

FOR LEASE > ±1,685 SF FLEX OFFICE/WAREHOUSE SPACE

Thomas Centre, Suite G



111 SMITH HINES ROAD, GREENVILLE, SOUTH CAROLINA 29607



±1,685 SF Flex Space

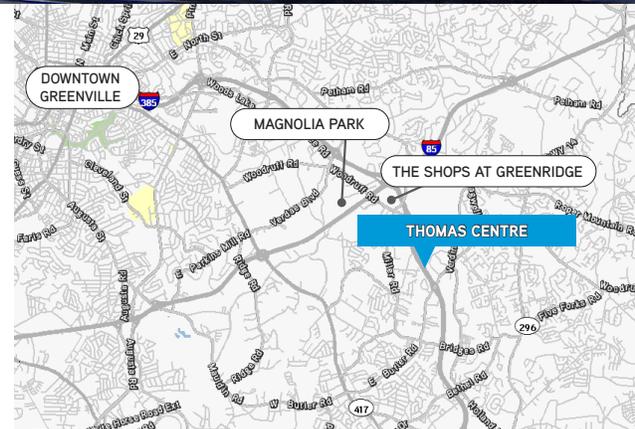
Conveniently located near the I-385 and Woodruff Road interchange with signalized access to Woodruff Road. This space offers a separate entrance with adjoining lobby.

Building Amenities

- > Suite G: ±1,253 SF office space available with ±432 SF warehouse space
- > Ideal for small business or company needing a local presence
- > Located behind the Merovan Center off Woodruff Road
- > Dedicated dock-high-door
- > Fully sprinkled
- > Zoned S-1 (Greenville County)
- > **LEASE RATE: \$9.00/SF NNN**
\$1.85/SF CAM (Tenant responsible for utilities)

Demographics (2019)

	1-MILE	3-MILE	5-MILE
POPULATION	4,034	52,748	138,552
AVERAGE HH INCOME	\$87,560	\$99,480	\$96,906
HOUSEHOLDS	1,660	22,019	56,324



Contact Us

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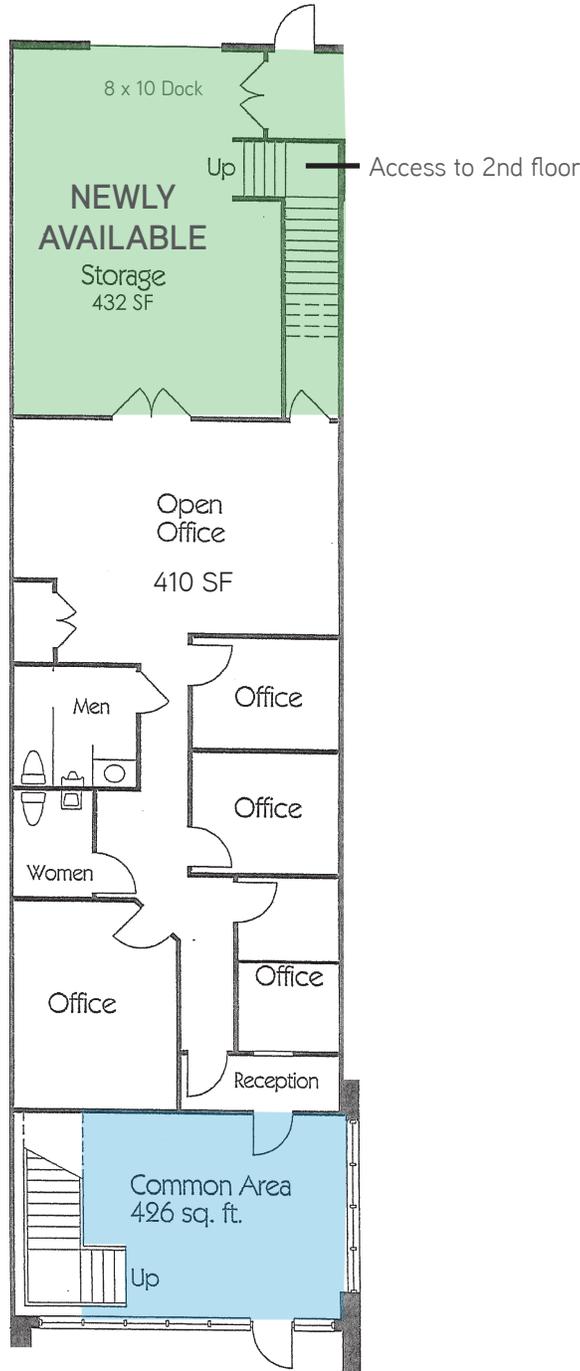
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FLOOR PLAN



Note: Common area is not part of the square footage.



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