



FOR LEASE

203

Rutherford Rd

GREENVILLE, SC

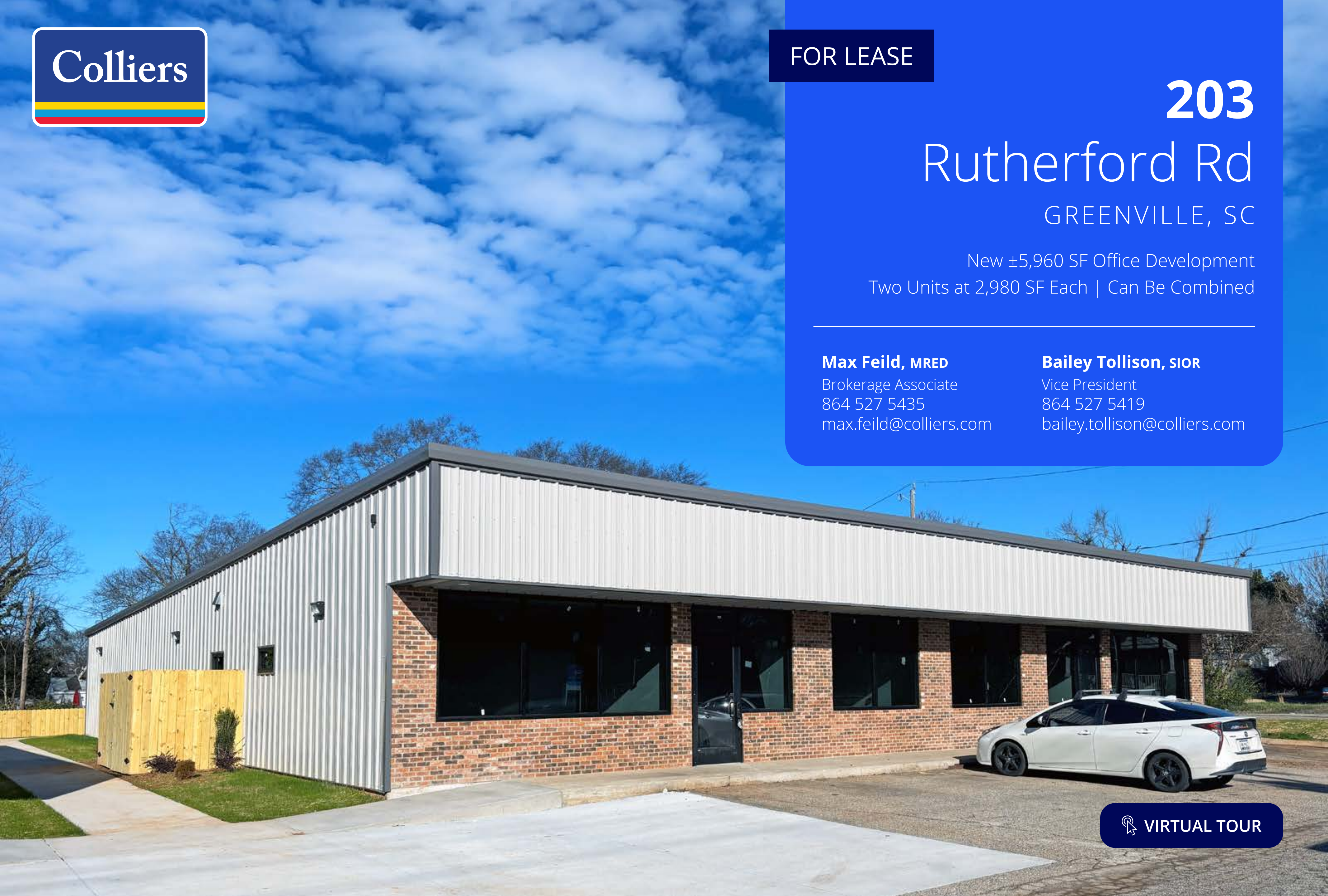
New ±5,960 SF Office Development
Two Units at 2,980 SF Each | Can Be Combined

Max Feild, MRED

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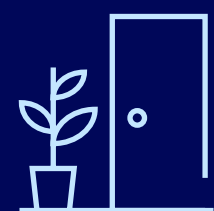
Bailey Tollison, SIOR

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 VIRTUAL TOUR

At a Glance



Brand new!

