



180,000 SF OFFICE BUILDING FOR SALE OR LEASE

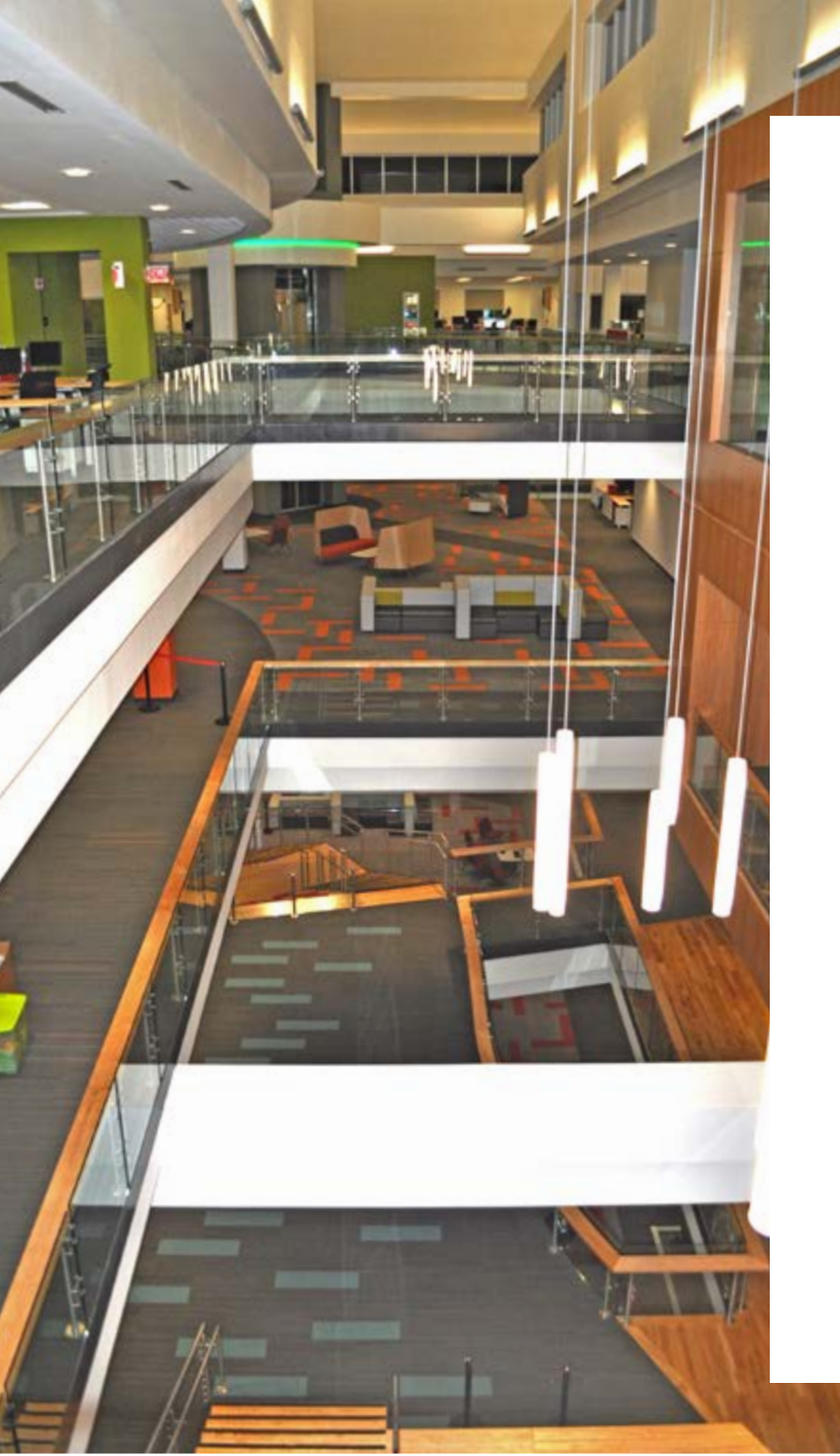
1102 Red Ventures Drive, Fort Mill, SC | theinnovationhq.com



