



Class A Space For Lease | HEADQUARTERS OPPORTUNITY

# 200 VERDAE BLVD

Greenville, South Carolina

[Click to View Drone Footage](#)

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# 200 VERDAE BOULEVARD

## Property Features



200 Verdae Boulevard features 70,600 SF of Class A space in Verdae, the largest planned development in the history of Greenville, S.C. The 1,100-acre mixed use development incorporates wide sidewalks, intensive landscaping and thoughtful site design. Strategically located along the Interstate 85 growth corridor, halfway between Atlanta and Charlotte, Verdae is one of the most prestigious business addresses in South Carolina.

### AVAILABILITY:

- ◆ Only existing Class A, stand-alone office featuring 50,000+ SF in Greenville
- ◆ Building completed in 2016
- ◆ Open, modern, high-density floor plan with 11' ceilings. Average 186/SF per person
- ◆ Adjacent to Swamp Rabbit Extension and The Preserve Golf Club, perfect for health conscious companies
- ◆ Immediate access to I-85 North to Charlotte and South to Atlanta; Within 15 minutes of GSP International Airport
- ◆ Furnished with Herman Miller Canvas work stations to seat 380 and moveable partition walls by DIRTT
- ◆ Convenient to Laurens Road and Woodruff Road retail
- ◆ Less than One Mile from Embassy Suites, which features a 44,000 square foot flexible banquet hall space with capacity to accommodate 1,500 guests

**PARKING RATIO:** 4.4:1,000

**LEASE RATE:** \$20.00 PSF NNN



# 200 VERDAE BOULEVARD

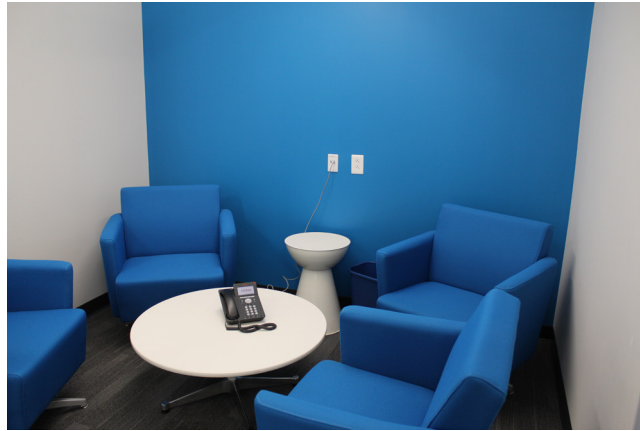
Property Pictures

[Click to View Drone Footage](#)



