



CUICAR

CLEMSON UNIVERSITY INTERNATIONAL CENTER FOR AUTOMOTIVE RESEARCH

Brantley Anderson, CCIM

Vice President
+1 864 527 5440
brantley.anderson@colliers.com

Taylor Allen, SIOR CCIM

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

Bailey Tollison

Brokerage Associate
+1 864 527 5419
bailey.tollison@colliers.com

Colliers International
55 E. Camperdown Way | Suite 200
Greenville, South Carolina 29601
P: +1 864 297 4950



PROPERTY HIGHLIGHTS

Address

1 & 3 Research Drive
Greenville, SC 29607

Year Built

1 Research Dr: 2015
3 Research Dr: 2011

LEED Certification

1 Research Dr: Silver
3 Research Dr: Silver

Building Size

1 Research Dr: 82,000 SF - 4 Stories
3 Research Dr: 80,250 SF - 3 Stories

SF Available

1 Research Dr: 36,718 RSF
3 Research Dr: 3,218 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





3 RESEARCH DRIVE

1 RESEARCH DRIVE

MILLENNIUM BOULEVARD

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



MODERN SPACES

Average 22,000 RSF floor plates with fully built-out 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

All 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

Suite 101: 5,856 SF (Lab Space)



Suite 100: 13,390 SF

RESEARCH DRIVE

MILLENIUM BLVD

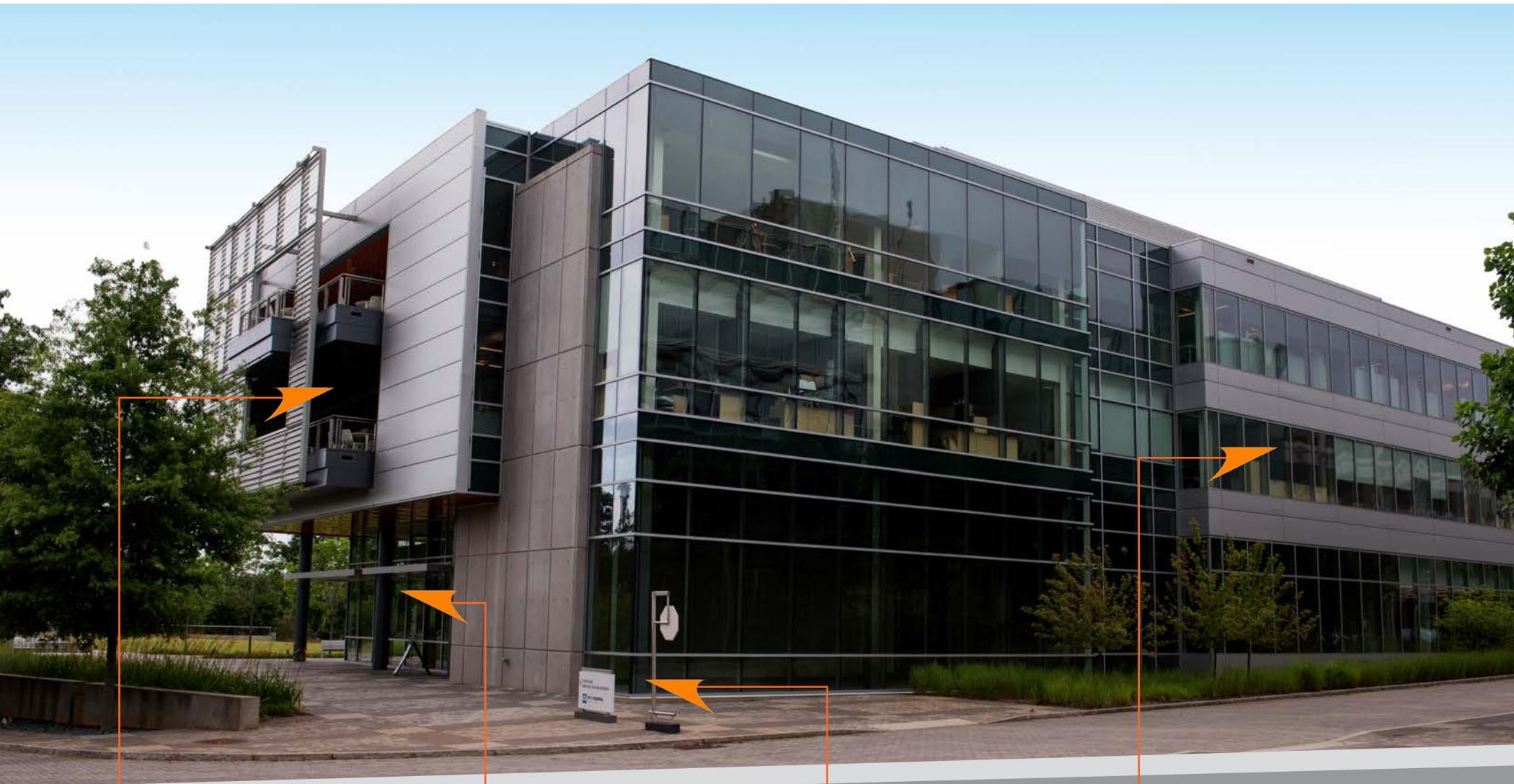
1 RESEARCH DRIVE \\ FLOOR 3 AVAILABILITY

