

FOR SALE



1 LINWA BOULEVARD

Anderson, South Carolina

John Wright, Jr., CCIM, President

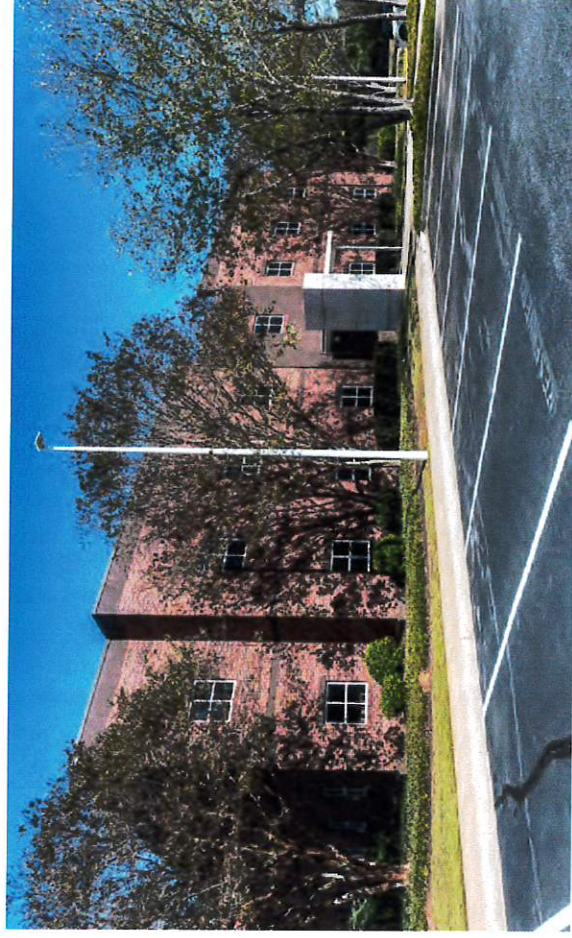
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CLASS A OFFICE BUILDING AVAILABLE FOR SALE IN ANDERSON, SC

HIGHLIGHTS

- One of the nicest office buildings in the upstate being offered for sale!
- This Class A office building was totally renovated in 2012 and is +/- 28,000 SF on two levels and located just 5 minutes from Interstate 85 Exit 27! It sits on 3.05 AC of valuable real estate on Highway 81 in Anderson.
- With 9' ceilings throughout and a flexible floor plan that can easily be modified, this property offers an array of opportunities ideal for many different office users.
- It has 2 stairwells and an elevator for easy access up and down and is fully sprinkled. It has 136 parking places on site allowing for adequate parking for employees and clients. There are plenty of offices, conference rooms, meeting spaces, kitchen/break rooms, and even a full coffee bar in the reception area!
- This is a unique opportunity priced below replacement cost that will provide an idea space for someone with a thriving business!

PROPERTY DETAILS

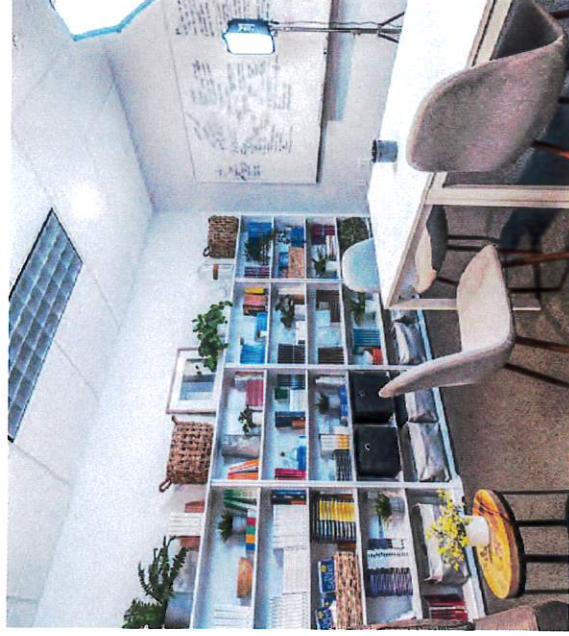
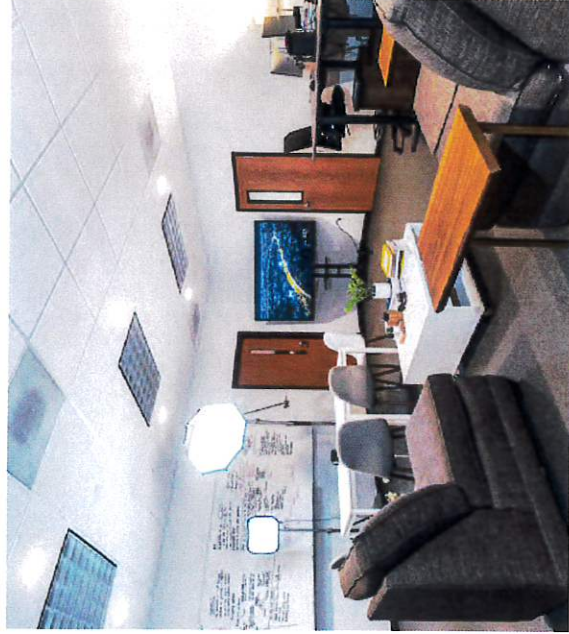
- 1 Linwa Boulevard
Anderson, SC 29621
- Building Size: +/-28,000 SF
- Property Type: Office
- Sale Price: \$4,500,000