# 200 VERDAE BOULEVARD

## Property Pictures

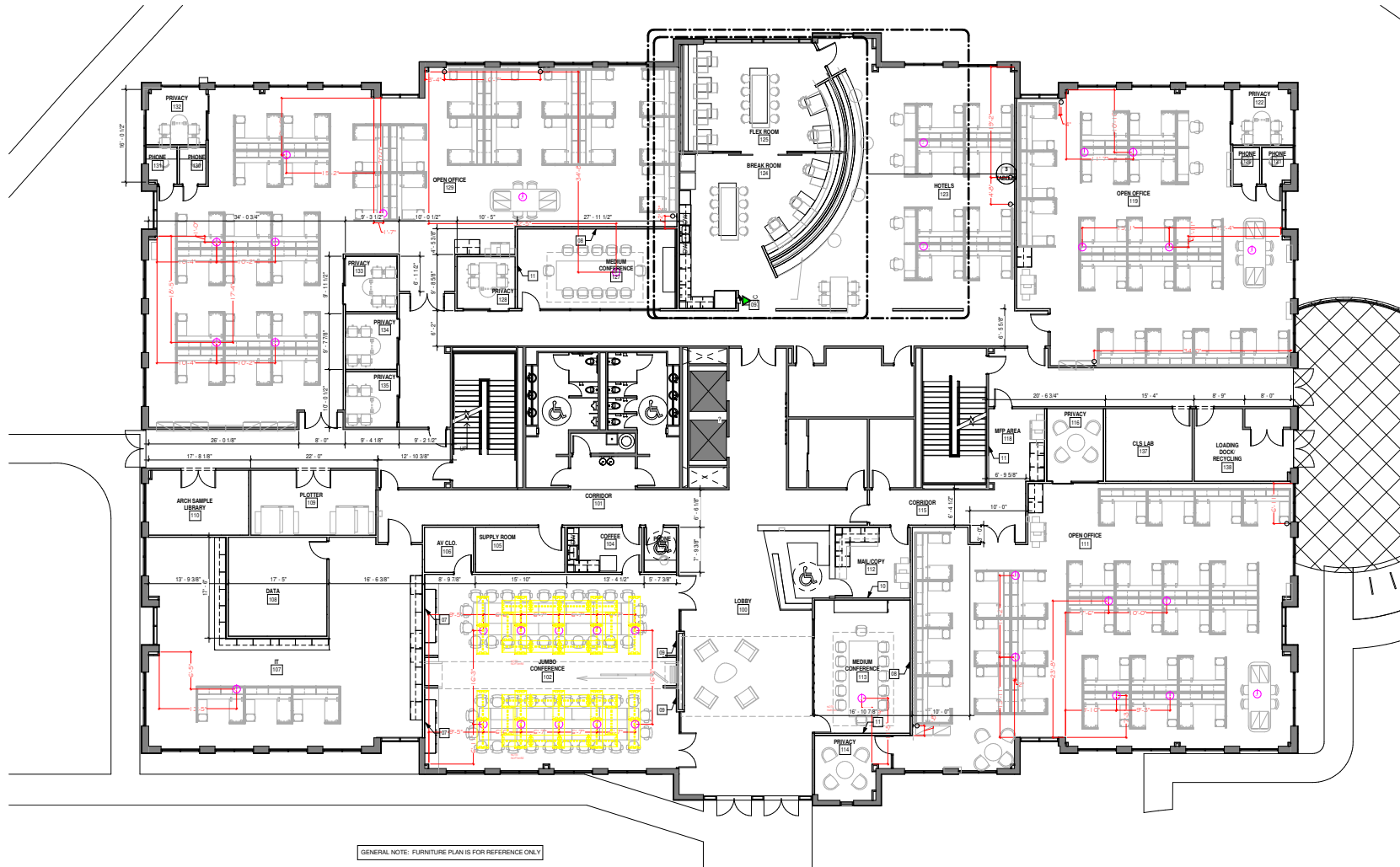


# 200 VERDAE BOULEVARD

## First Floor Floorplan



253 SF Per Person

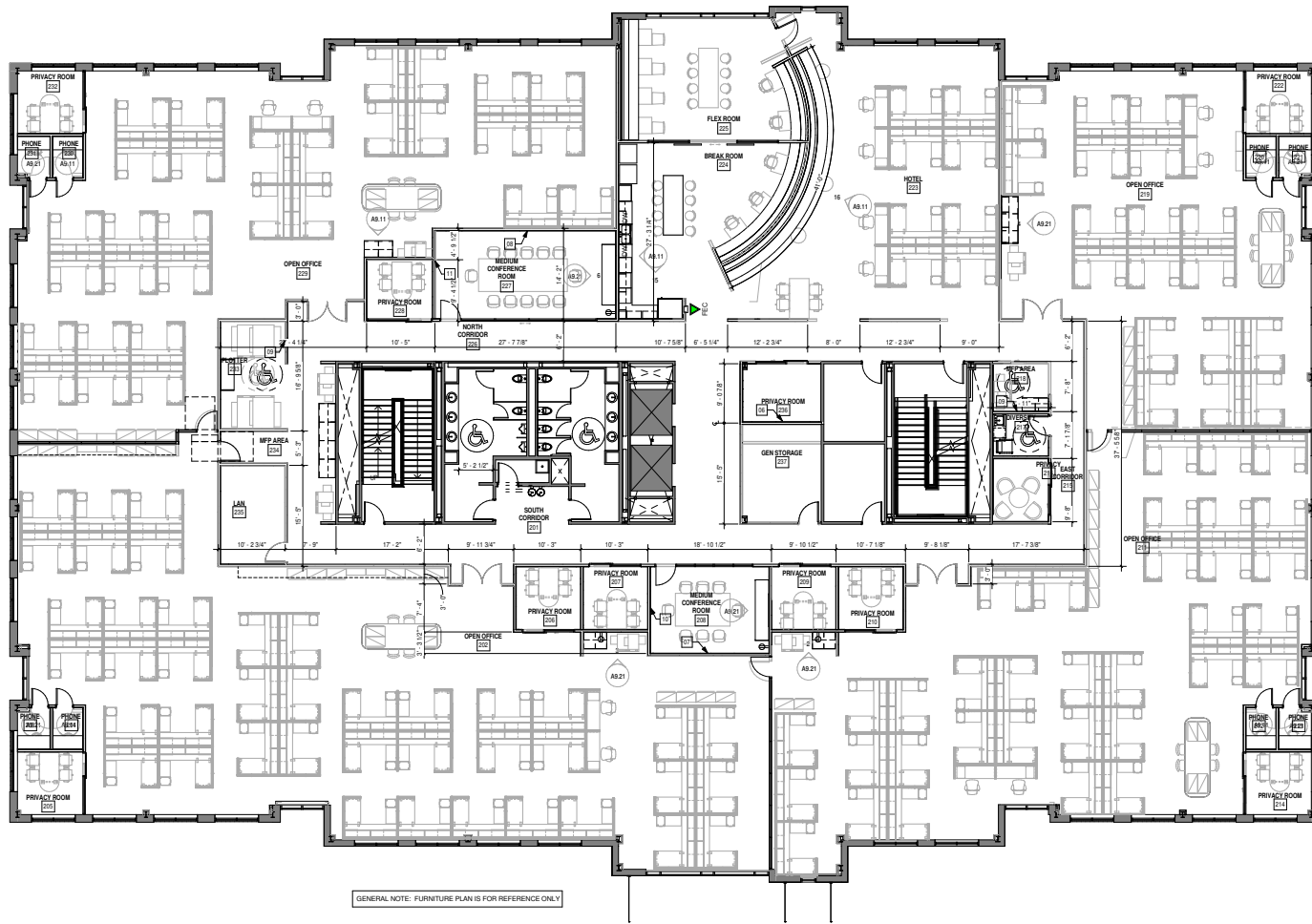


# 200 VERDAE BOULEVARD

## Second Floor Floorplan



165 SF Per Person



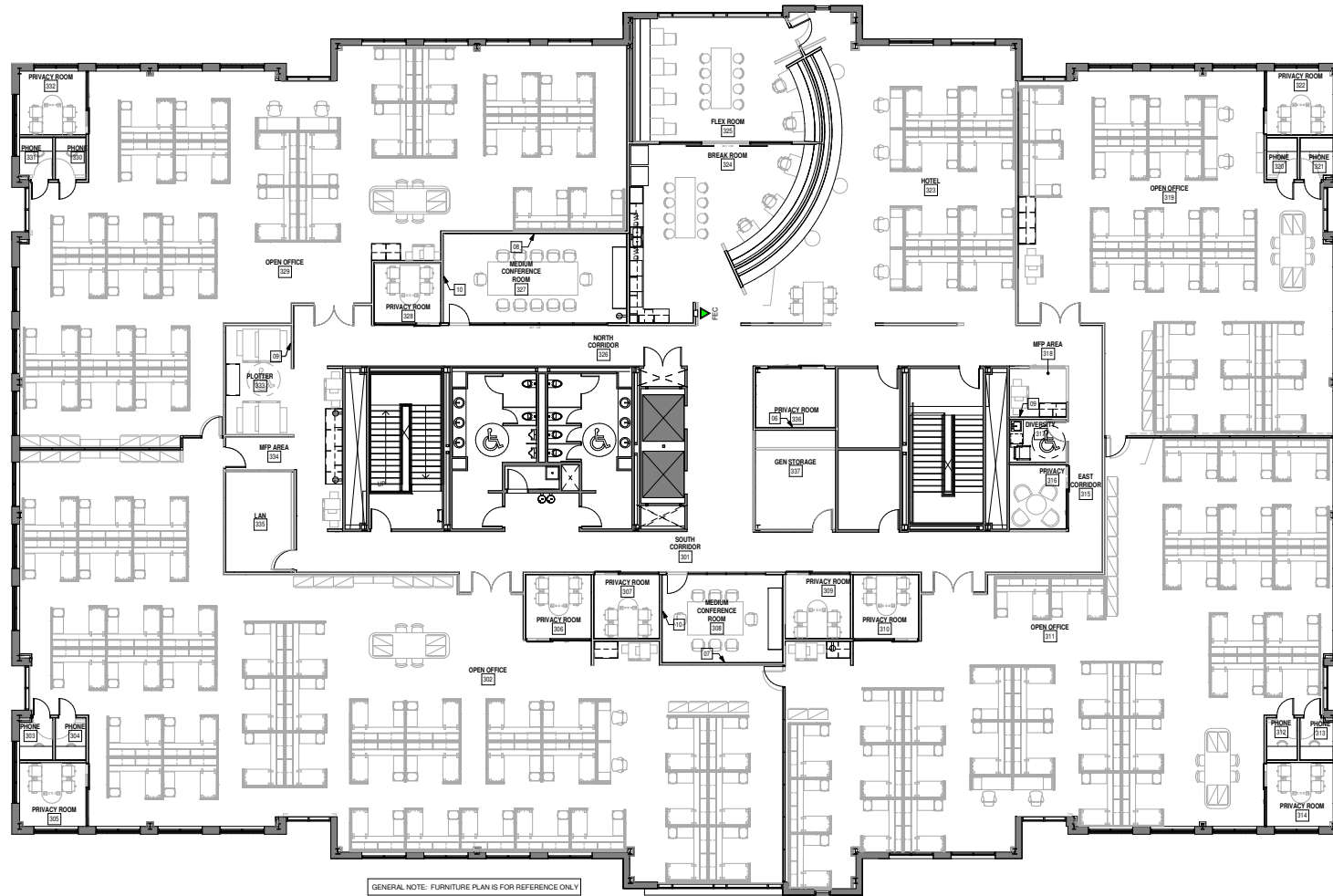
GENERAL NOTE: FURNITURE PLAN IS FOR REFERENCE ONLY.

# 200 VERDAE BOULEVARD

## Third Floor Floorplan



165 SF Per Person



GENERAL NOTE: FURNITURE PLAN IS FOR REFERENCE ONLY

# 200 VERDAE BOULEVARD

Interactive Amenities Map - Click Below for More Information





# 200 VERDAE BOULEVARD

## Swamp Rabbit Trail



### **Swamp Rabbit Trail**

Running along the scenic Reedy River, the Greenville Health System Swamp Rabbit Trail is a 20.6 mile multi-use greenway system. Opened in 2009, this trail has experienced continual growth and offers fun, non-motorized recreation and transportation opportunities.

The nearly 20-mile Greenville Health System (GHS) Swamp Rabbit Trail links the cities of Travelers Rest and Greenville in upstate South Carolina via a historic railroad corridor. The Greenville Health System, a local healthcare provider, generously provided \$1 million to help develop and publicize the trail. Beginning in Travelers Rest, the trail passes the GHS North Greenville Medical Campus as it continues through the community's downtown.

Following the Reedy River, the trail heads south through the park-like setting of the Furman University campus and continues into downtown Greenville, ending at Greenville Tech on Cleveland Street. Varying from 8 to 12 feet wide, the trail features a paved surface for bicycles, skaters and walkers, with an additional rubberized surface for runners. Amenities along the trail include lighting, picnic areas, benches, water fountains, restrooms, signage and bicycle racks. Views of the Reedy River are plentiful throughout the trail.



*Note: Concept rendering, not final design of bridge.*

After a short gap of a few miles, the trail picks up again at I-85 and winds through Lake Conestee Nature Park, which offers 400 acres of beautiful forest, wetlands, and wildlife habitat.