Suite 300: 17,472 SF



RESEARCH DRIVE

MILLENIUM BLVD



OUTDOOR PATIO

Available space includes shared outdoor balcony/patio overlooking Research Drive.

RETAIL EXPOSURE

Small ground floor retail/office suite with exposure on Research Drive.

SIGNAGE

Ground floor retail space offers prominent signage opportunity.

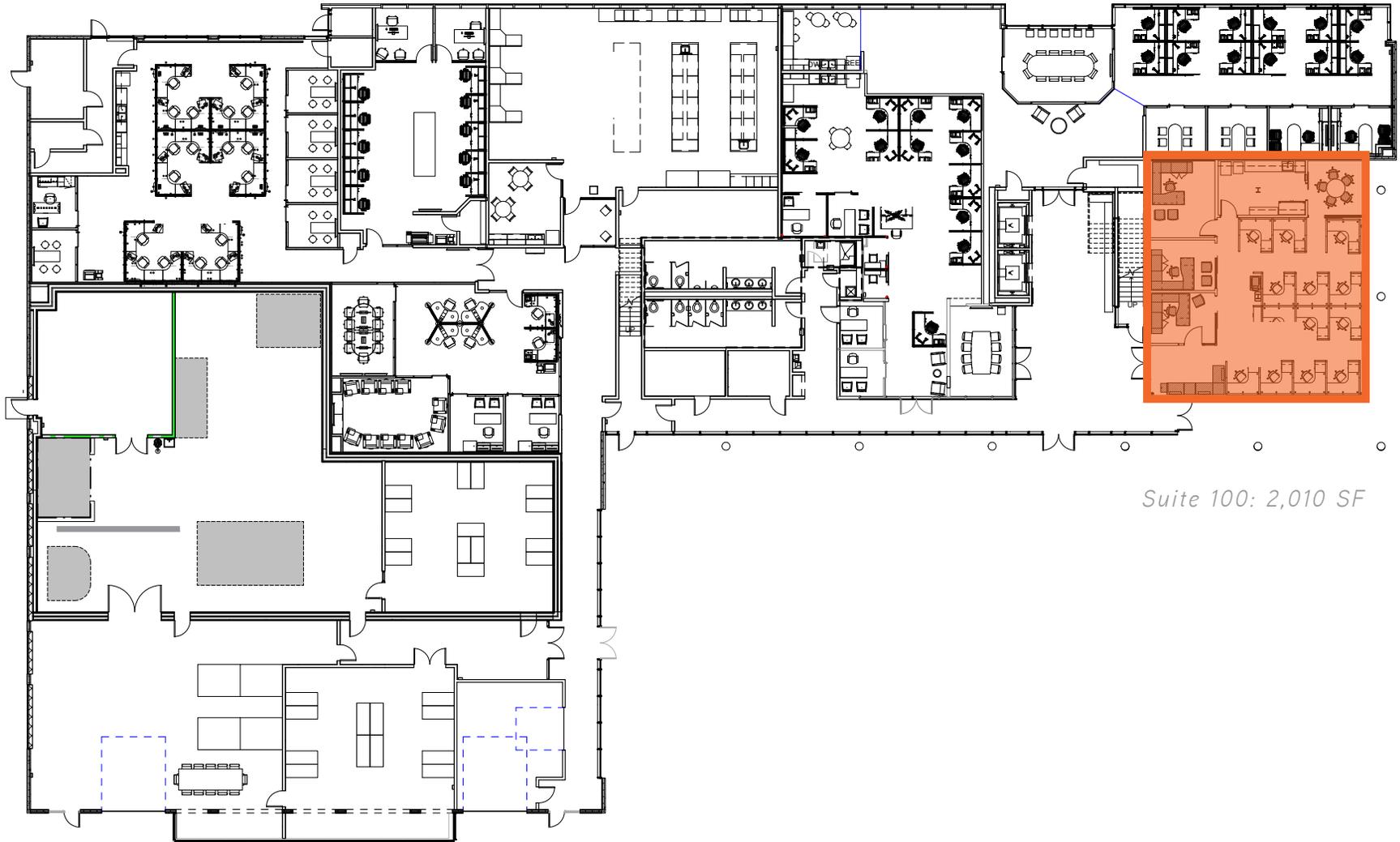
PLUG AND PLAY

Move-in ready space.