Finished office spaces with carpet and 9' ceilings



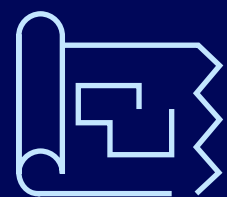
Roll-up doors

Each unit has an 8' x 8' roll-up door in the back



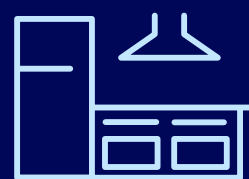
Air conditioned

The front office area is air conditioned



Two Units

5,960 SF, divided into two 2,980 SF units
(can be combined)



Break area

Sink and space for a refrigerator



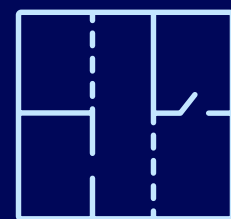
Lease rate

\$14.00/SF
NNN



Great Location

Close to downtown Greenville, I-385 and I-85.



Storage space

Insulated, but unfinished back work or storage area



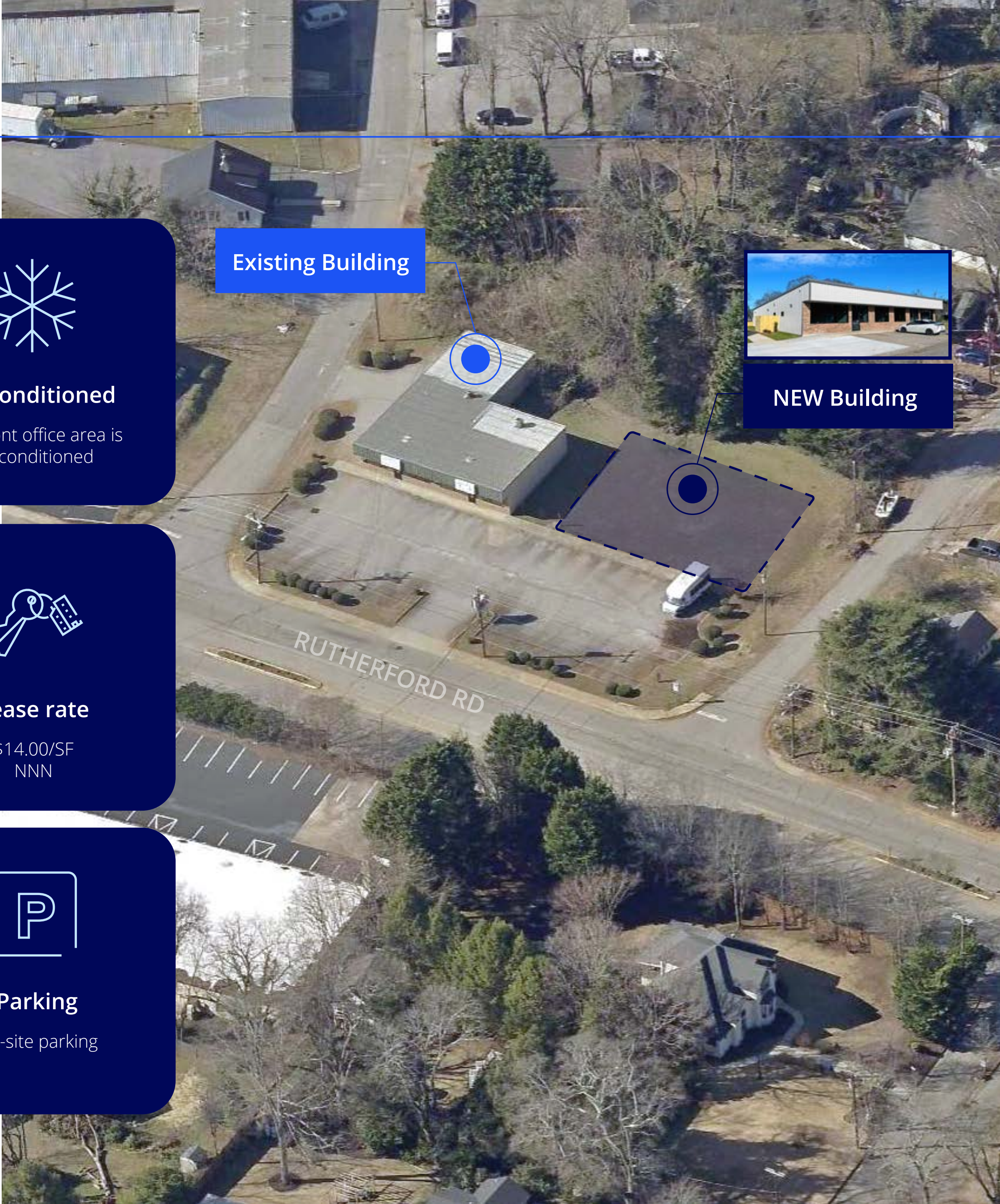
Parking