180,000 SF
HQ OFFICE BUILDING

60,000 SF
OFFICE BUILDING

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PROPERTY OVERVIEW

1102 Red Ventures Drive is a 180,000-square-foot office with 4 floors plus a basement level.

1102 Red Ventures Drive is a 180,000-square-foot true headquarters office project with a highly customized design – an inspiring, future-focused work space for established innovation firms. With over 40,000 SF dedicated solely to amenity space, including, but not limited to, a bowling alley, cafeteria, and beer garden, this spacious building will allow any occupier to firmly establish a culture around live, work, play, stay. The LEED® certified building stands tall with 5 interconnected floors, situated adjacent to a covered structure offering 1,200 parking stalls. With furniture, fixtures, and equipment in place, this offering is a true plug and play headquarters opportunity in the affluent Fort Mill area of South Carolina and only one mile south of the North Carolina border.



BUILDING DETAILS

Address: 1102 Red Ventures Drive, Fort Mill, SC

Total Available Space: 180,000 RSF (45,000 RSF floor plates)

Stories: 5

Parking: 1,200 space covered parking deck

Year Constructed: 2014

Ceilings: 10' with floor to ceiling windows

BUILDING AMENITIES



CAFETERIA ON FLOOR TWO



GYM WITH CYCLING, YOGA, AND LOCKER ROOMS WITH SHOWERS



SIX LANE BOWLING ALLEY



GLOBAL CONFERENCE ROOM WITH MICS AND 360° CAMERAS



OUTDOOR PATIO WITH FURNITURE, SUNSHADES, AND GAS FIRE PITS



HQ AND SIGNAGE OPPORTUNITY



FULLY FURNISHED



PREMIUM CAMPUS AMENITIES



PLENTIFUL PARKING

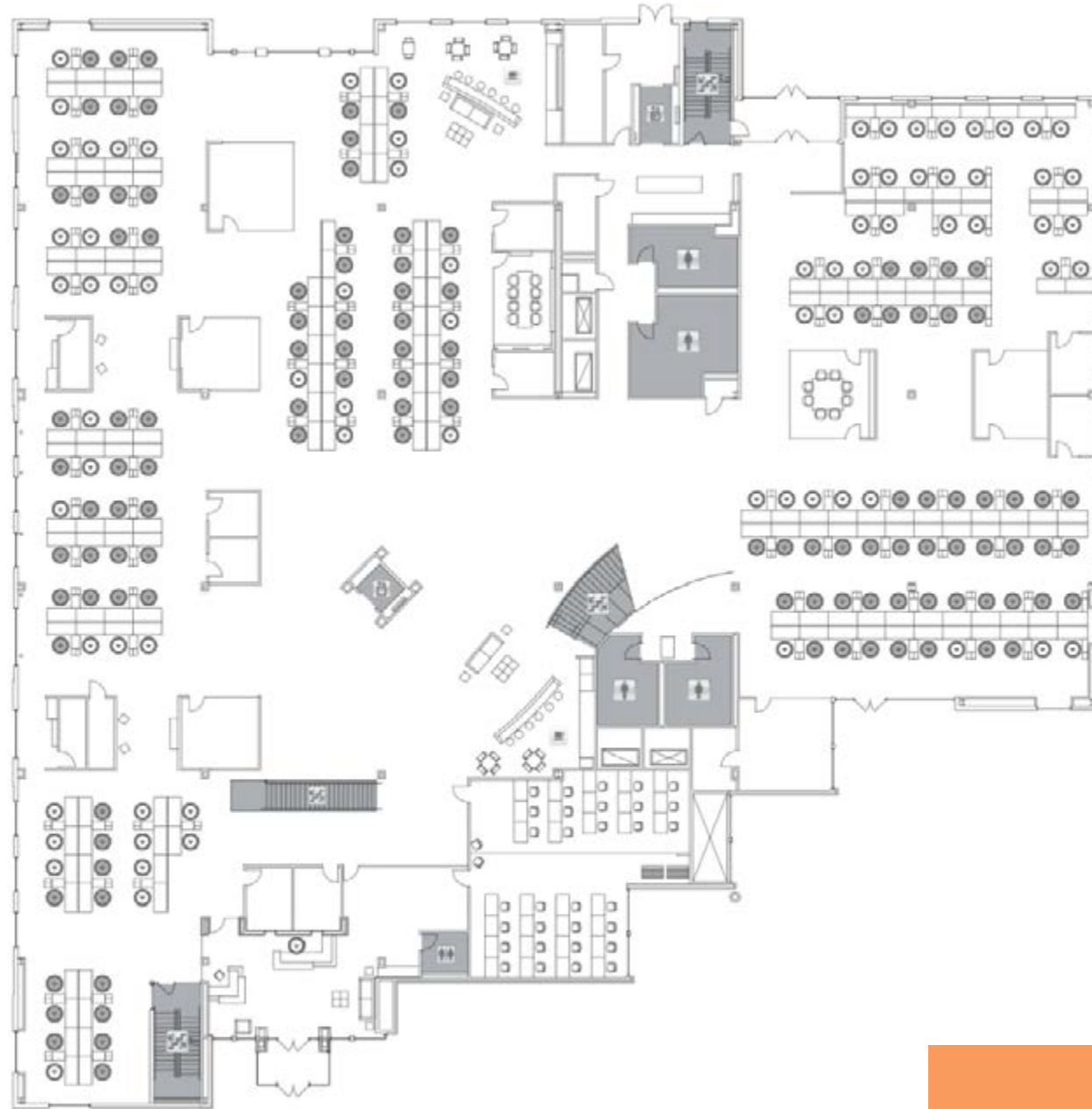


ABUNDANT NATURAL LIGHT

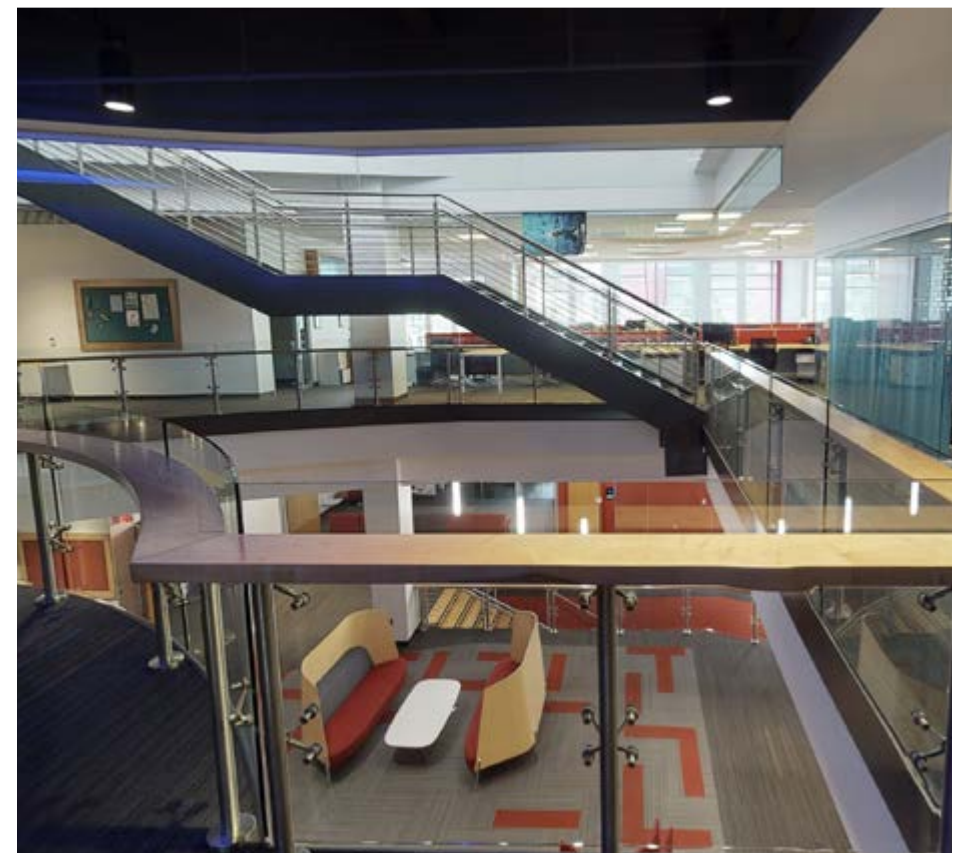


