



# A1S

OFFICE PARK

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## PROPERTY HIGHLIGHTS

### Address

350-352 Halton Road  
Greenville, SC 29607

### Available

Immediately

### Building Size

229,341 sf | 2 Buildings with  
3 Stories Each

### SF Available

229,341 sf

### Floor Plates

19,761 - 43,879 sf

### Parking

5:1,000 rsf  
Ability to accommodate more

### On-Site Amenities

Tenant Lounge & Cafe  
Fitness Center (Coming Soon)  
Outdoor Landscaped Park  
Courtyard

### Lease Rate

\$23.00/SF Full Service





FOR LEASE 350-352 Halton Road \\ Greenville \\ South Carolina

AVIS

OFFICE PARK



FOR LEASE 350-352 Halton Road \ \ Greenville \ \ South Carolina

Largest contiguous block of office space available in Greenville.



2-Three Story Buildings



Tenant Lounge



Interior Courtyard



Park Like Setting



On-Site Cafe



5,1,000 Parking Spaces



Immediate Access to I-85, Haywood, Laurens Road



Wheelchair Accessible



Fitness Facility Coming Soon

**TEMPUS**  
Realty Partners

#### THE OWNER

Tempus Real Estate Investments is an Arkansas-based real estate investment partnership focused on acquiring and developing commercial estate. Tempus plans to invest over a million dollars rebranding and refreshing the Park. Notable improvements will include modernized lobbies, new park signage, fitness center addition and central courtyard transformation.

**DP3**  
ARCHITECTS

#### THE ARCHITECT

DP3 Architects' passion is understanding the greater underlying purpose in the buildings they craft, and working relentlessly to fulfill it. Their business is about people. The talented ones on their team and most importantly, the ones who will work and play daily in the spaces they create.



#### OFFICE PARK

Centrally located in an established area of a growing market.

**\$23.00**

FULL SERVICE LEASE RATE

#### THE LEASING TEAM

Colliers professionals, Brantley Anderson and Taylor Allen, think differently, share great ideas and offer thoughtful and innovative advice that helps clients accelerate their success.



# Superior Design



## HIGH VISIBILITY SIGNAGE

Highly-visible top signage along Halton Road for marquee tenants.

## SUPERIOR WINDOW LINES

Contiguous glass curtain wall panes provide abundant natural light.

## PRIVATE ENTRANCE

Existing exterior entrance into first floor tenant suite.

## EFFICIENT FLOOR PLANS

Average 35,000 RSF floor plates with creative test fit options.

#### TOUCHDOWN AREAS

Convenient touchdown areas equipped with WiFi provide tenants with alternate work and meeting space.

#### BREATH OF FRESH AIR

Outdoor landscaped courtyard and patio area are just steps away, allowing tenants to easily step out for a quick break.

#### COMFORTABLE SEATING

Innovative design provides tenants multiple areas to eat, socialize, hold meetings, and recharge.

#### DELI & COFFEE BAR

Complimentary coffee bar and full service kitchenette are perfect for that quick coffee break or collaborative lunch.

## Tenant Lounge & Cafe





AXIS  
OFFICE PARK





## Building X Floor Plans



### BUILDING X

1st Floor	36,002 SF
2nd Floor	39,465 SF
3rd Floor	42,741 SF
<b>Total</b>	<b>117,938 SF</b>