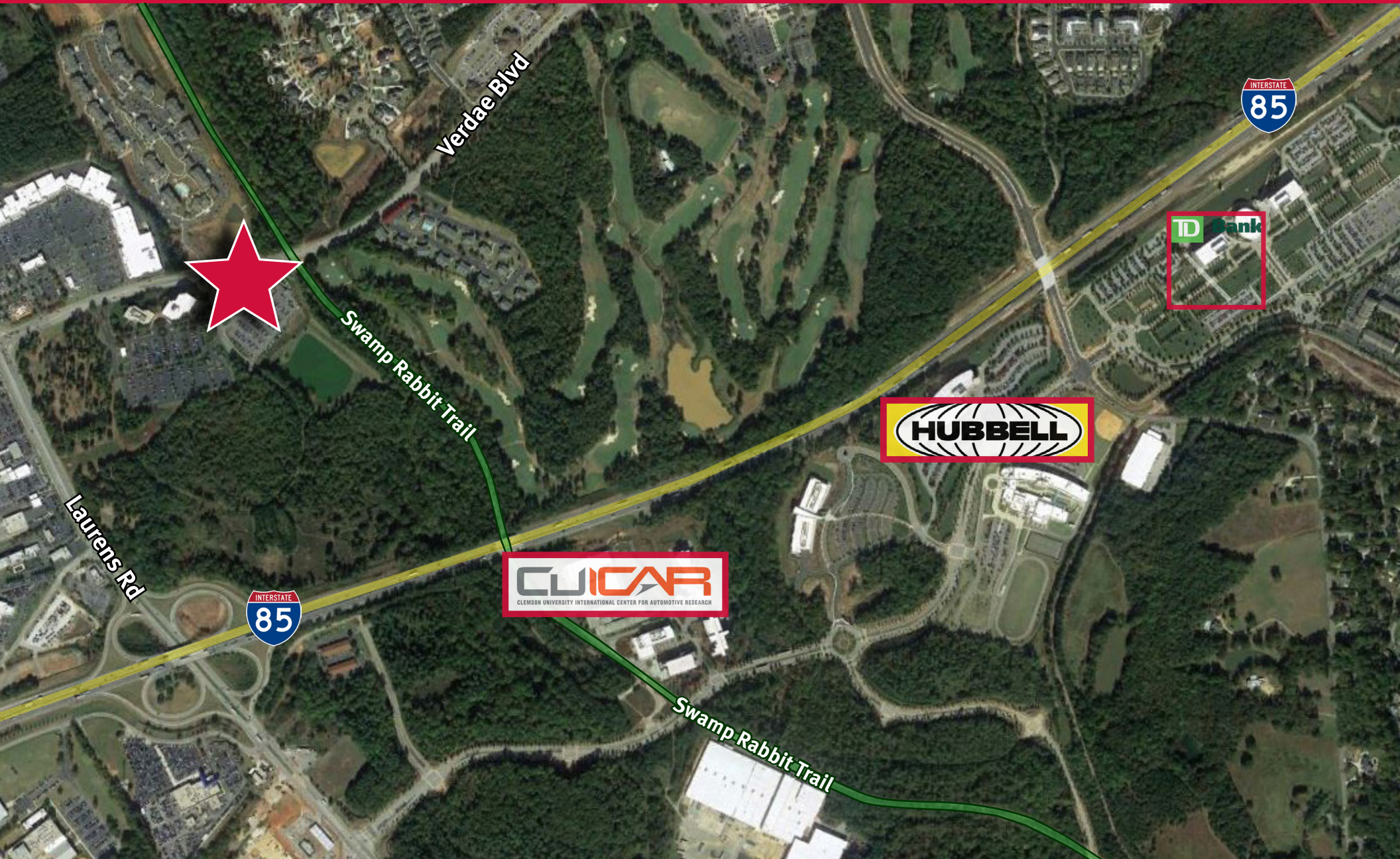
More recently, a disconnected section of the GHS Swamp Rabbit Trail opened in the city of Fountain Inn, which lies southeast of the nature park. Although only a half-mile long, it travels by a pond and is quite picturesque. Future plans call for continuing the route through Simpsonville and Mauldin to connect with the rest of the trail.

