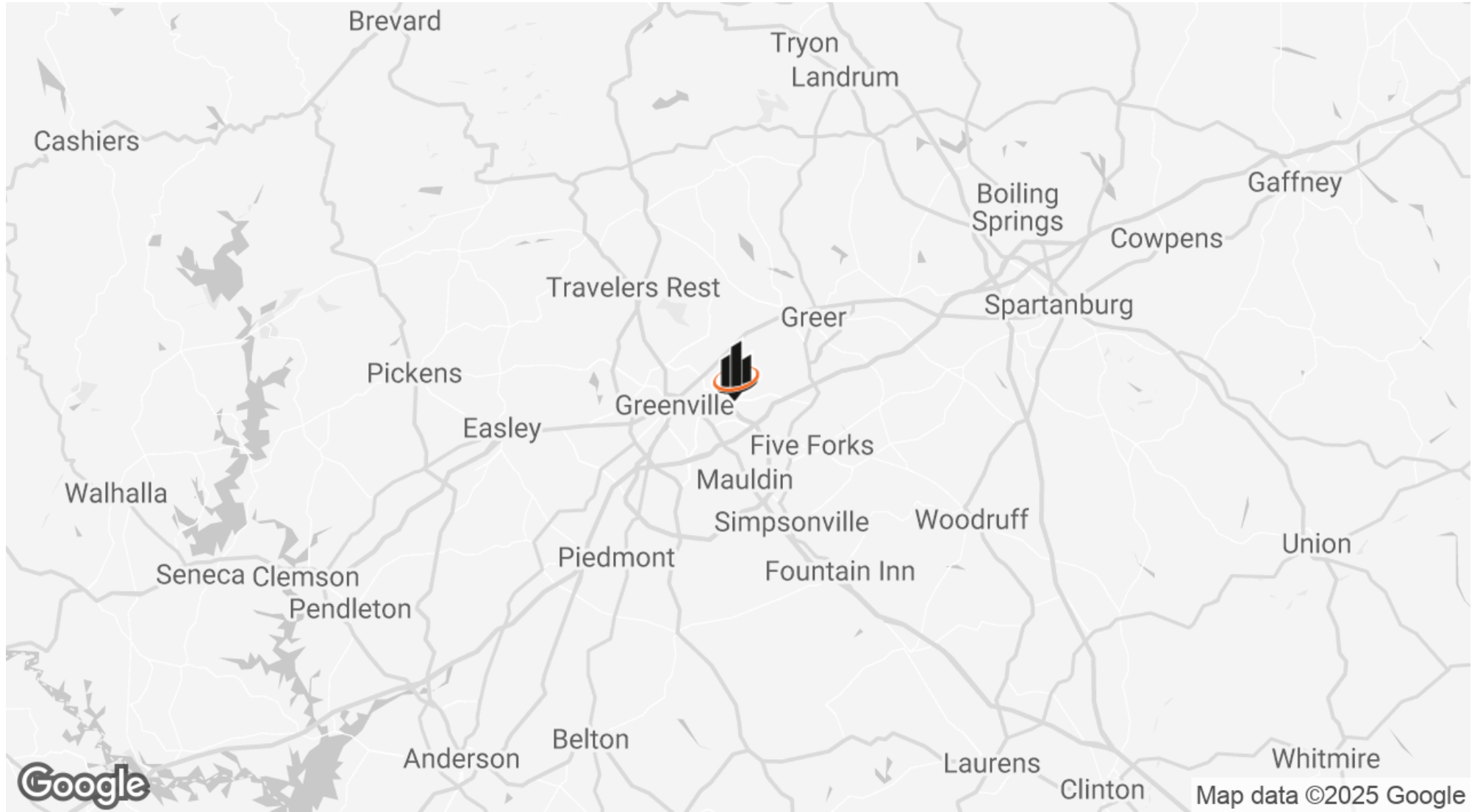
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LOCATION MAP