EASY COMMUTING

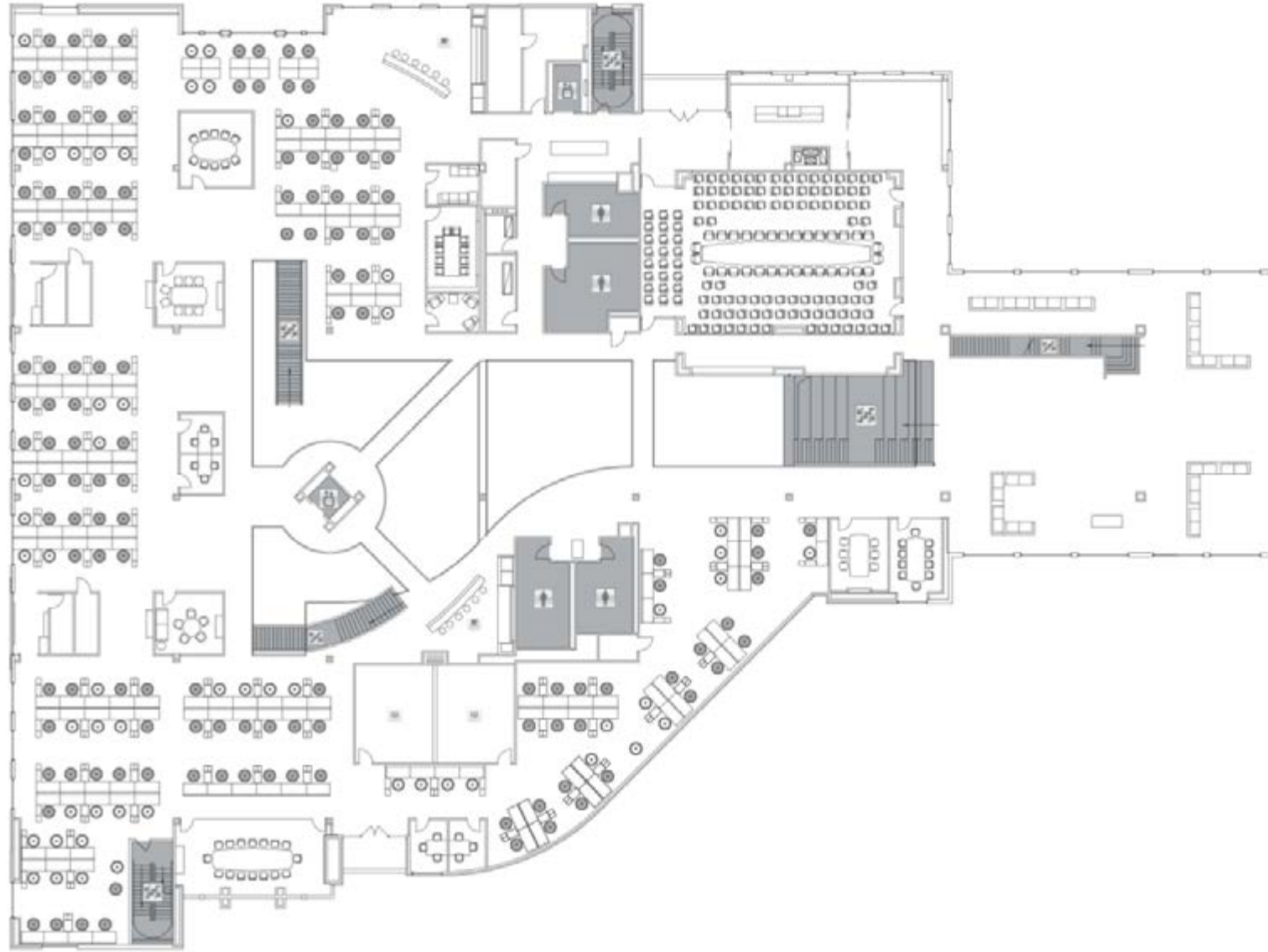
FLOOR ONE



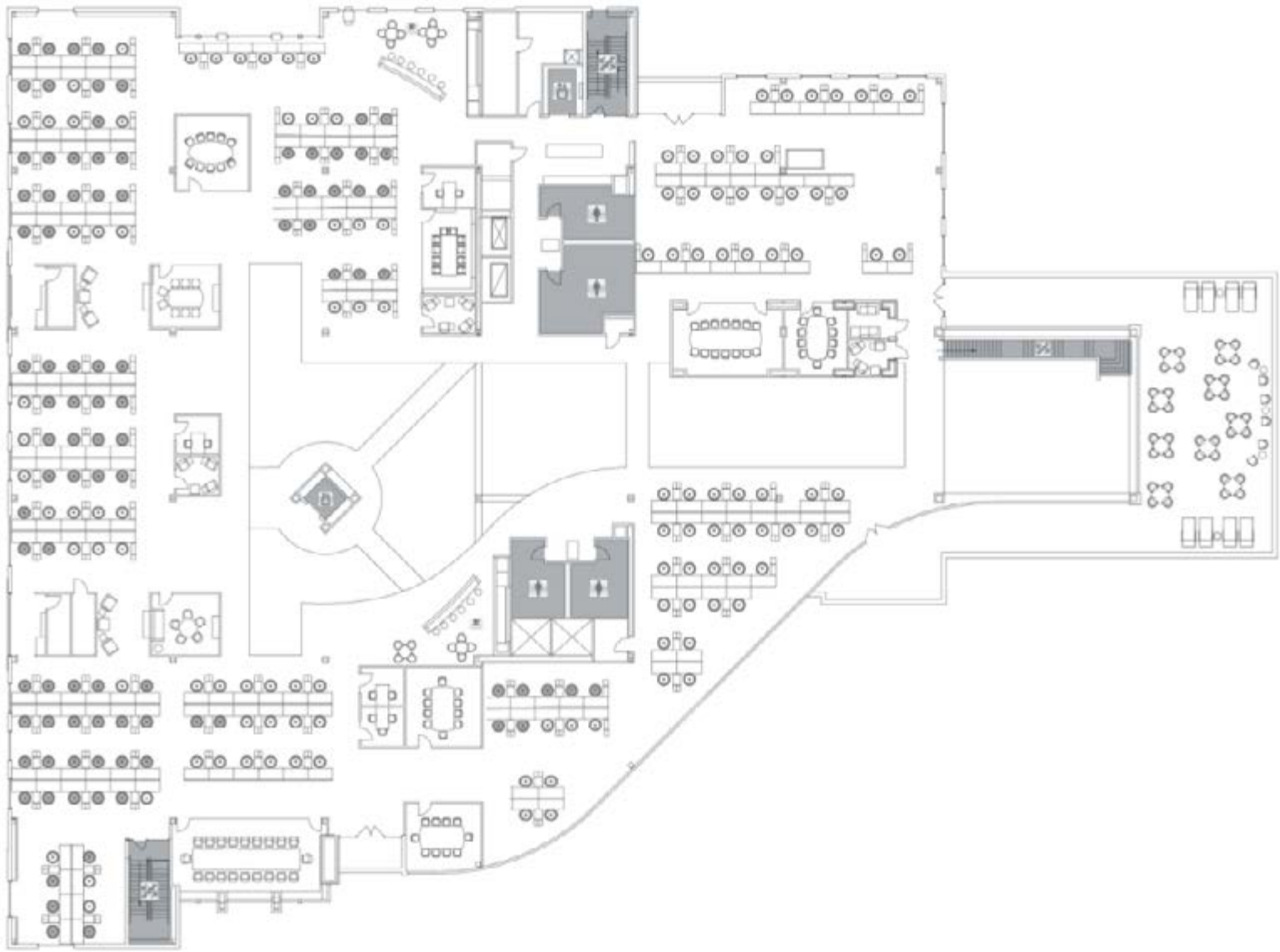
FLOOR TWO



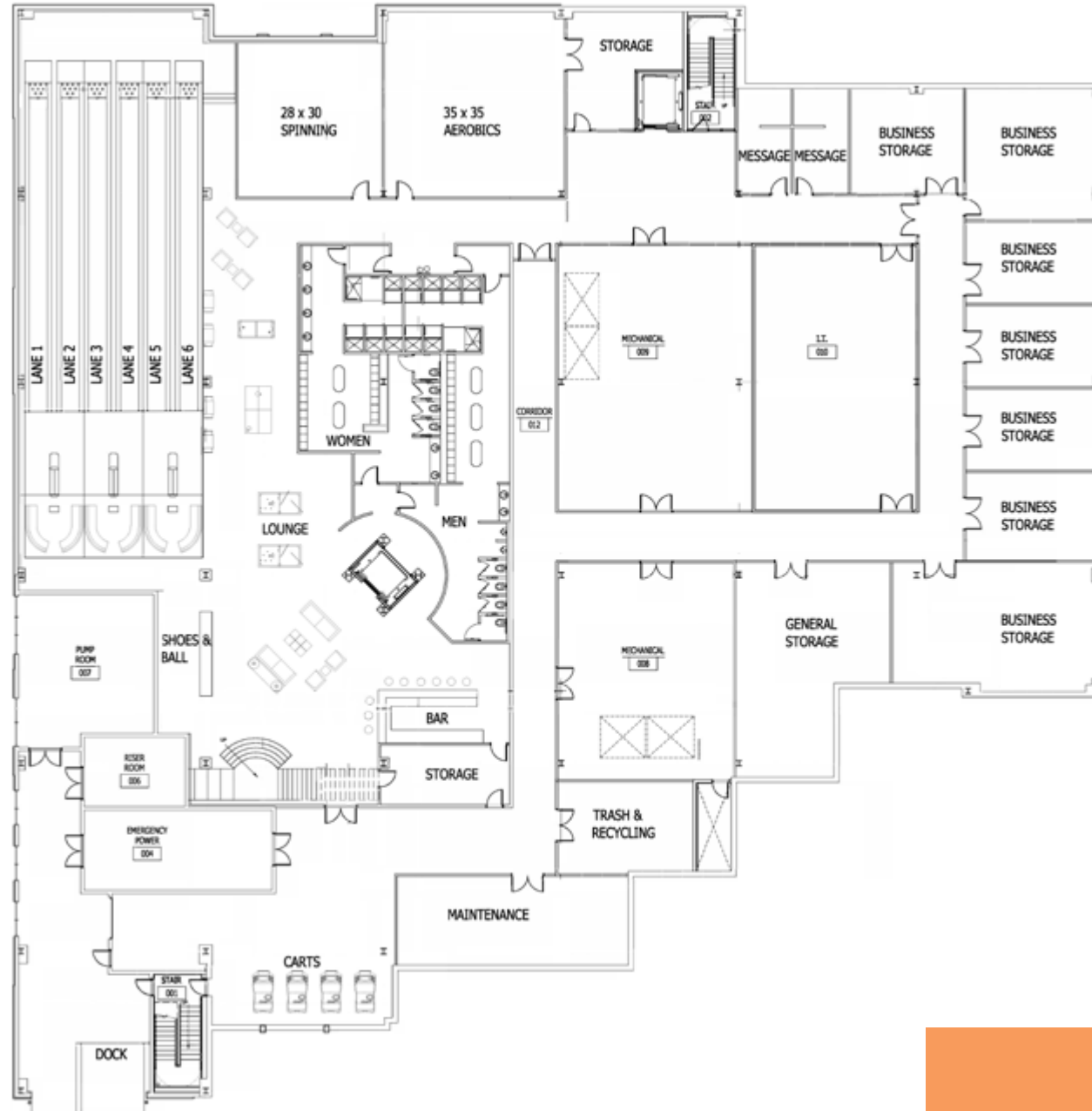
FLOOR THREE



FLOOR FOUR



LOWER LEVEL





180,000 SF
HQ OFFICE BUILDING



PARKING GARAGE

**TENNIS/
PICKLE BALL
COURTS**

THE COURT at RED
STONE

**TOWNEPLACE
SUITES**
MARRIOTT

CAMPUS AMENITIES



**TENNIS/BOCCCE/
PICKLE BALL COURTS**



