



PIEDMONT CENTER

33 & 37 Villa Rd, Greenville, SC

**97% LEASED | TWO OFFICE BUILDINGS |
144,603 SF | 23% MARK-TO-MARKET**

EXECUTIVE SUMMARY

Cushman & Wakefield, as exclusive advisor, is pleased to offer the opportunity to acquire the **Piedmont Center** (the “Property” or the “Properties”), a 144,603 square foot office portfolio consisting of two multi-story office buildings strategically located along I-385 in Greenville, South Carolina. Situated within the highly sought after, amenity-rich Southeast submarket and minutes from Downtown Greenville and the Greenville-Spartanburg International Airport, the properties benefit from convenient accessibility, close proximity to retail amenities, and strong surrounding demographics.

The Properties are currently 97% leased to 42 local, regional, national, and global tenants with 3.6 years of remaining lease term. Government users represent 31% of the leased square footage and have 4.6 years of remaining lease term. The properties offer a diverse tenant roster, attractive in-place cash flow, the opportunity to mark rents to market by 23% in the near term, and can be acquired at a price significantly below replacement cost.



INVESTMENT HIGHLIGHTS

97%
OCCUPANCY

3.6 YEARS
WALT
AS OF 1/1/2027

23%
BELOW MARKET RENTS

4.0 / 1,000 RSF
PARKING

2
BUILDINGS

144,603
SQUARE FEET

8.56
ACRES

INVESTMENT HIGHLIGHTS

IMMEDIATE MARK-TO-MARKET OPPORTUNITY

- The Piedmont Center offers a strong tenant roster 97% leased to 42 tenants with the opportunity to capitalize on 3.6 years of WALT with a 23% mark-to-market opportunity in a submarket that has experienced decreasing vacancy since 2024.

DISCOUNT TO REPLACEMENT COST

- The Properties offer the chance to acquire two assets well below replacement cost with substantially lower rents than new construction allowing for competitive leasing with considerable upside.
- Provides a built-in cost advantage over new development in the area, supporting downside protection and upside potential.

INFILL LOCATION WITH PROXIMITY TO DOWNTOWN & AMENITIES

- Just a 10-minute drive to Downtown Greenville giving tenants easy access to the city's dining, retail, and hospitality amenities along with the nearby Woodruff Road corridor, one of the region's most active retail and commercial nodes.
- ±1.5 miles to Downtown Greenville Airport, ±4 miles to Downtown Greenville, ±4.5 miles to I-85, ±10 miles to Greenville-Spartanburg International Airport.
- Highly accessible location along eight-lane I-385 with immediate access to I-85 offering seamless connectivity to Atlanta, Charlotte, and Columbia.

RECENT CAPITAL IMPROVEMENTS COMPLETED

- Ownership has completed ± \$2.35M of capital improvements over the past three years including East elevator modernization, full West HVAC system replacement, East common area refresh, LED lighting conversion and modernized tenant spaces.
- Materially reduces forward capital expenditure risk for incoming ownership.

DIVERSE, STABLE TENANT ROSTER

- A healthy blend of local, regional, national, and global companies provide a durable income stream stabilized by strong corporate credit and AA+ government backing on a total of 32% of the leased square footage.
- The tenant roster spans a wide range of industries including government, engineering, healthcare, legal services, and more.