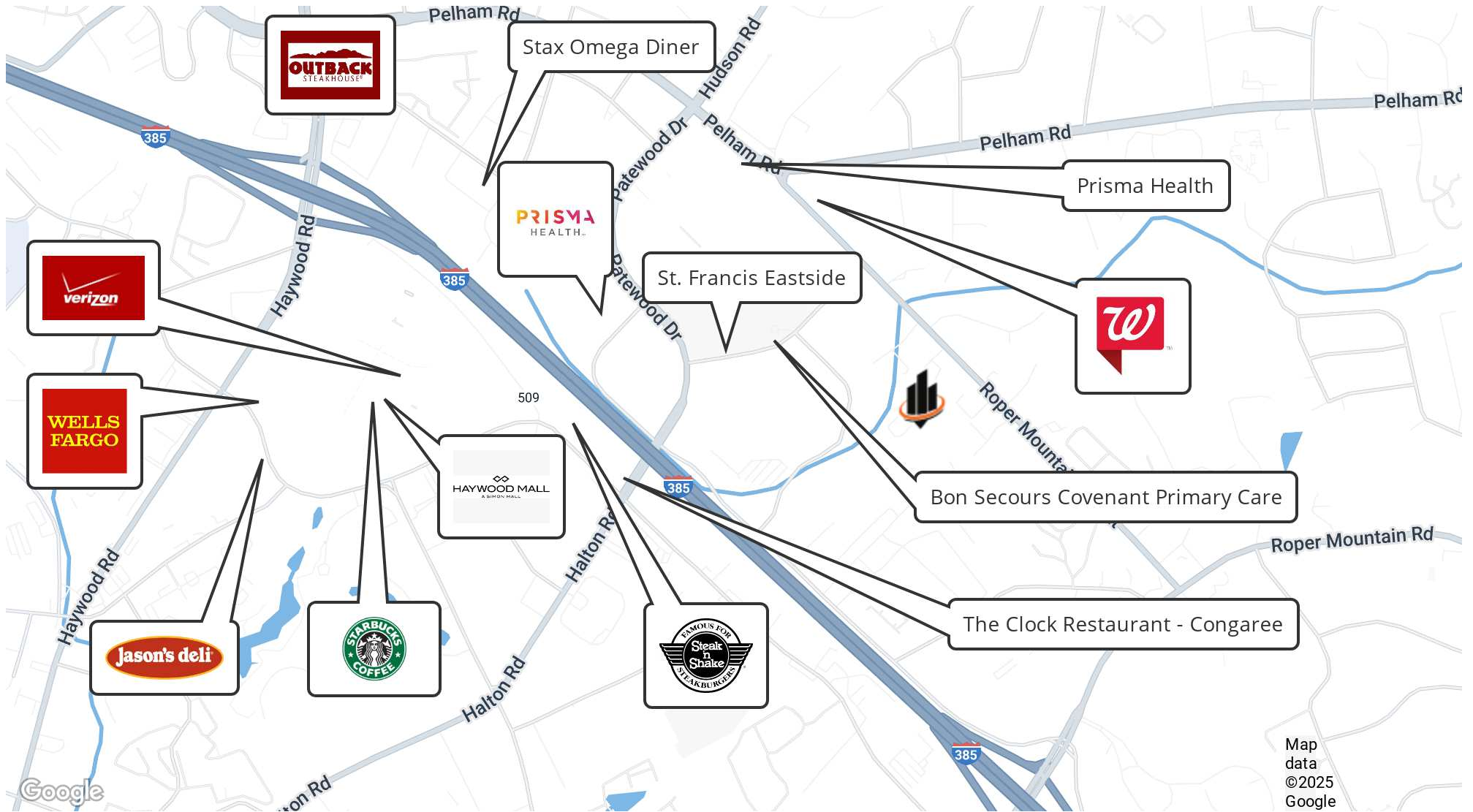


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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

