

FOR LEASE
MEDICAL OR PROFESSIONAL
OFFICE SPACE



138 MILESTONE WAY, SUITE B
GREENVILLE, SC 29615

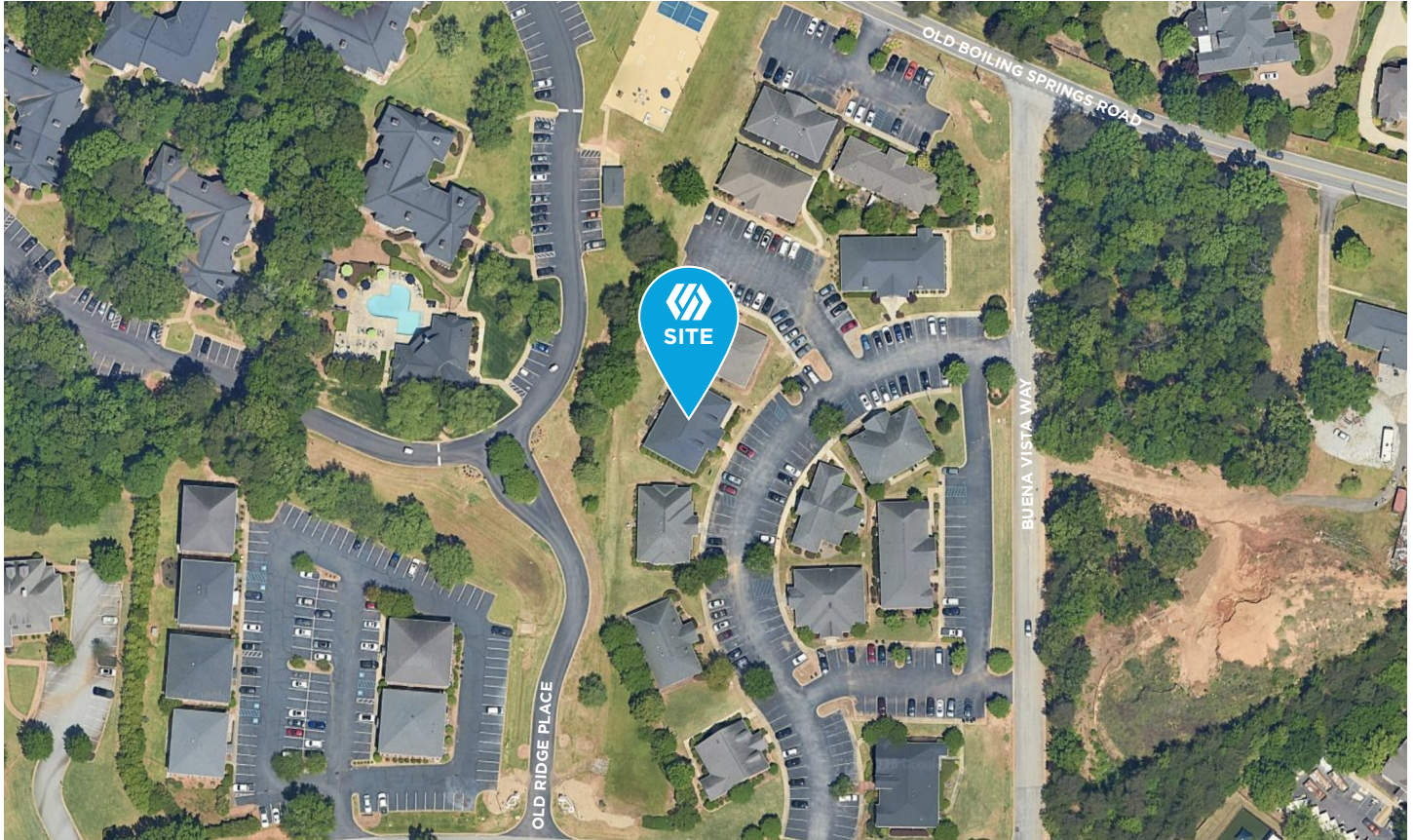
PELHAM/85 & THORNBLADE SUBMARKET

AMBERLEIA GLOVER
864.360.2808

BRAD DOYLE
864.237.8458

All information deemed reliable, but not guaranteed.

KDS 
CAINE
COMMERCIAL REAL ESTATE



AVAILABLE SPACE

Address:	138 Milestone Way Suite B Greenville, SC 29615
Lease Rate:	\$21.50 per SF NNN
Available SF:	±1,750 SF
Zoning:	POD
Property Use:	Medical office or General Office
Tax Map ID:	0533270100400

PROPERTY HIGHLIGHTS

- ±3,500 SF medical office building located in Milestone Office Park
- AVAILABLE SPACE: ±1,750 SF (Suite B)
- Highly-Desirable building with efficient layout
- Current layout includes: expansive reception area easily converted to a large conference room, up to six existing treatment rooms or private offices, plus admin area with private admin office & separate employee entrance
- Well suited for various medical/therapeutic uses or conversion to general office
- New Landlord planning a light refresh of the building & space, tailored to tenant prospects with qualifying lease rate & terms