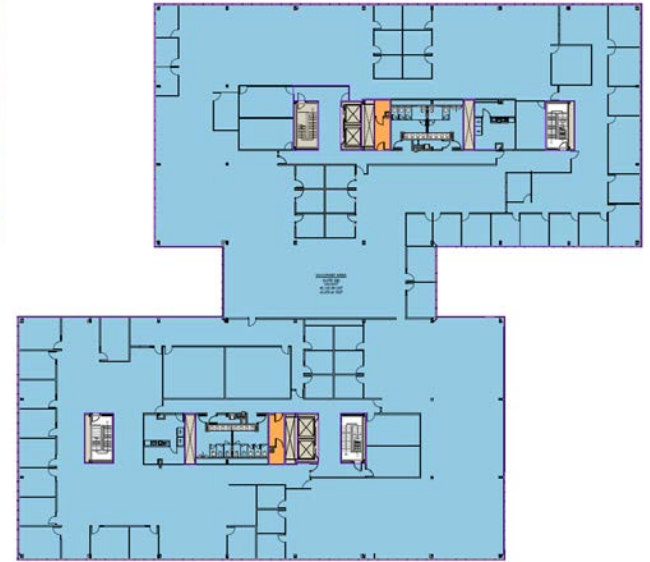
LOBBY FLOOR



2ND FLOOR



3RD FLOOR

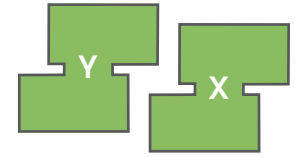


## Building Y Floor Plans



### BUILDING Y






1st Floor	25,671 SF
2nd Floor	41,835 SF
3rd Floor	43,879 SF
Total	111,403 SF




**BUILDING SPECIFICATIONS**

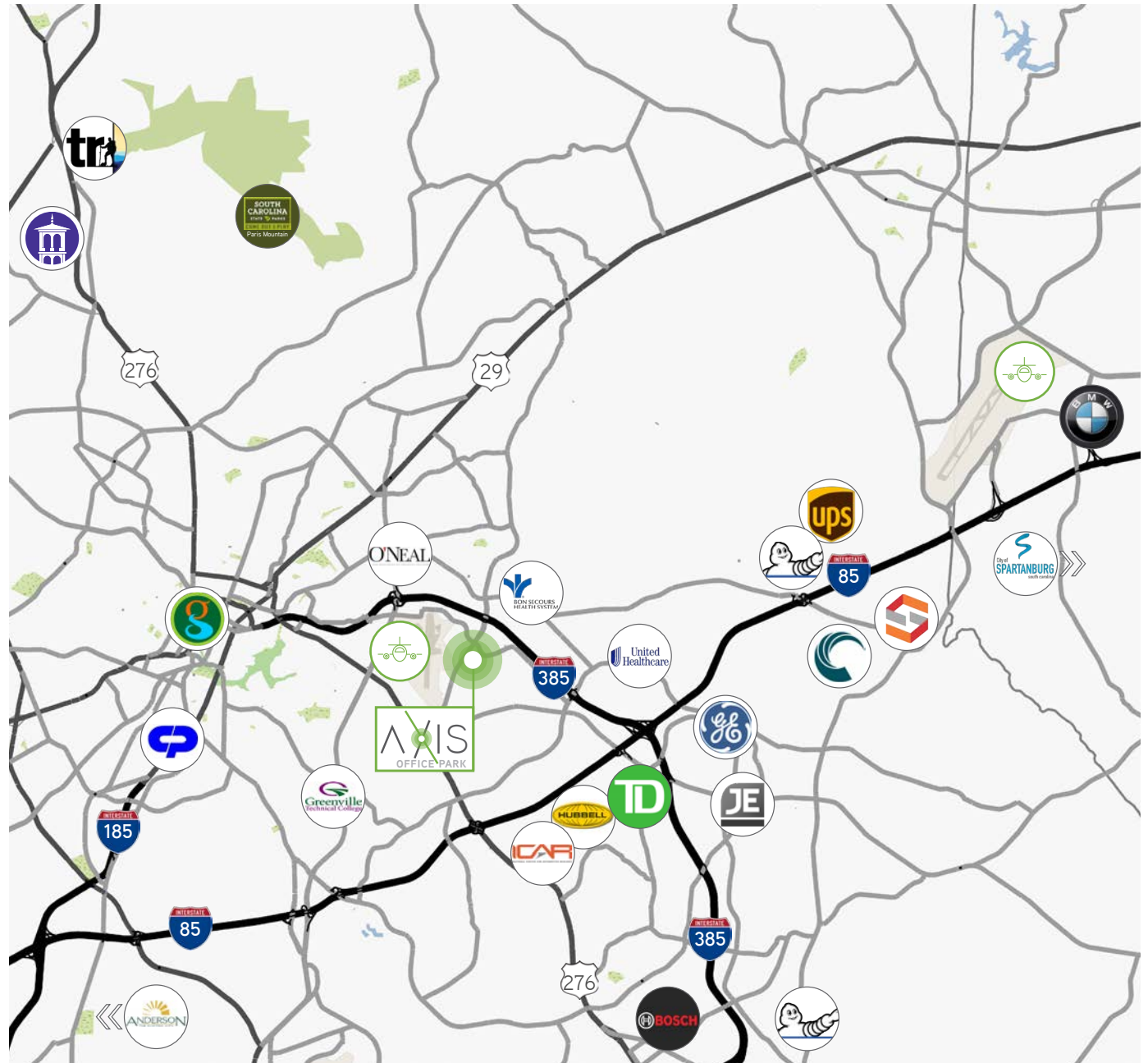
	350 Halton Road   Building X	352 Halton Road   Building Y
Year Built	1989	1990
Lobby Finishes	Finished with commercial carpet, carpet base, tile, wall paint, glass wall entry, and lay-in acoustical ceilings.	Finished with commercial carpet, carpet base, tile, wall paint, glass wall entry, and lay-in acoustical ceilings.
Tenant Corridors	Finished with commercial carpet, carpet base, tile, wall paint, glass wall entry, and lay-in acoustical ceilings.	Finished with commercial carpet, carpet base, tile, wall paint, glass wall entry, and lay-in acoustical ceilings.
Ceiling Heights	9 Feet	9 Feet
Slab to Slab Height	14 Feet	14 Feet
Restrooms per Floor	2 (per building floor)	2 (per building floor)
Roof	Carlisle Total Roofing System (Membrane Roof) installed in 07/2007	Carlisle Total Roofing System (Membrane Roof) installed in 01/2010. Warranty through 1/14/2020
Roof Structure	Steel with concrete slab for each floor	Steel with concrete slab for each floor
Roof Exterior	Exposed white pre-cast architectural exterior in a ribbon fashion with reflective glass windows	Exposed white pre-cast architectural exterior in a ribbon fashion with reflective glass windows
Window System	Reflective glass that is 6''6' in height, in a ribbon fashion with sill height at 2'6''	Reflective glass that is 6''6' in height, in a ribbon fashion with sill height at 2'6''
Elevators	Two (2) 3,500 Lb. capacity hydraulic passenger elevators. Controls and mechanicals modernized by ThyssenKrupp in 07/2015	Two (2) 3,500 Lb. capacity hydraulic passenger elevators. Controls and mechanicals modernized by ThyssenKrupp in 04/2015
HVAC System	Six (6) Trane 60-ton rooftop units, installed in 02/2008.	Six (6) Trane 60-ton rooftop units, installed in 03/2009.
Energy Management	Trane Tracer Summit (software upgraded 02/2008)	Trane Tracer Summit (software upgraded 03/2009)