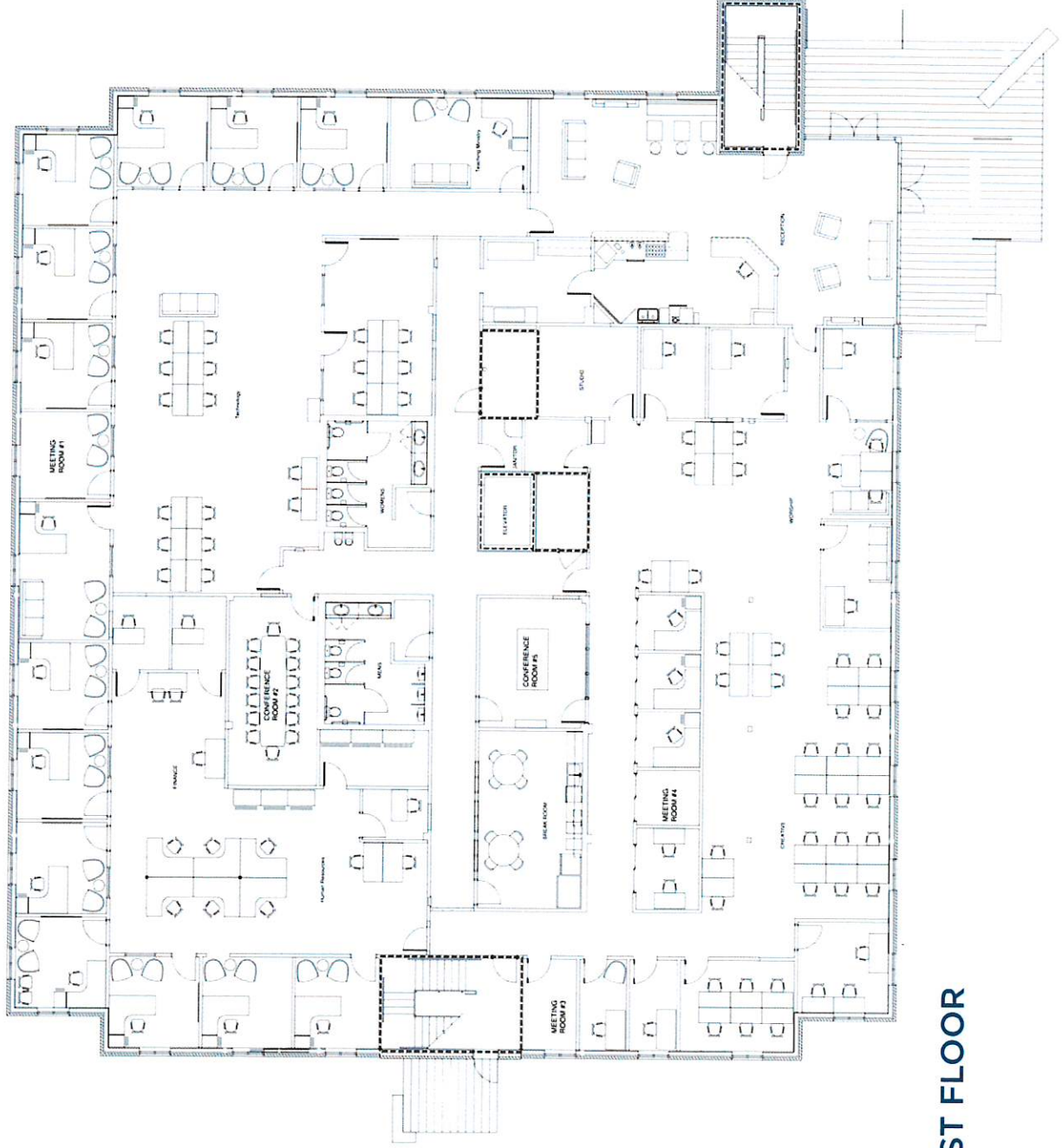


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