On-site parking

Existing Building

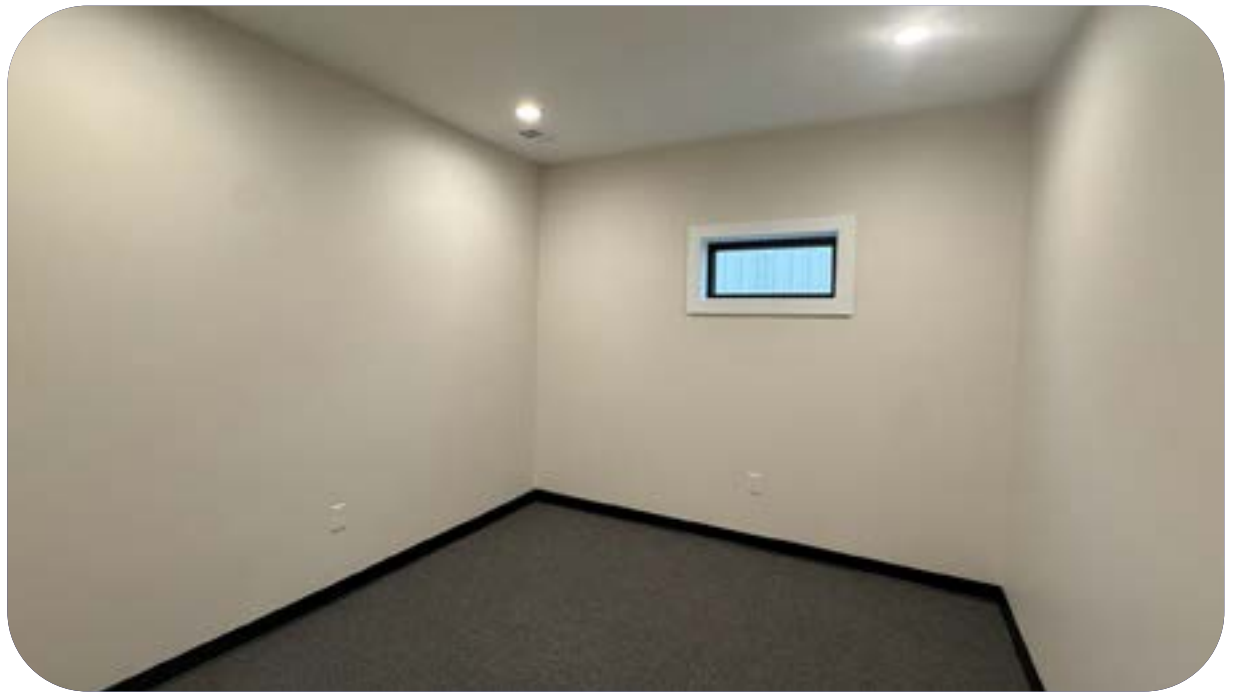


NEW Building



A Look Inside

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Floor plan

203 Rutherford Rd | Greenville, SC

This 5,960-square-foot building is divided into two 2,980-square-foot units that can be occupied separately or combined into one contiguous space. The front area in each unit is finished and conditioned, featuring 9' ceilings, carpet, a break area with a sink and space for a refrigerator and a restroom. The rear area in each unit is insulated but unfinished and unconditioned, with 11'-2" ceilings sloping to 9' and an 8' x 8' roll-up door.