Electrical Service	There is one 3,000 amp main breaker feeding two 1,600 amp bus ducts (one for Centre 3 and one for Centre 4). These buss ducts feed a 400 amp main for the first floor and a 400 amp main for the second floor. The third floor has a 1,200 main breaker. This electrical distribution is 480/277 volt 3 phase. Misc. G transformers are feeding receptacle and lighting panels.	There is one 3,000 amp main breaker feeding two 1,600 amp bus ducts (one for Centre 5 and one for Centre 6). These buss ducts feed a 400 amp main for the first floor and a 400 amp main for the second floor. The third floor has a 1,200 main breaker. This electrical distribution is 480/277 volt 3 phase. Misc. transformers are feeding receptacle and lighting panels.
Lighting	Typical fixture is a 2' X 4' acrylic lens with T-8 fluorescent 2-tube fixture.	Typical fixture is a 2' X 4' acrylic lens with T-8 fluorescent 2-tube fixture.
Fire/Life Safety	Johnson Controls Notifer fire system with smoke detectors, pull stations strobes, and horns on each floor. Overhead lighting has 90 minute battery back-up. The stairwell lighting has backup 14KW Honda generator coverage. Notifer panel is located on first floor service room with.	Johnson Controls Notifer fire system with smoke detectors, pull stations strobes, and horns on each floor. Overhead lighting has 90 minute battery back-up. The stairwell lighting has backup 14KW Honda generator coverage. Notifer panel is located on first floor service room with.
Security	Maxxess security system providing proximity readers badge support. Cameras are controlled and monitored via Centre 1.	Maxxess security system providing proximity readers badge support. Cameras are controlled and monitored via Centre 1.

### AREA DEMOGRAPHICS

-  **Current Population (2017)**  
1,460,785
-  **Projected Population (2022)**  
1,533,257
-  **Average Household Income (2017)**  
\$63,757
-  **Projected Average Household Income (2022)**  
\$72,858
-  **Unemployment Rate (2017)**  
5.4%

### DRIVE TIMES

-  **Haywood Mall**  
2 Minutes
- Downtown Greenville Airport**  
5 Minutes
- Bon Secours Health System**  
5 Minutes
- Downtown Greenville**  
10 Minutes
- Greenville-Spartanburg International Airport**  
12 Minutes
- Spartanburg**  
38 Minutes
- Anderson**  
45 Minutes





**NAMED #1**

MICRO-CITY OF THE FUTURE IN THE  
WESTERN HEMISPHERE

financial times

**TOP 10** BEST DOWNTOWNS IN AMERICA, 2015

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 3<sup>RD</sup>  
STRONGEST JOB MARKET IN AMERICA**

bloomberg businessweek

**ONE OF THE BEST CITIES FOR YOUNG ADULTS**

forbes

**ONE OF 52 PLACES TO VISIT IN 2017**

the new york times

#yeahthatGreenville





# AXIS

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