***Today, work is underway on the “Greenlink Greenway” — a four-mile extension of the trail from Cleveland Park along Laurens Road to CU-ICAR. \$3.5 million has been set aside to help cover costs for the trail expansion. \$1 million will go toward exploring smaller-scale projects both related to the extension and not - including a tie between the extension and Haywood Mall, a spur from Cleveland Park to a bridge across Laurens Road, a mountain bike trail in the Nicholtown area, and protected bicycle lanes on three city streets.***

***The promise of an extension has sparked residential and commercial investment along the Laurens Road corridor.***

# 200 VERDAE BOULEVARD

Corporate Neighborhood



# 200 VERDAE BOULEVARD

## Corporate Neighbors



### TD Bank

TD Bank opened its Greenville Corporate Campus in 2013 to serve as a regional center for company operations including credit card services, audits, small business, technology, employee training, and customer service. TD Bank hired nearly 600 employees by 2015 and expects to bring on an additional 800 employees by 2020.

The campus comprises three buildings with nearly 300,000-square-foot of office space situated on 67 acres along I-85. TD Campus is LEED Gold certified. Among the facilities' environmentally friendly features are state-of-the-art lighting and climate controls, high efficiency water fixtures, recycled and low-emitting building materials and bicycle storage for employees.



*TD Bank's Greenville Corporate Campus at 200 Carolina Point Pkwy.*

### Hubbell Lighting

Hubbell Lighting's four-story, 185,000-square-foot facility at 701 Millennium Blvd. is the headquarters for the global lighting company's operations, marketing, sales, customer service, warranty, finance, design and engineering.

In January 2017, the company unveiled its new 25,000-square-foot Lighting Solutions Center at the heart of the \$41 million headquarters. The LSC typically brings in about 1,000 visitors each year, and the renovation has the potential to increase the LSC's capacity, providing the company with ample, flexible space to demonstrate a full range of products to agent, specifier, contractor, and distributor customers. The LSC has supported more than 1,000 classes and 80,000 hours of continuing education credits.

Hubbell Lighting is one of the four business groups of Connecticut-based Hubbell Inc. The other groups include Commercial/Industrial, Construction/Energy, and Power Systems. In 2004, Hubbell Lighting announced it would move its corporate office and about 250 jobs from Spartanburg County to Greenville.



*Hubbell Lighting's headquarters at 701 Millennium Blvd.*

# 200 VERDAE BOULEVARD

Corporate Neighbors & Greenville CBD



## Clemson University | ICAR

Greenville is home to the Clemson University International Center for Automotive Research (CU-ICAR), a consortium developed between Clemson University, BMW, Michelin, SAE, Koyo JTEKT, American Titanium Works, Timken, Proterra, and the Society of Automotive Engineers International. The 250-acre site is home to strategically focused automotive and motorsports research campus, with Clemson University offering the nation's only doctoral program in automotive engineering. The campus provides a constant supply of highly-trained automotive and engineering expertise to the Greenville-Spartanburg labor force. (Link: [www.cuicar.com](http://www.cuicar.com))

CU-ICAR Education:

- 95% of students are gainfully employed in the Automotive Industry
- Global student population representing 17 countries

## Downtown Greenville

Greenville's downtown has long been one of the Upstate's most popular destinations for shopping, dining and entertainment. Over the past few years, Greenville has amassed a multitude of accolades and awards from national publications. Livability recently ranked it one of the Top 10 Best Downtowns in the country, and The New York Times called Greenville "a national model for a pedestrian-friendly city center."

Greenville has focused on creating a vibrant downtown that is authentic, sustainable and most importantly, for people. With wide sidewalks, outdoor plazas and streetside dining, downtown Greenville offers a pedestrian-friendly atmosphere that has been compared to that of a European city.

Known for its exceptional beauty, the two most distinctive natural features of downtown Greenville are its lush, tree-lined Main Street and the stunning Reedy River Falls, located in the heart of Falls Park.