Bon Secours St. Francis Hospital

Paris Mountain State Park

17 Miles of Hiking and Biking Trails,
4 Park Lakes, 1,700 Acres

Prisma Health Hospital

Fluor Field

Unity Park

DOWNTOWN GREENVILLE

Greenville
Convention Center

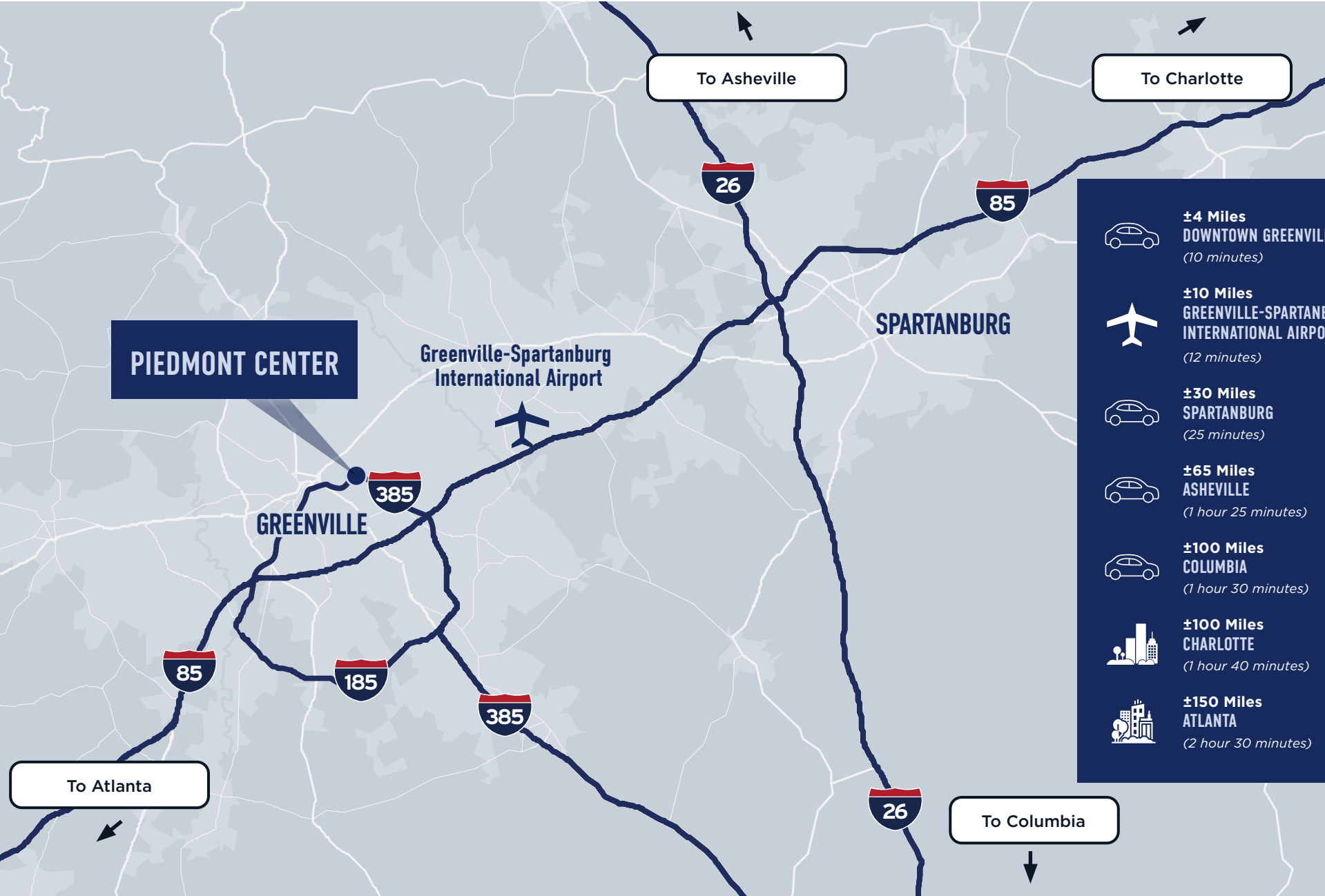


PIEDMONT CENTER

Downtown
Greenville Airport



LOCATION OVERVIEW



PIEDMONT CENTER

33 & 37 Villa Road
Greenville, SC 29615

INVESTMENT SALES TEAM

BILL HARRISON

Executive Director
+1 704 335 4439
bill.harrison@cushwake.com

ROB COCHRAN

Executive Director
+1 704 335 4444
rob.cochran@cushwake.com

LEASING EXPERTISE

CHRIS PRINCE

Senior Associate
+1 864 704 1346
christopher.prince@cushwake.com

MADISON ROACH

Associate
+1 864 704 1360
madison.roach@cushwake.com

DREW KIRKPATRICK

Brokerage Specialist
+1 803 306 5767
drew.kirkpatrick@cushwake.com

DEBT & EQUITY EXPERTISE

DREW BARNETTE

Executive Managing Director
+1 704 335 4443
drew.barnette@cushwake.com

FINANCIAL ANALYSIS & MARKETING SUPPORT

RANSOME SMITH

Senior Financial Analyst
+1 704 620 6016
ransome.smith@cushwake.com

ZACK MUDD

Brokerage Coordinator
+1 203 751 7737
zack.mudd@cushwake.com

