

1-7 Independence Point Greenville, SC 29615

CONNECTED.
AMENITIZED.
INSPIRED.

Where Business Thrives & Innovation Resides.
Join ICP in one of it's last remaining vacancies.

**CLASS A
OFFICE SPACE**

High-end interior finishes and varied leasing opportunities, with some buildings being LEED® certified.

**STRATEGIC
LOCATION**

Unrivaled accessibility and proximity to numerous nearby amenities, including shopping centers like The Shops at Greenridge and Magnolia Park.

**CONVENIENCE
& SUPPORT**

Ample free parking, an on-site property manager, and a full-time building engineer.

The Independence Advantage

Independence Corporate Park is a well-positioned, multi-building office campus located at **1-7 Independence Point in Greenville, South Carolina's thriving Eastside submarket**. Designed to support a wide range of business needs, the park offers **flexible suite configurations, efficient floor plans, and a professional campus environment** ideal for companies seeking both functionality and a strong corporate presence.

The property features **well-maintained buildings, ample parking, and established landscaping**, creating an inviting and productive workplace setting. Whether accommodating growing companies or established organizations, the campus delivers **scalable office solutions, accessibility, and long-term value** in one of Greenville's most desirable business corridors.



Strategically Positioned



Designed for Today's Workforce

Redefining the modern office campus, Independence Corporate Park combines strategic accessibility, contemporary workspace design, and wellness-inspired amenities in a connected seven-building setting. Backed by new ownership and a vision for the future, the campus offers upgraded interiors, lakeside walking paths, a transformative amenity clubhouse, and an environment where companies and employees can thrive.



SEVEN-BUILDING OFFICE CAMPUS

A cohesive, professionally maintained office environment designed to accommodate a variety of tenant sizes and business needs.



FLEXIBLE OFFICE OPPORTUNITIES

A range of suite options and configurations designed to support growing companies and established organizations alike.



COMPREHENSIVE ON-SITE AMENITIES

Thoughtfully curated amenities support today's workforce while fostering community and connectivity across the campus.



ABUNDANT FREE PARKING

Ample surface parking provides convenience for employees and visitors alike.



SIGNATURE CLUBHOUSE

A centralized amenity hub designed to elevate the workplace experience with a full service cafe, spaces for gathering, collaboration, and tenant engagement.

Availability

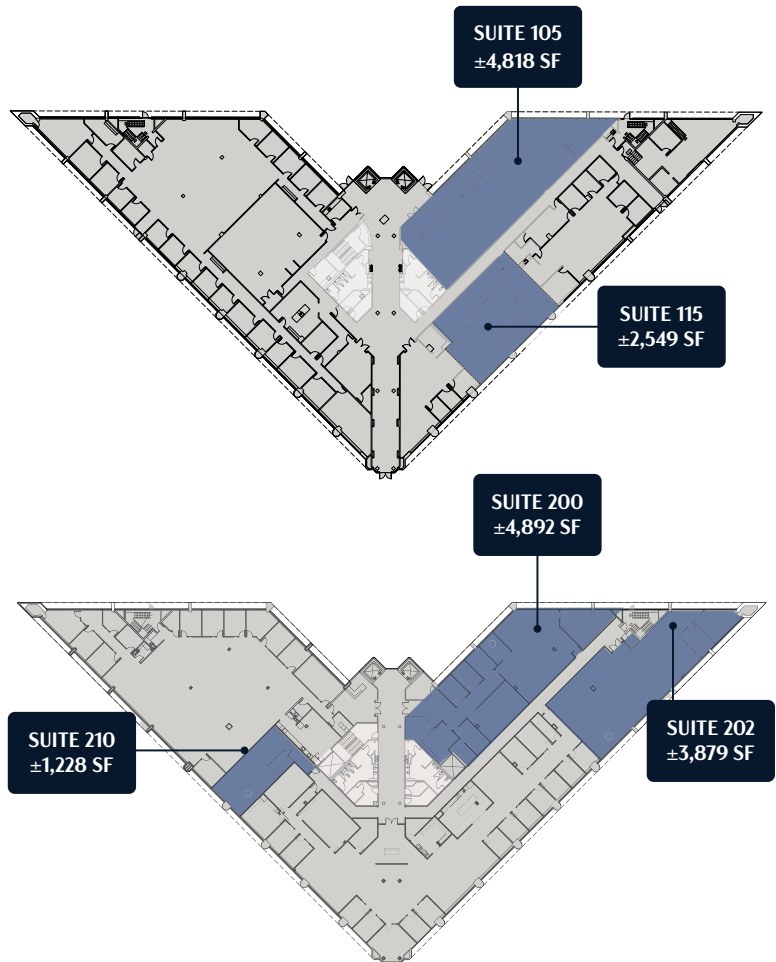
Lease Rate: \$29.50/ SF Full Service Gross