During the day, downtown is home to over 20,000 employees. At night, area residents and visitors flock to downtown to take advantage of its extensive offering of cultural, entertainment and dining options. ([Click here](#) to Explore Downtown Greenville or visit [www.greenvillesc.gov](http://www.greenvillesc.gov) for more)



- 26% of alumni are employed in the state of South Carolina
- 183 Total M.S. and Ph.D. degrees awarded



### ***Downtown Greenville continues to evolve:***

- Several new hotels representing over 400 rooms opened between 2015 - 2018. Several additional hotels are in the pipeline with over 891 rooms at various stages of development.
- 1,200 multifamily units currently under construction and over 1,500 completed
- 120 restaurants within 10 blocks

# 200 VERDAE BOULEVARD

## Greenville Market Overview



Greenville continues to make headlines throughout the nation for its recent accomplishments and continues to grow with virtually no indication of reduced momentum. The diverse economy features **growing Aerospace & Automobile Research and Manufacturing sectors** with companies and institutions like ICAR, BMW and Lockheed Martin expanding. Education further infiltrates the market while Clemson continues to expand its downtown presence in connection to MBA and Engineering programs at two separate campuses. Furman, Presbyterian College, Wofford, Bob Jones and other higher education programs further produce long-term residence within the community. Corporations across multiple sectors are growing their **Research and Development** activities with the support of local academic institutions, including Michelin North America, BMW, and GE Energy.

**Corporate headquarters** such as Michelin North America, TD Bank, Hubbell Lighting, JTEKT North America, and AVX Corporation provide a growing employment pool to various educational backgrounds. **Health and Medical Treatment facilities** expand with Greenville Health System providing over 12,000 jobs. **Tourism** continues to grow under a well-appointed city management which provides beautification and creation of public amenities. The historic **textile and manufacturing** businesses for which Greenville once claimed the title “Textile Capital of the World” continue to create opportunity for needed labor. Finally, diverse **engineering** employment makes Greenville a city with the highest per capita engineering population in the country which is supported by additional employers such as General Electric, Flour Corporation, Jacobs, Wood USA, Honeywell, O’Neal, AMEC, Day & Zimmerman, Bosch and previously mentioned BMW and Lockheed Martin.

**A few recent accolades include:** Top 10 Best Downtowns in America<sup>1</sup>, Ranked 3<sup>rd</sup> Strongest Job Market in America<sup>2</sup>, #1 City in the Country for Jobs in Spring 2012<sup>3</sup>, Ranked as one of the Best Cities for Young Adults<sup>4</sup>, Ranked 9<sup>th</sup> Fastest Growing City in the Nation<sup>5</sup>, Named #1 Micro-City of the Future in the Western Hemisphere<sup>6</sup>, 5<sup>th</sup> Most Fun & Affordable City in the US<sup>7</sup>, One of the Best Places to Retire<sup>8</sup>, 5<sup>th</sup> Best Regulatory Environment for Business<sup>9</sup>, #6 as America’s Engineering Capital<sup>10</sup>, Top Destination for Foreign Direct Investment<sup>11</sup>, Top Ten Park in the US<sup>12</sup>, Top Six 2015’s Hottest New Vacation Destinations<sup>13</sup>.

1. Forbes 2. Bloomberg Businessweek 3. Forbes Magazine 4. Forbes 5. CNN Money 6. Financial Times 7. Bloomberg Businessweek 8. Fortune Magazine & AARP 9. Forbes 10. Forbes 11. IBM Global Location Trends 12. Trip Advisor 13. CBS News/Peter Greenberg



# 200 VERDAE BOULEVARD

Greenville Spartanburg International Airport (GSP)



## Greenville-Spartanburg International Airport (GSP)

[gspairport.com](http://gspairport.com)

With the recent \$20 million terminal renovation, GSP is home to five airlines, including Southwest Airlines. With these airlines, GSP is able to get passengers to their destination in an efficient, cost effective manner with more than 49 non-stop average daily departures to 14 major cities and 18 airports.