 5,960 SF Total
Two Units, 2,980 SF

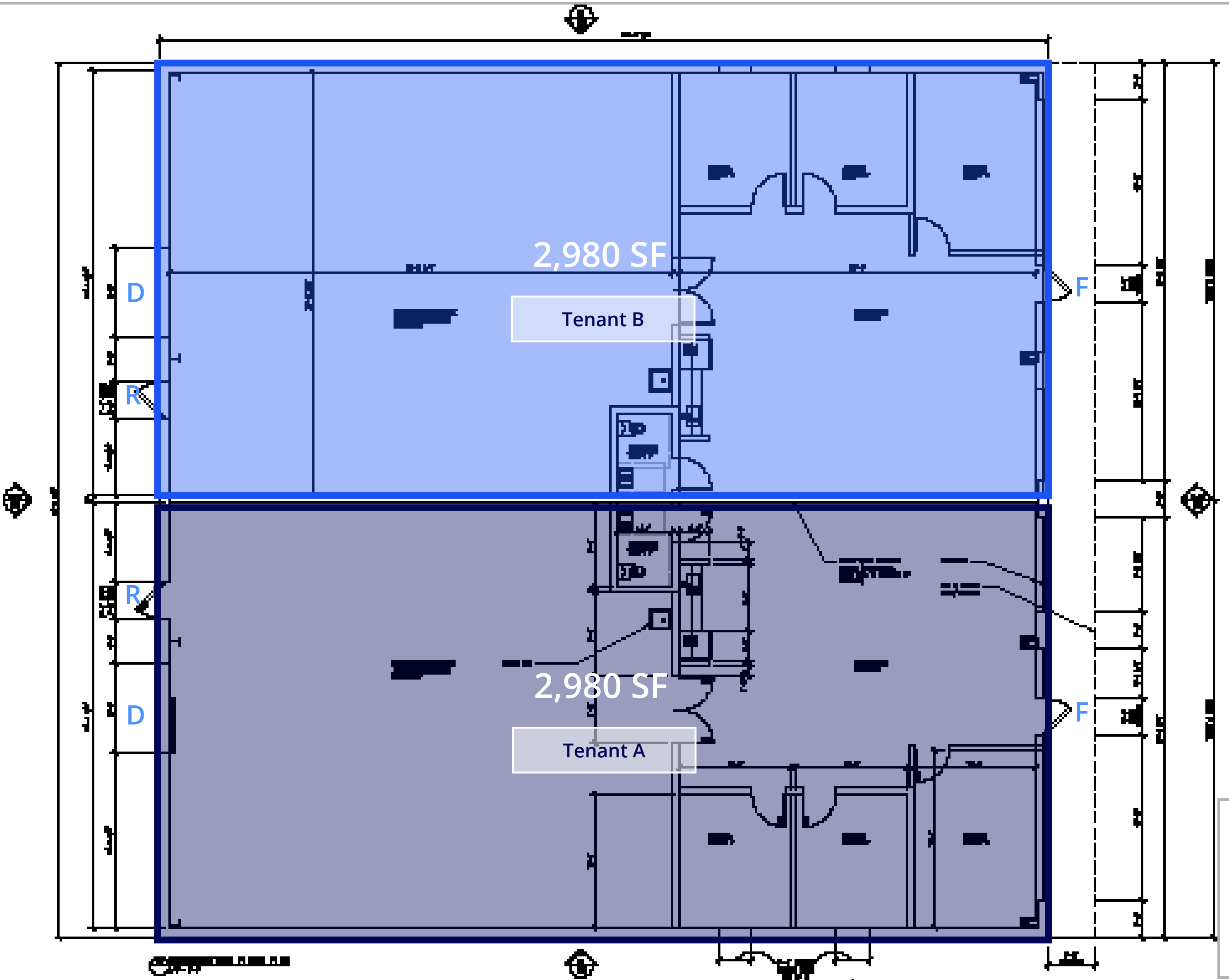
 New Construction:
Completed 2026

F - Front door

D - Dock door

R - Rear door

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Location Overview

203 Rutherford Road | Greenville, SC

PROXIMITY TO DOWNTOWN

Minutes from downtown Greenville with easy access to restaurants, retail and services.

HIGH VISIBILITY & ACCESSIBILITY

Located on Rutherford Road (SC Hwy 14) with strong traffic counts and connectivity to I-385 and I-85.