1 Independence Point

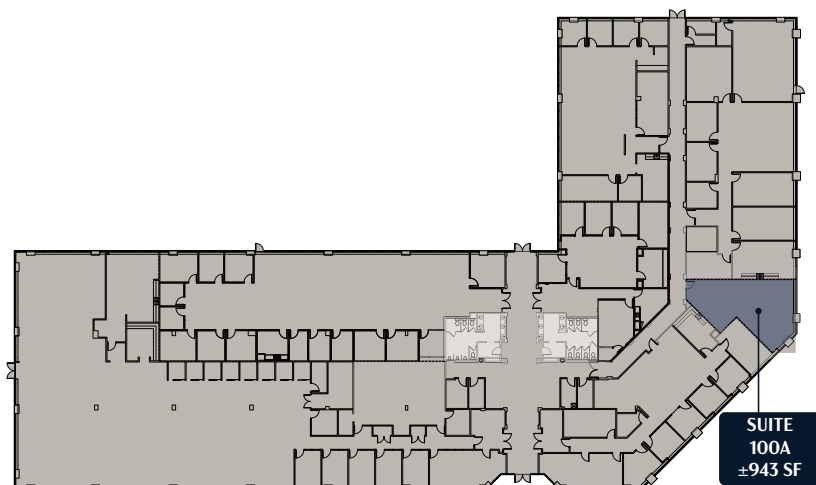
RECOMMENDATIONS:

- 1st floor: Spec suites
- 2nd floor: Suite 210 – demo and open conference room
- Test fits to show different scenarios to demise suites