3 RESEARCH DRIVE AVAILABLE SPACE SHOWN

3 RESEARCH DRIVE \\ FLOOR 1 AVAILABILITY

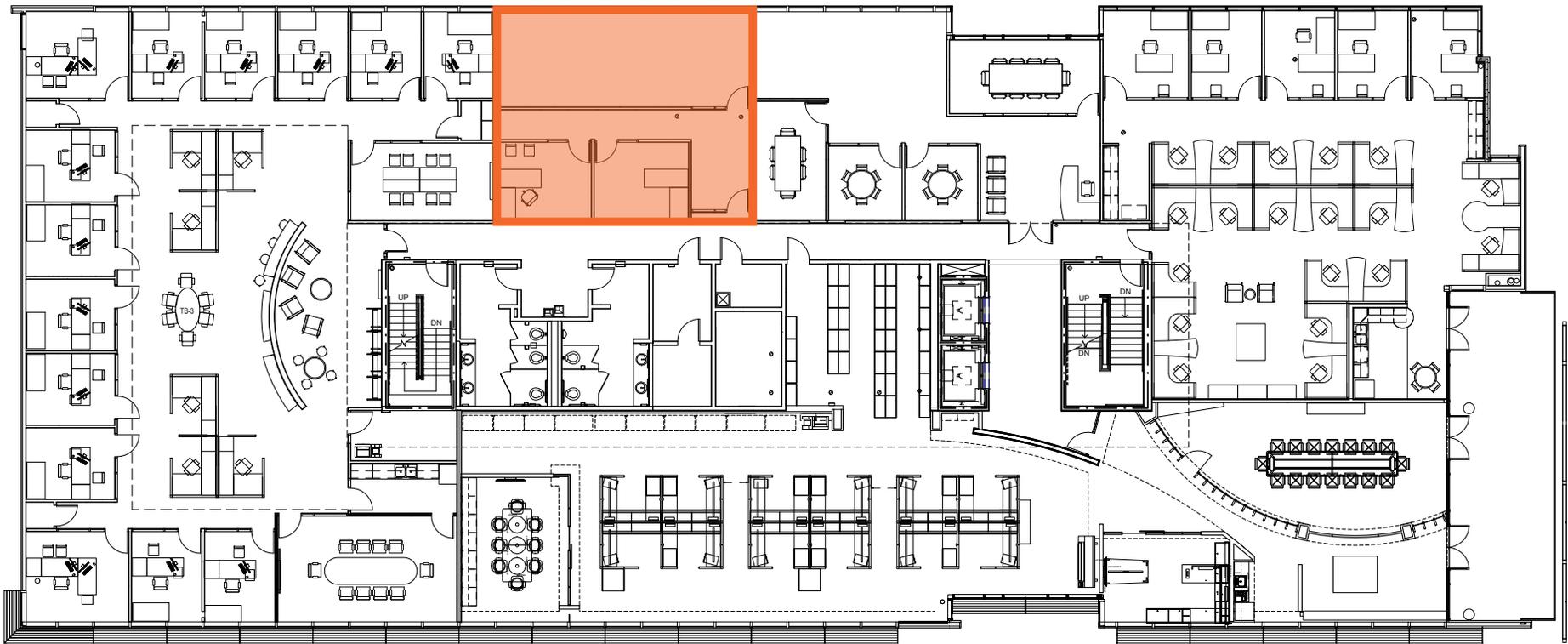


Suite 100: 2,010 SF

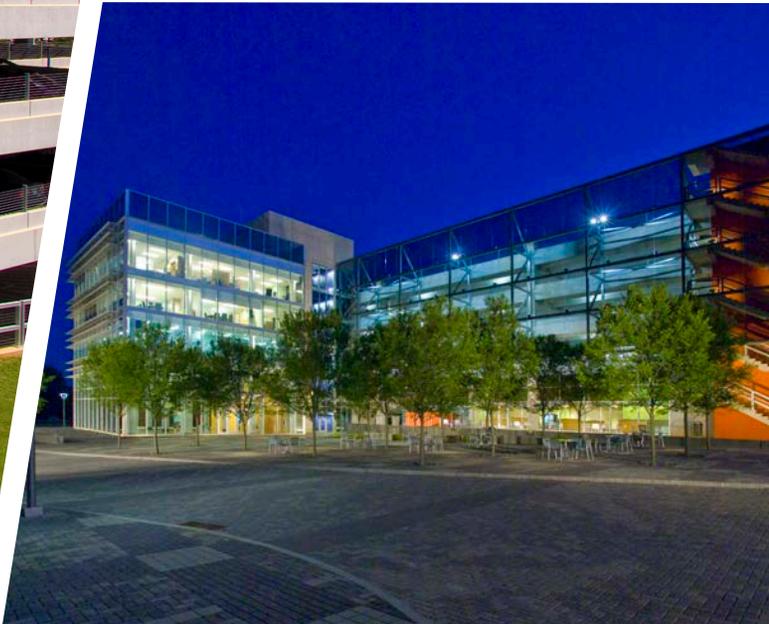
RESEARCH DRIVE

3 RESEARCH DRIVE \\ FLOOR 2 AVAILABILITY

Suite 220: 1,208 SF



RESEARCH DRIVE





AREA DEMOGRAPHICS (5-MILE RADIUS)