**OVER 100 ACRES
OF GREEN SPACE**



**RESTAURANTS
& BARS**



**PROXIMITY TO
HOTEL & LUXURY
APARTMENTS**



**GARAGE
PARKING**

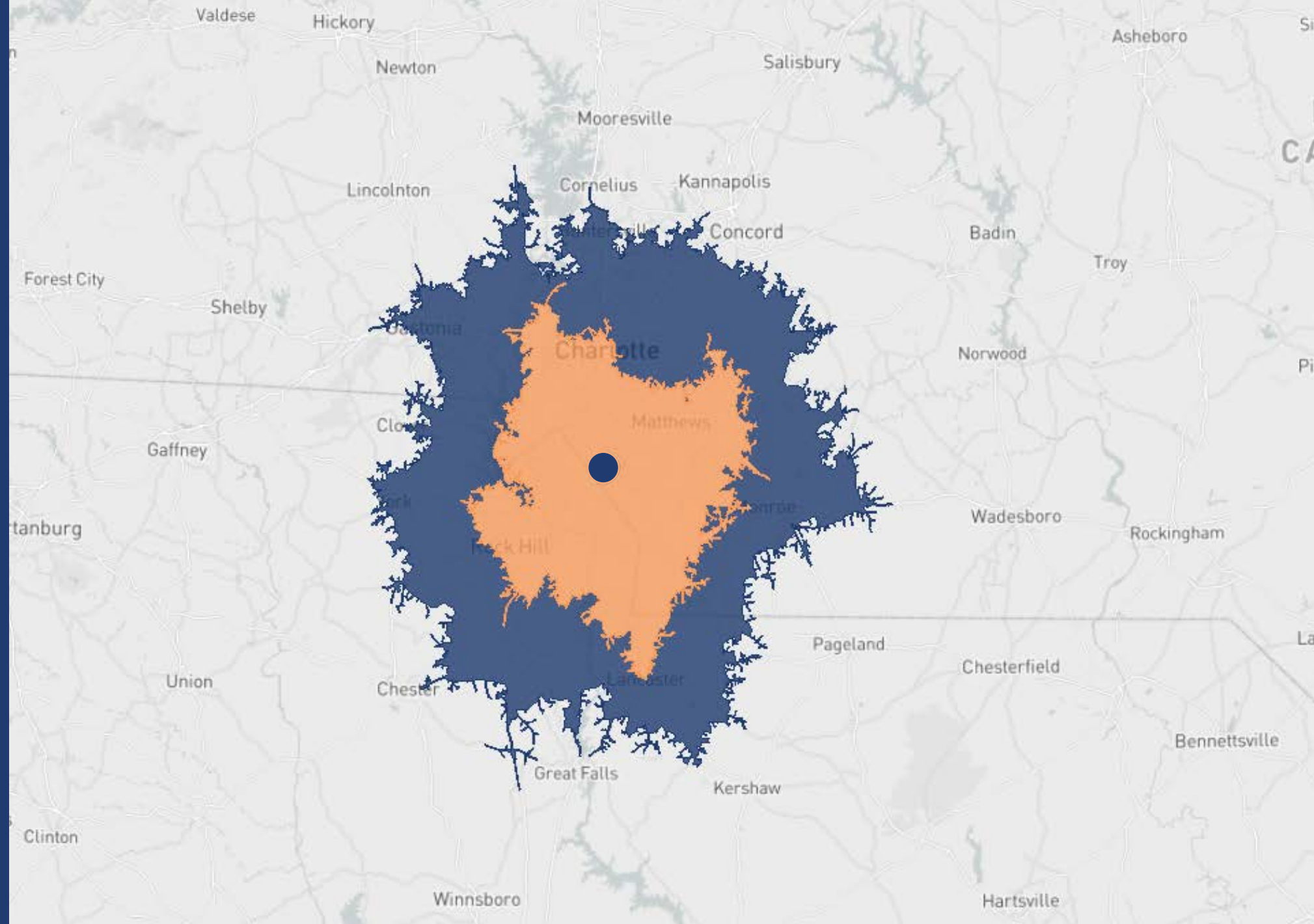
AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	1,708	53,529	130,412
Median Age	38	37.5	38.7
Median Household Income	\$108,087	\$122,803	\$108,174
Average Household Income	\$148,278	\$160,189	\$143,409
Per Capita Income	\$53,042	\$57,038	\$53,432