3 Independence Point

- 1st floor: Suite 100A | ±943 SF

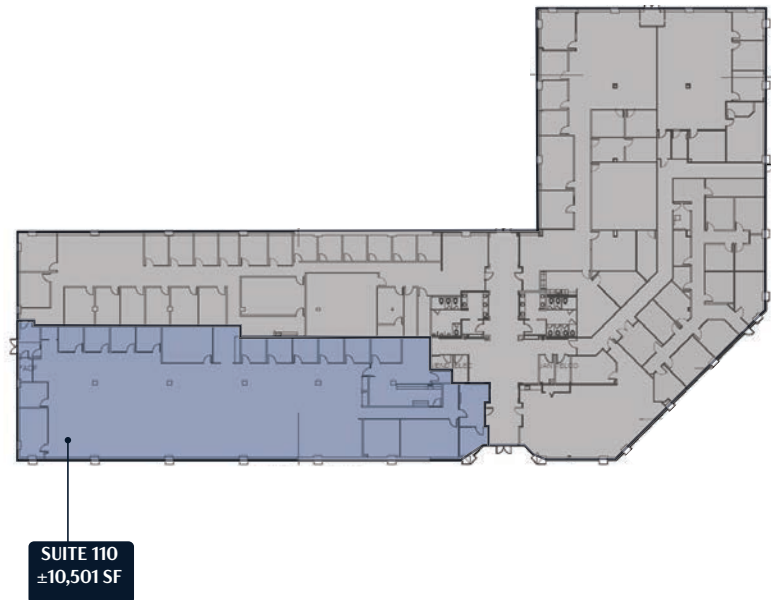


Availability



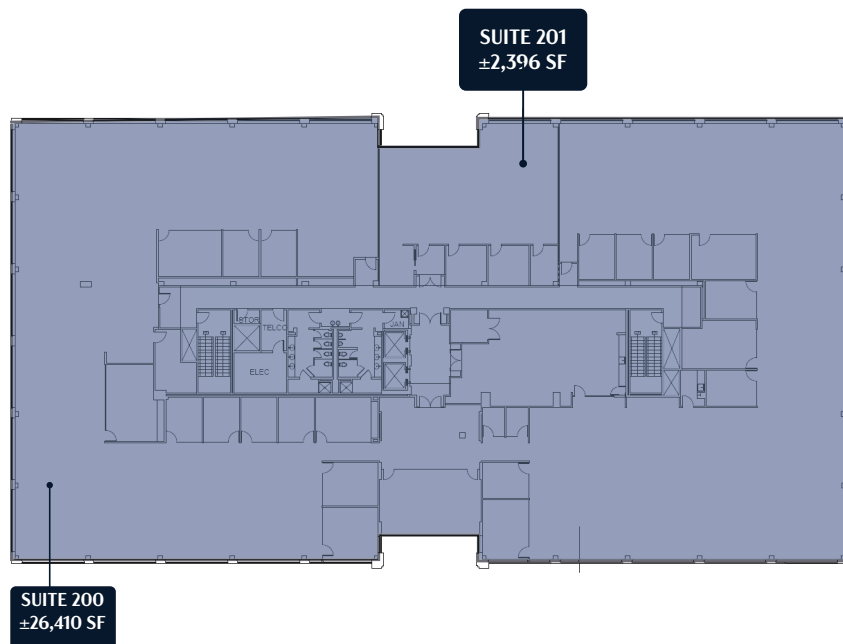
5 Independence Point

- 1st floor: Suite 110 | $\pm 10,501$ RSF
- Lease Rate: \$29.50/ SF Full Service Gross
- Available April 1, 2027