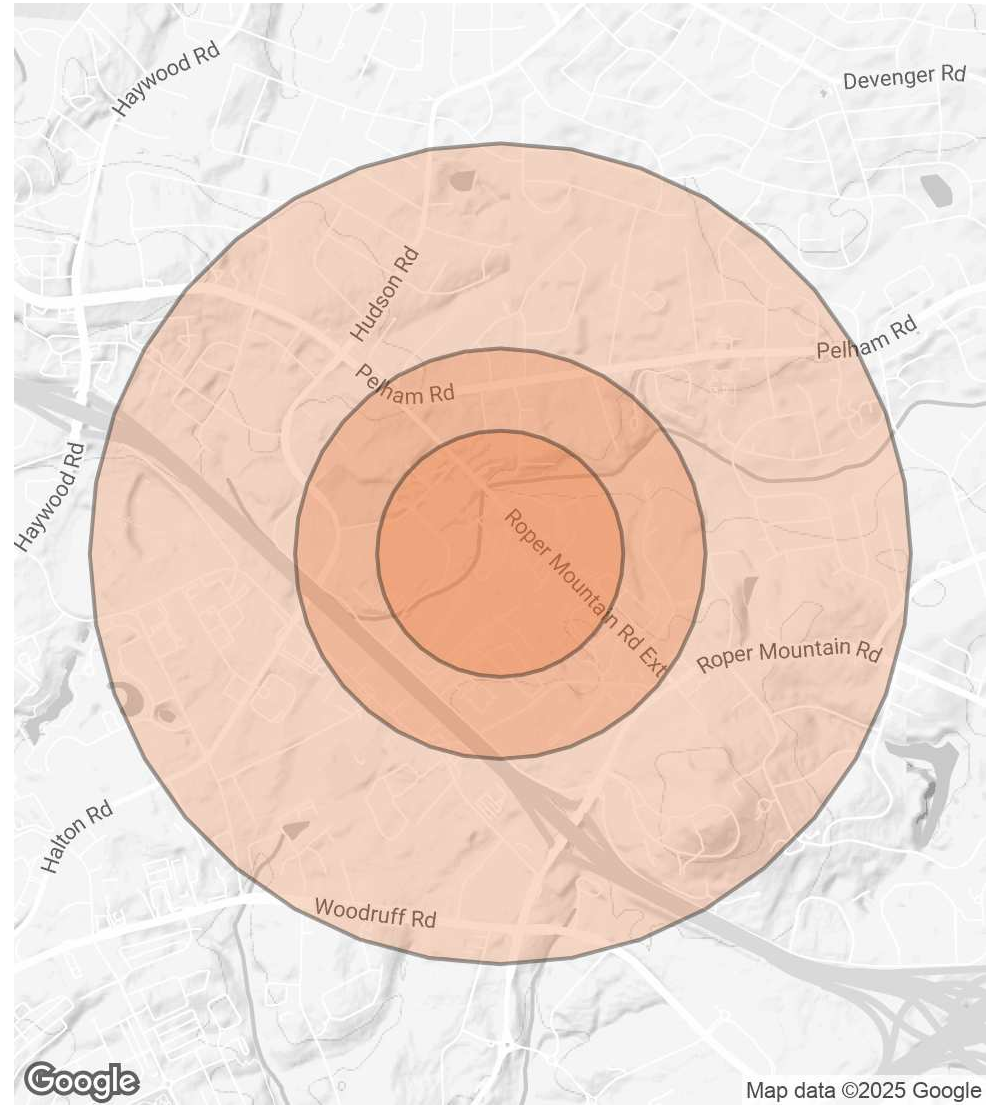
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	391	1,016	4,601
AVERAGE AGE	44	45	44
AVERAGE AGE (MALE)	39	41	41
AVERAGE AGE (FEMALE)	47	49	47

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	186	472	2,118
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$91,140	\$95,815	\$103,962
AVERAGE HOUSE VALUE	\$396,362	\$408,108	\$371,499