- 

Current Population (2020)
155,367
- 

Projected Population (2025)
167,122
- 

Average Household Income (2020)
\$92,144
- 

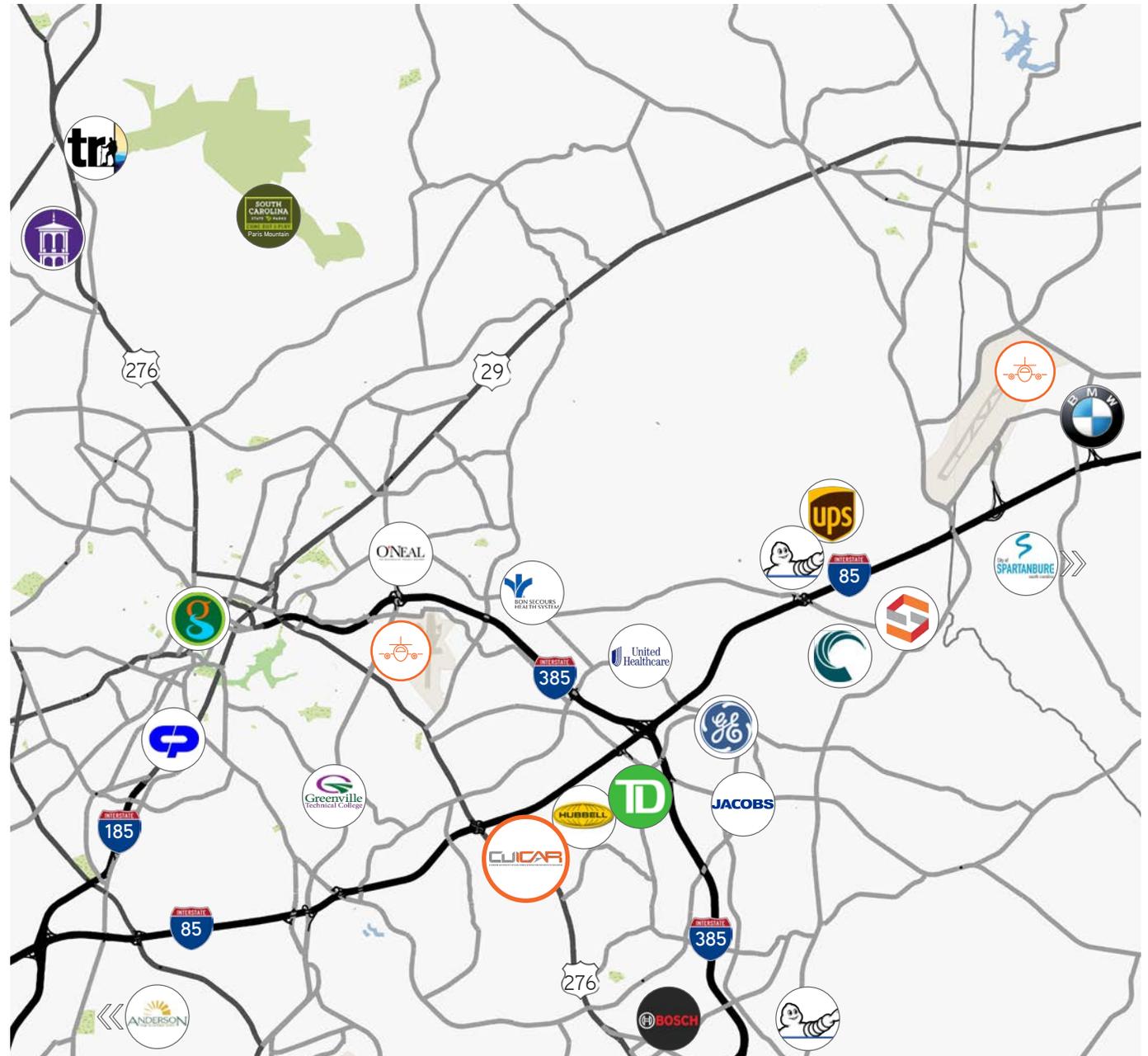
Projected Average Household Income (2025)
\$101,195
- 

Unemployment Rate (2020)
5.8%

DRIVE TIMES

- 

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



NAMED #1

MICRO-CITY OF THE FUTURE IN THE WESTERN HEMISPHERE

financial times

#yeahthatGreenville

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 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





Brantley Anderson, CCIM

Vice President

+1 864 527 5440

brantley.anderson@colliers.com

Taylor Allen, SIOR CCIM

Vice President

+1 864 527 5423

taylor.allen@colliers.com

Bailey Tollison

Brokerage Associate

+1 864 527 5419

bailey.tollison@colliers.com

Copyright © 2021 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.

Colliers International
55 E. Camperdown Way | Suite 200
Greenville, South Carolina 29601
P: +1 864 297 4950