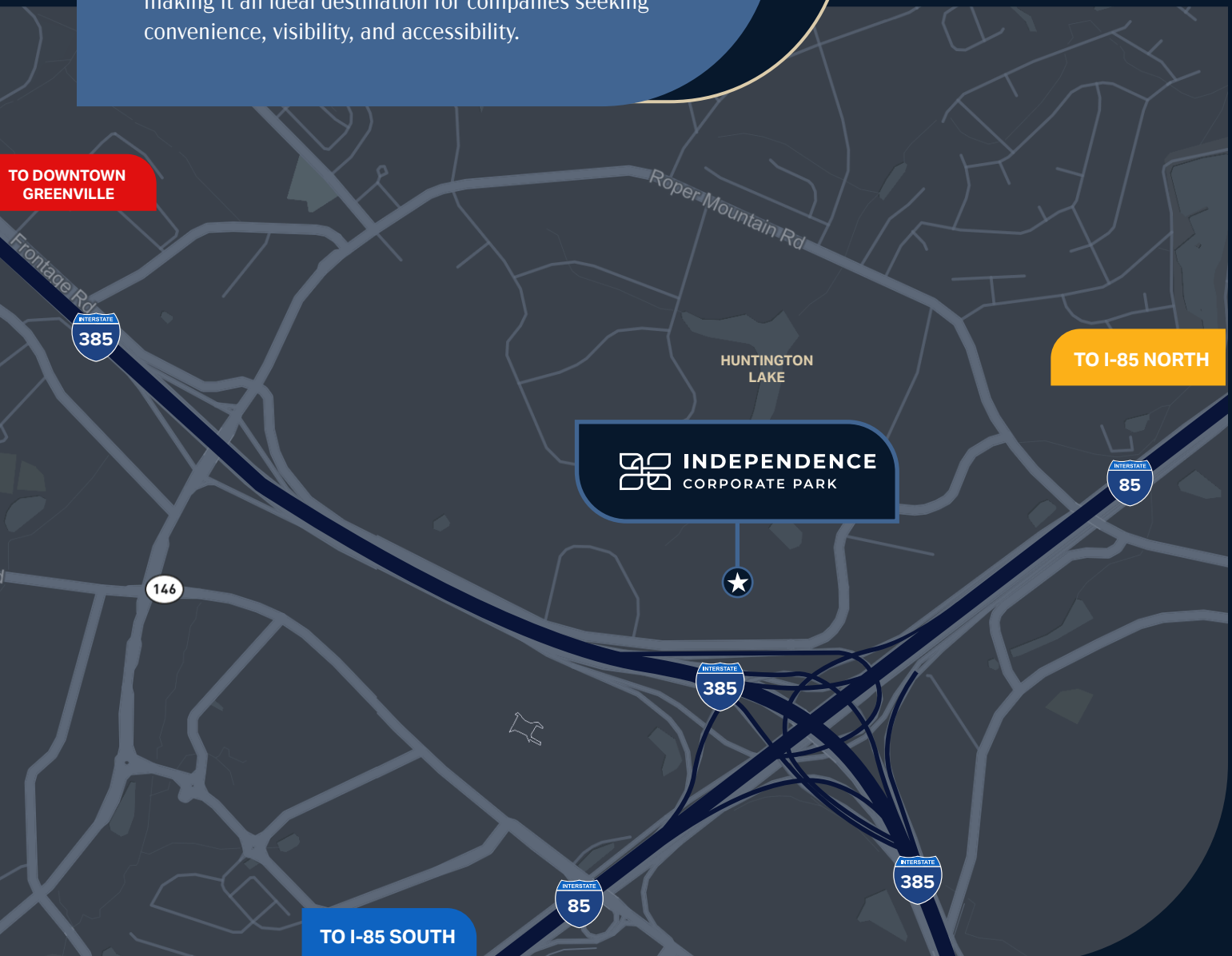
7 Independence Point

- 2nd floor: $\pm 28,806$ SF
- Lease Rate: \$33.50/ SF Full Service Gross
- Available immediately & move-in ready
- High-end finishes



Where Accessibility Meets Opportunity

Ideally positioned at the intersection of I-85 and I-385, Independence Corporate Park places businesses at the center of the Upstate's commercial activity. With direct access to I-85 and I-385, tenants enjoy seamless connectivity to Downtown Greenville, GSP International Airport, and an abundance of nearby amenities, making it an ideal destination for companies seeking convenience, visibility, and accessibility.



Surrounded by Amenities

Located in the heart of Greenville's vibrant Eastside submarket, Independence Corporate Park is surrounded by a dynamic mix of restaurants, wellness facilities, hotels, and business services, creating a highly convenient environment that enhances both the employee and visitor experience.



DINING

Surrounded by an exceptional collection of dining destinations, offering everything from quick-casual favorites to upscale local restaurants. Employees and visitors enjoy convenient access to a diverse mix of culinary options just minutes from campus.



WELLNESS

From nearby fitness centers and healthcare providers to the campus's own lakeside walking paths, Independence Corporate Park supports a wellness-focused lifestyle that promotes balance, productivity, and employee well-being.



LODGING

A variety of nationally recognized hotels are located within minutes of the property, providing convenient accommodations for visiting clients, business travelers, and corporate events..



SERVICES

The surrounding area offers a full range of business and lifestyle services, including banking, retail, grocery, childcare, and professional services, delivering everyday convenience in one of Greenville's most established commercial districts.



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