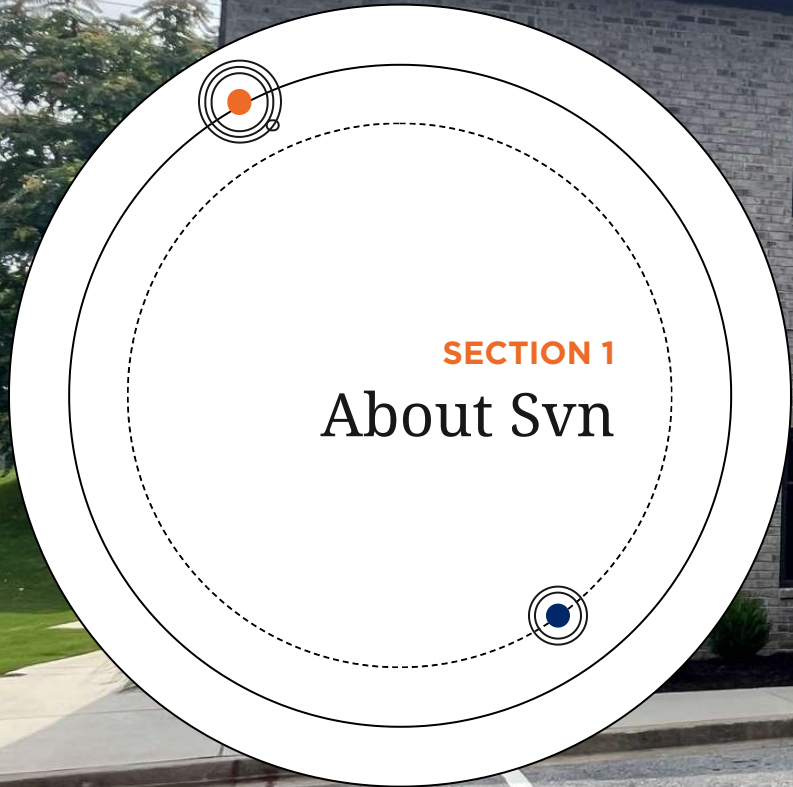
Demographics data derived from AlphaMap



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SECTION 1
About Svn



The graphic features two stylized orbits, one above and one below the text. Each orbit consists of a solid outer line and a dashed inner line. At the center of each orbit is a small circle with a concentric ring and a central dot. The top orbit's dot is orange, and the bottom orbit's dot is blue.

SVN[®] core covenants

A company's core values provide clarity on what is truly important for organizational success, personal and professional conduct and what to expect from each other. At SVN our Core Covenants personify our values and culture, and differentiate us from the competition.

AS MEMBER OF THE SVN[®] SHARED VALUE NETWORK, WE EACH COMMIT TO DO THE FOLLOWING:

- 1 Create amazing value with my clients, colleagues and communities.
- 2 Cooperate proactively and place my clients' best interests above my own.
- 3 Include, respect and support all members of the commercial real estate industry.
- 4 Honor my commitments.
- 5 Personify and uphold the SVN brand.
- 6 Resolve conflicts quickly, positively and effectively.
- 7 Take personal responsibility for achieving my own potential.
- 8 Excel in my market area and specialty.
- 9 Focus on the positive and the possible.
- 10 Nurture my career while valuing the importance of family, health and community.

svn.com 185 Devonshire St, M102 Boston, MA 02110
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SVN BY THE NUMBERS



SVN[®] by the numbers



200+

Office Owners

2,200

Advisors & Staff

\$14.9B

Total value of sales & lease transactions

5

Global Offices & expanding

7+7

Core services & speciality practice areas

57M+

SF in properties managed

We believe in the power of **collective strength** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is **built on the power of collaboration and transparency and supported by our open, inclusive culture**. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

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401 ROPER CREEK DRIVE SUITE A | Greenville, SC 29615

SVN | BLACKSTREAM

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ADVISOR BIO 1



ROD SUAREZ

Associate Advisor

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Direct: **864.637.9302** | Cell: **864.905.0448**

PROFESSIONAL BACKGROUND

Born and raised in Mexico City, Rod's journey to Greenville began more than two decades ago, coinciding with the region's remarkable growth. Today, he utilizes his unique perspective and deep-rooted relationships to drive successful business outcomes for his clients.

Starting his career in residential real estate sales, Rod's understanding of the property landscape is as vast as it is diverse. Recently, he strategically shifted his focus to commercial real estate. His decision was fueled by the rapid influx of businesses into the Greenville region, a trend he anticipates will continue to rise in the coming years.

In Greenville for over 20 years, Rod's personal and professional relationships have not only enriched his life but also played an instrumental role in his career success. He is deeply connected with the community, embracing its transformation over the years, and actively participating in its future growth. In Rod Suarez you find a local expert with international roots, a strategic problem solver with a keen eye for opportunities, and a committed partner with a firm belief in the power of relationships.

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