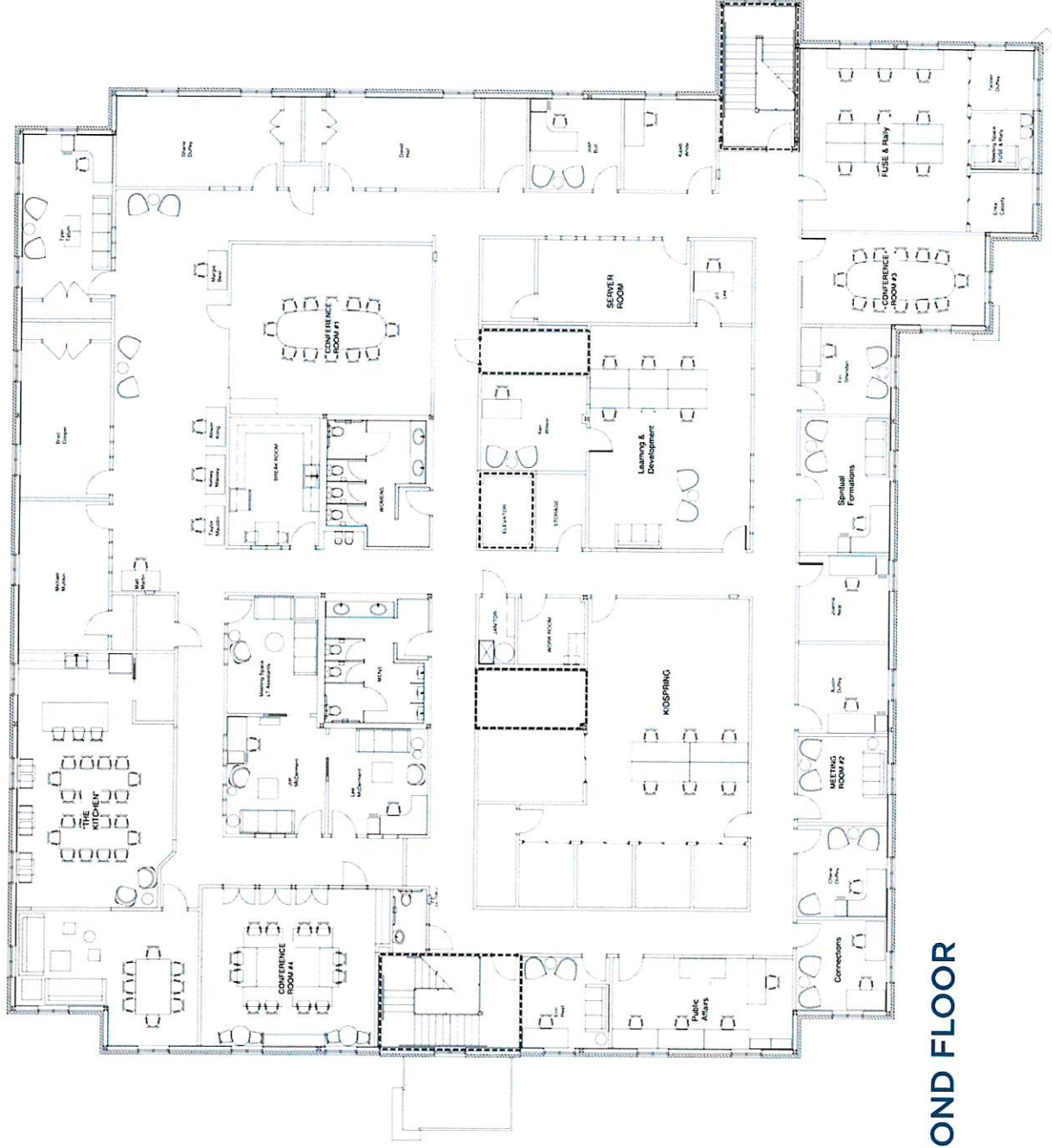








FIRST FLOOR



SECOND FLOOR