VERSATILE SPACE

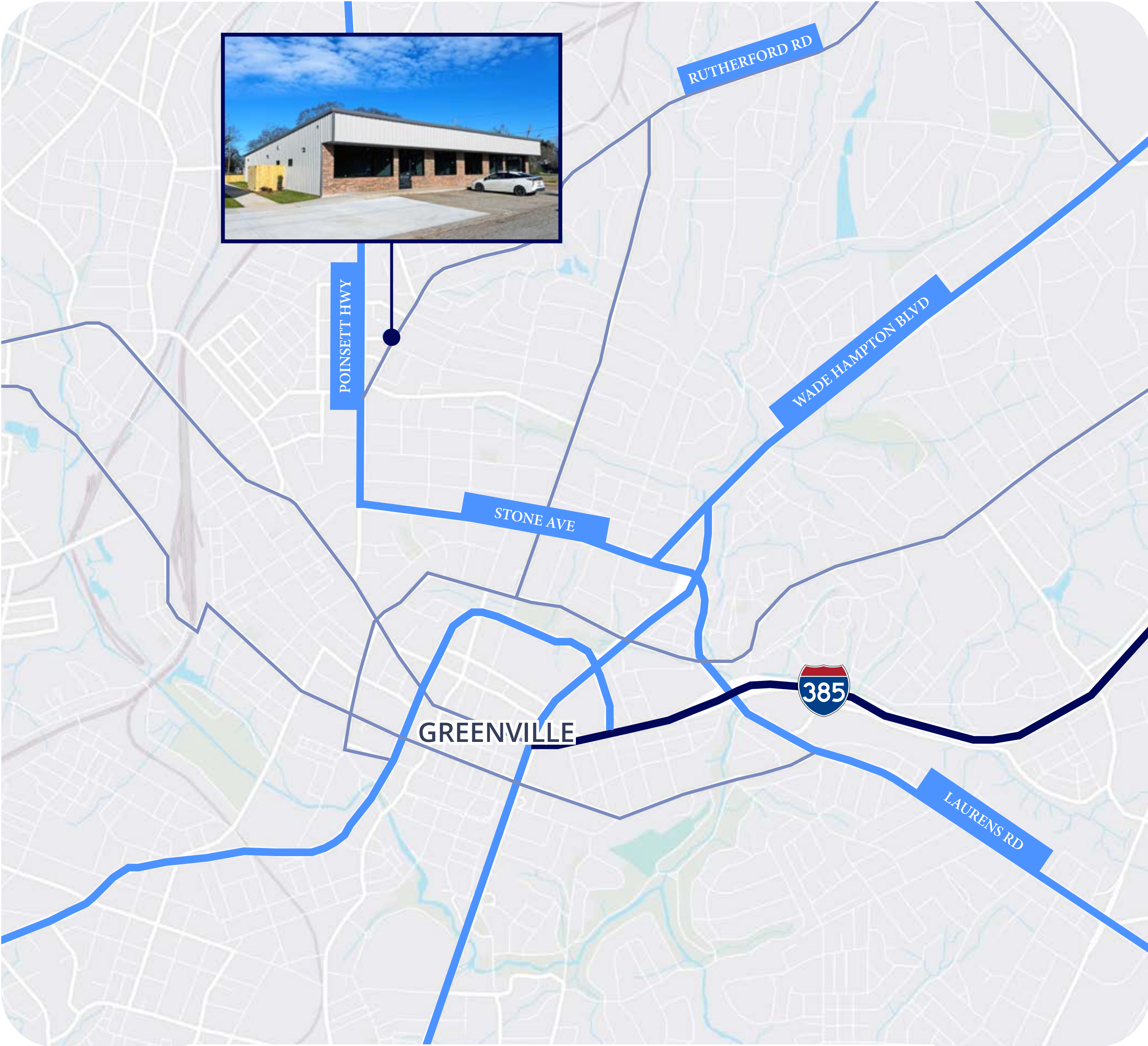
Suitable for office use with an unfinished back area to accommodate various business needs.

BUSINESS CLIMATE

Greenville's economic growth supports workforce access, networking and investment.

COMMUNITY & AMENITIES

North Main offers historic charm, parks, walkable streets and a welcoming business community that enhances the work-life balance.





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