



CUICAR
CLEMSON UNIVERSITY INTERNATIONAL CENTER FOR AUTOMOTIVE RESEARCH

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Colliers | South Carolina
32 E. Broad St, Ste 400
Greenville, SC 29601
+1 864 297 4950



PROPERTY HIGHLIGHTS

Address

3 Research Drive
Greenville, SC 29607

Year Built

3 Research Dr: 2013

LEED Certification

3 Research Dr: Silver

Building Size

3 Research Dr: 60,000 SF - 3 Stories

SF Available

Second floor: 1,208 RSF

Parking

6:1,000 RSF

On-Site Amenities

Tenant Lounge & Cafe
Fitness Center
Outdoor Landscaped Park
Courtyard/Patio
Rooftop Terrace
On-Site Public Transit

Lease Rate

Contact Broker





3 RESEARCH DRIVE

ADDITIONAL DEVELOPMENT SITES
AND BUILD-TO-SUIT OPPORTUNITIES
ON THE 250-ACRE CAMPUS

MILLENIUM BOULEVARD



AREA DEMOGRAPHICS (5-MILE RADIUS)



Current Population
(2025)
161,802



Projected Population
(2030)
172,005



Average Household Income
(2025)
\$124,196



Projected Average Household Income
(2030)
\$138,602



Unemployment Rate
(2025)
4.2%

DRIVE TIMES



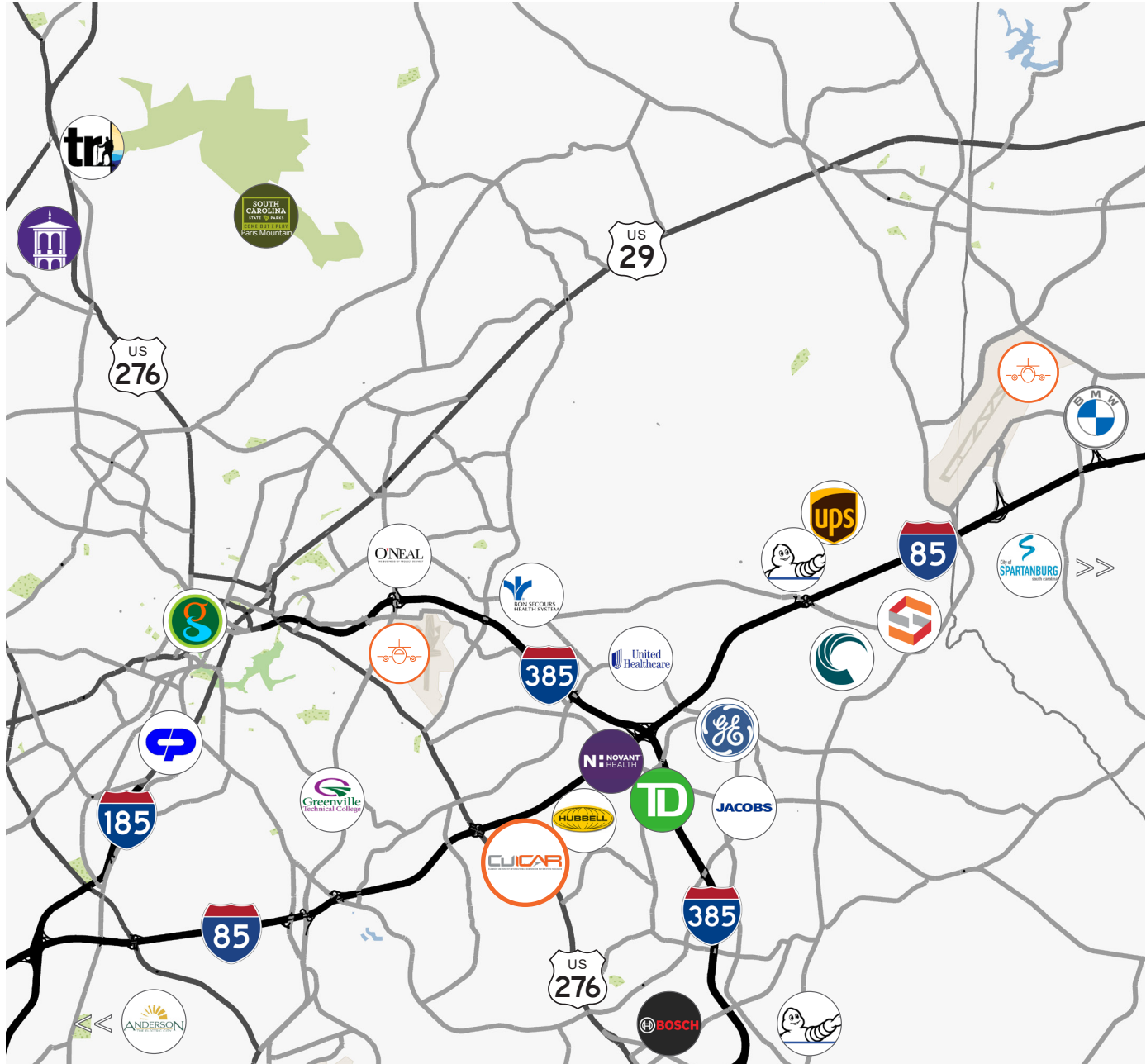
Downtown Greenville Airport
13 Minutes

Downtown Greenville
15 Minutes