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PROPERTY PHOTOS



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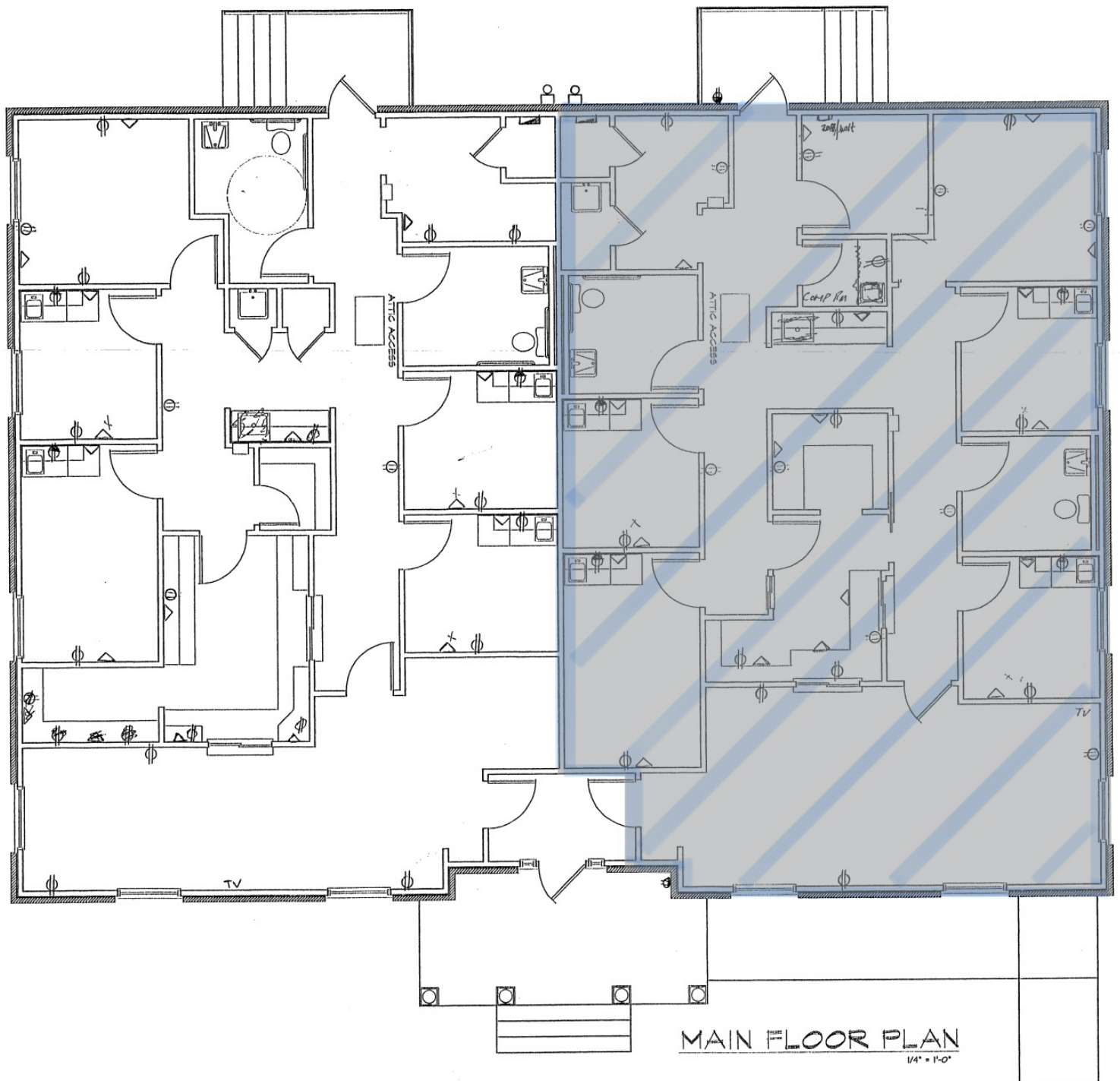
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FLOOR PLAN