[www.gspairport.com](http://www.gspairport.com)



### NONSTOP CITIES & DAILY DEPARTURES

Atlanta	Delta & Southwest	11 Daily
Charlotte	American	8 Daily
Chicago	United	4 Daily
Dallas/Fort Worth	American	3 Daily
Detroit	Delta	4 Daily
Fort Lauderdale	Allegiant	3 Weekly
Fort Myers/Punta Gorda	Allegiant	2 Weekly
Houston	United	2 Daily
New York City		5 Daily
- LaGuardia	Delta	2 Daily
- Newark	United	3 Daily
Orlando/Sanford	Allegiant	3 Weekly
Philadelphia	American	4 Daily
Tampa/St. Petersburg	Allegiant	3 Weekly
Washington, D.C.		8 Daily
- Dulles	United	4 Daily
- Reagan	American	4 Daily

Delta, which currently has one daily non-stop flight from GSP to LaGuardia Airport (LGA) will add two new non-stop daily flights to New York beginning in July. This is in addition to the daily non-stop flights from GSP to Atlanta and Detroit offered by the airline.





### ***Greenville County is Teeming with Educational Opportunities***

- ***Greenville County Schools***, an award-winning public school system, is the largest district in South Carolina.
- ***The Fine Arts Center*** allows artistically talented students in grades 9-12 to stretch the boundaries of their creativity during studio classes in theatre, visual arts, creative writing, dance, drama, digital filmmaking and music.
- ***Sterling School with Charles Townes Gifted Center*** provides gifted and talented students with the appropriate rigor, complexity, and depth in what they learn, as well as opportunities to demonstrate significant academic and intellectual growth.
- ***A J Whittenberg Elementary School of Engineering*** is one of only five elementary schools in the nation that provides a school-wide engineering curriculum.
- ***The International Baccalaureate (IB) Program***, having an internationally recognized college preparatory curriculum that emphasizes foreign language fluency and fully developing the student, continues to grow across the district.
- Eleven Magnet Academies have specialized curriculum in languages, math, science and technology, communication arts, international studies, traditional studies, pre-engineering, and health professions.
- ***The Bilingual French School, the Japanese School, the German Saturday School, and a Chinese School*** cater to their respective international community with language and cultural programs.
- ***The Governor's School for the Arts & Humanities***, with year-round programs for students gifted in the arts, is the only one of its kind in the nation.
- Seven independent Charter Schools provide a variety of rigorous and relevant academic and technology based programs that will prepare students for success in the global workforce.



*Fisher Middle School Designed Especially for STEM Based Learning*

### ***More than a Dozen Higher Learning Institutions in the Upstate:***

- ***Greenville Technical College*** is ranked among the national top 10 technical colleges (U.S. News & World Report). Offerings include certificates, diplomas and associate degrees in business, computer technology, health sciences, engineering technologies, industrial technologies, and public service; and university transfer courses and associate degrees. ***Greenville Tech's Center for Manufacturing Innovation***, an Advanced Manufacturing Honors College, brings together research and education, providing access to experienced engineers and professionals who help to build problem-solving and critical thinking on real-world projects aimed at moving advanced manufacturing forward.
- ***Furman University*** is one of the nation's leading liberal arts and sciences colleges, located on the edge of the City of Greenville.
- ***Clemson University*** has been honored as the nation's #1 public college (Time Magazine, 2001). Clemson is #23 -- top public national universities (U.S. News & World Report, 2017). ***The Clemson University International Center for Automotive Research (CU-ICAR)*** is an advanced-technology research campus located in Greenville. It is also home to the nation's first PhD program in Automotive Engineering. ***Clemson's Business School at ONE***, located in downtown Greenville, houses Clemson University's College of Business' graduate-level business programs. Programs at ONE include the Master of Business Administration, and Real Estate Development, the Arthur M. Spiro Institute of Entrepreneurial Leadership, Small Business Development Center, and the Center for Corporate Learning.
- ***Bob Jones University***, a nondenominational Christian liberal arts institution, offers over 120 undergraduate degrees and 65 graduate degrees. Bob Jones is the largest private liberal arts university in South Carolina.
- ***The University Center*** is a nonprofit consortium of seven different college and universities dedicated to increasing access to educational opportunities for citizens of the metropolitan Greenville area. The Center caters particularly to working professionals.



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## NATIONAL REACH

ONE OF THE WORLD'S LEADING REAL ESTATE SERVICE FIRMS

4,585

PROFESSIONALS

197M

SQUARE FEET MANAGED

124

OFFICES NATIONALLY

\$1.15B

ANNUAL REVENUE