Greenville-Spartanburg International Airport
15 Minutes

Spartanburg
35 Minutes

Anderson
40 Minutes





MODERN SPACES

Average 22,000 RSF floor plates with one move-in ready space.

BREATH OF FRESH AIR

The outdoor patio area is just steps away, allowing tenants to easily step out for a quick break or lunch.

LOBBY EXPOSURE

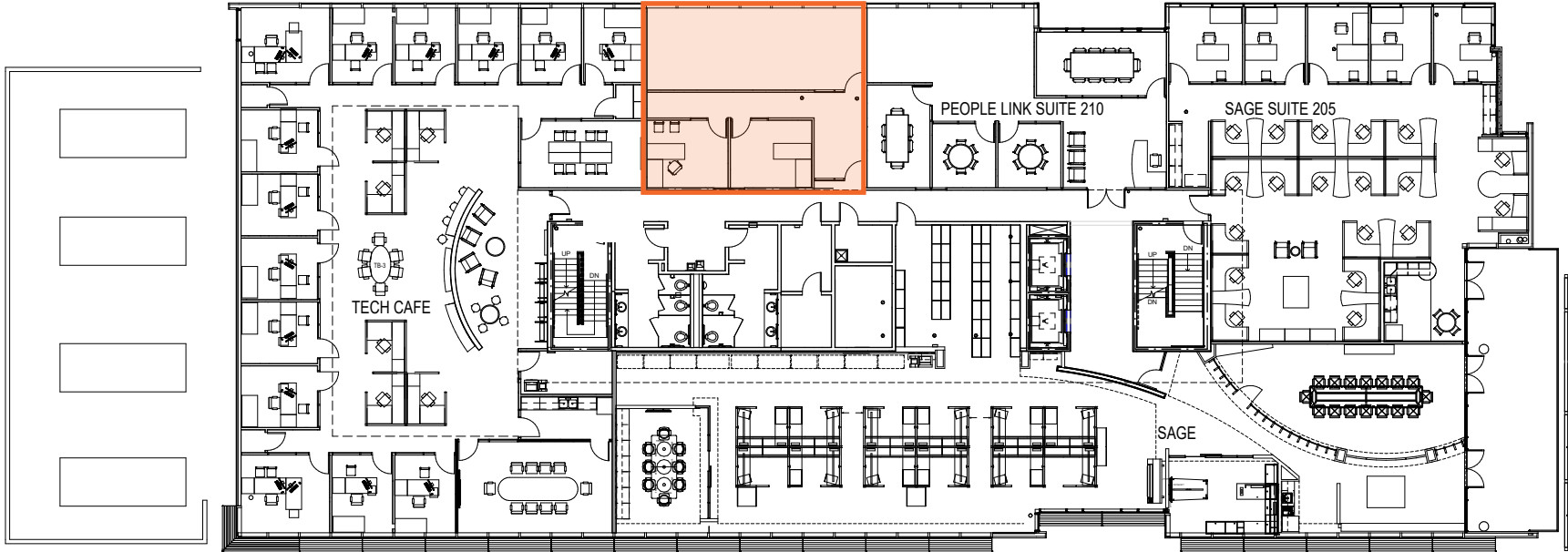
Available suites are off lobby with double glass doors.

SUPERIOR WINDOW LINES

Contiguous glass curtain wall panes provide abundant natural light.

3 RESEARCH DRIVE \ FLOOR 2 AVAILABILITY

SIDE ROAD



RESEARCH DRIVE

SUITE 220

Office
±1,208 SF









NAMED #1

MICRO-CITY OF THE FUTURE IN THE
WESTERN HEMISPHERE
financial times

#yeahthatGreenville

TOP 10 BEST DOWNTOWNS IN AMERICA
livability

5TH MOST FUN & AFFORDABLE
CITY IN THE UNITED STATES
business week

**ONE OF FIVE
BEST PLACES
TO RETIRE**
aarp

**THE NEXT BIG
FOOD CITY**
OF THE SOUTH
esquire

RANKED 3RD
STRONGEST JOB MARKET IN AMERICA
bloomberg businessweek

ONE OF THE BEST CITIES FOR YOUNG ADULTS
forbes

FASTEST GROWING CITY IN THE NATION
RANKED 9TH
cnn money





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