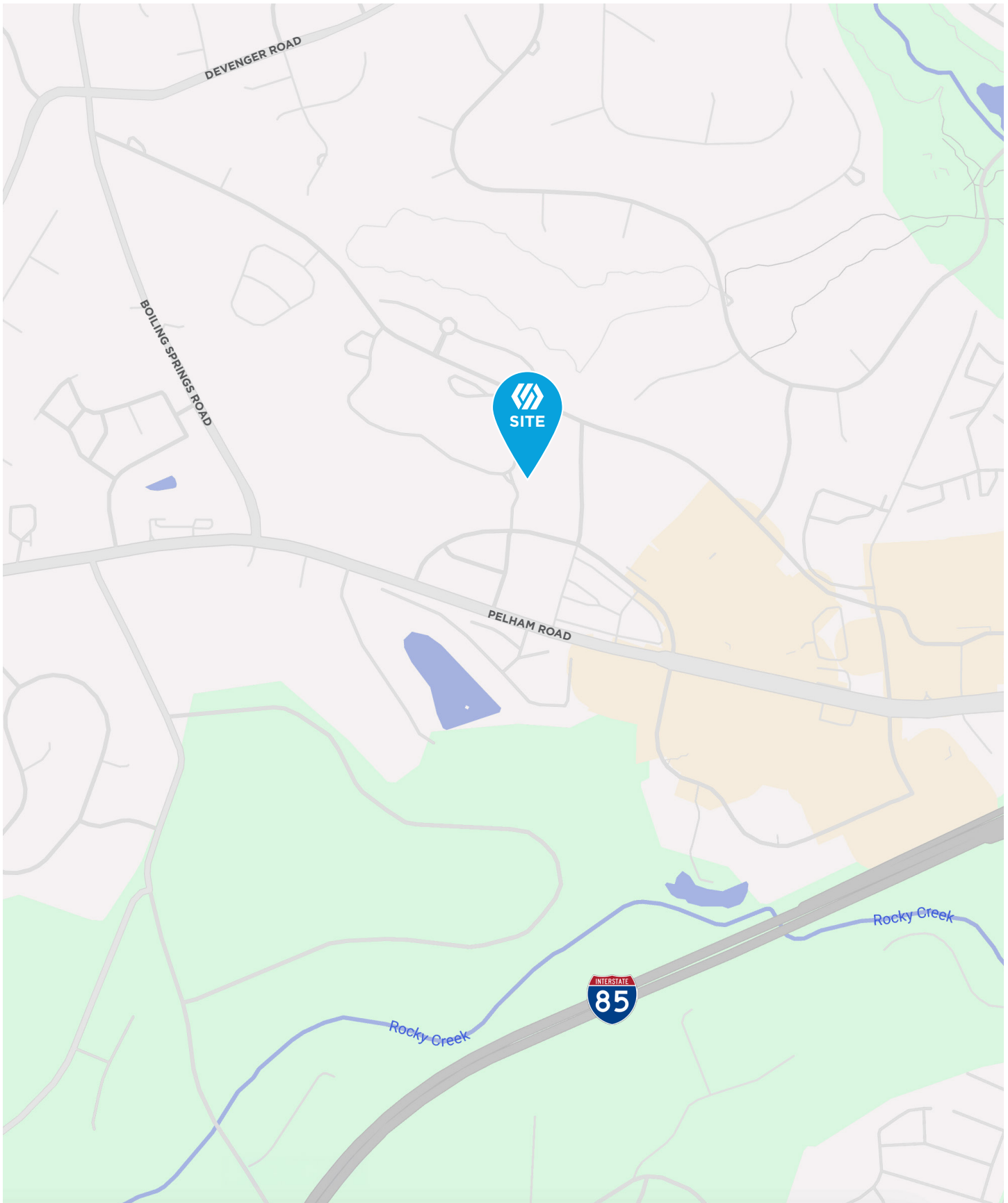
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LOCATION



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WHY GREENVILLE?

IT ALL STARTS DOWNTOWN

The revitalization of downtown Greenville has turned the business district into one of the most livable, vibrant communities in the city - and it's only getting better. Intensely planned urban-style development has created a widespread variety of restaurants, nightspots, parks, plazas, and urban residences that leave those who live here with an endless list of activities and entertainment. Residents and visitors enjoy 122 acres of parks, walking and biking trails.

A true gem within the downtown area is Falls Park on the Reedy River, which has been recognized by TripAdvisor as one of the "Top 10 Parks in America." Encompassing 32 acres, this park is an oasis, seamlessly bridging the gap between modern downtown and the historic West End. Residents benefit from its well-connected pedestrian paths and greenways, offering easy access to the Prisma Health Swamp Rabbit Trail System and Unity Park.

TRUST THE EXPERTS

The South's Best Cities 2025

Southern Living

Cities with Strongest Job Markets

Bloomberg

#13 Best Cities for Young Professionals

Forbes

One of the South's Cities on the Rise

Southern Living

#43 Best Places to Live

U.S. News & World Report

Top 50 Best Places to Live in the U.S.

Money.com



LOCATION, LOCATION, LOCATION

1.6 Million People

10 Upstate SC Counties

More Than 575

International Companies

#3 GDP Worldwide

At \$6.0T, the Southeast United State GDP Ranks #3 in the World.¹

160 New Locations

More than 160 companies have announced new locations in the Upstate over the last 5 years.



A CRITICAL MANUFACTURING HUB



SOUTH CAROLINA IS OPEN FOR BUSINESS

#2

in the U.S. for Manufacturing 2024
Site Selection Group

#2

State for Doing Business 2024
Area Development

\$18B+

Capital Investment in the
Upstate over Last 5 years

Data & Information Provided by Upstate Alliance

¹ Southeast defined as 12 states including: Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee, & West Virginia



REAL RELATIONSHIPS, NOT JUST REAL ESTATE

VERDAE OFFICE

340 Rocky Slope Road
Suite 302
Greenville, SC 29607

DOWNTOWN OFFICE

117 Williams Street
Greenville, SC 29601

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Information contained herein has been obtained from sources deemed reliable, but we cannot guarantee it.
All property information is subject to change or withdrawal without notice.