10 MINUTE DRIVE
TO BALLANTYNE

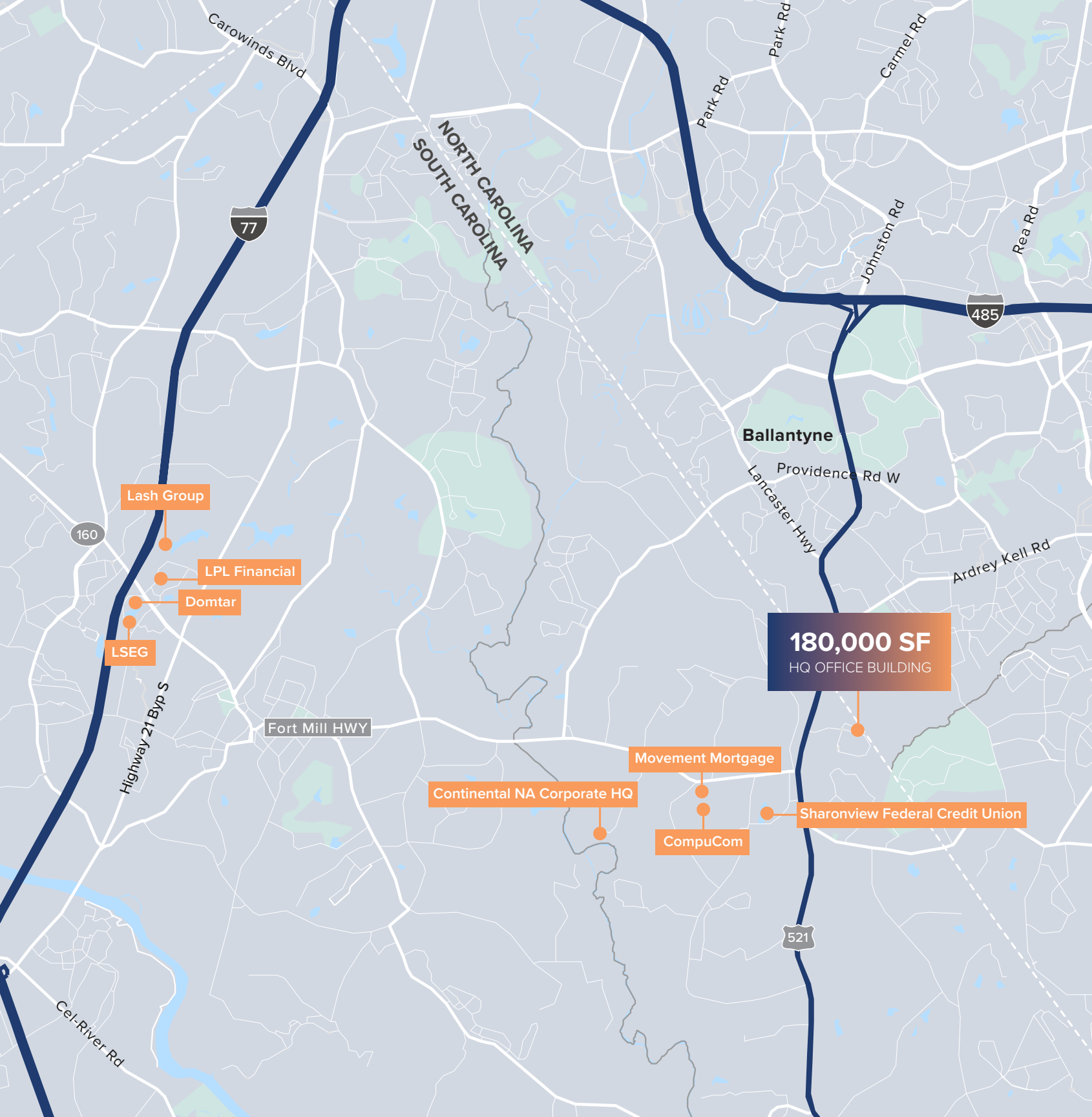
30 MINUTE DRIVE
TO AIRPORT

35 MINUTE DRIVE
TO CHARLOTTE CBD



Drive Time

■ 45 minutes ■ 30 minutes

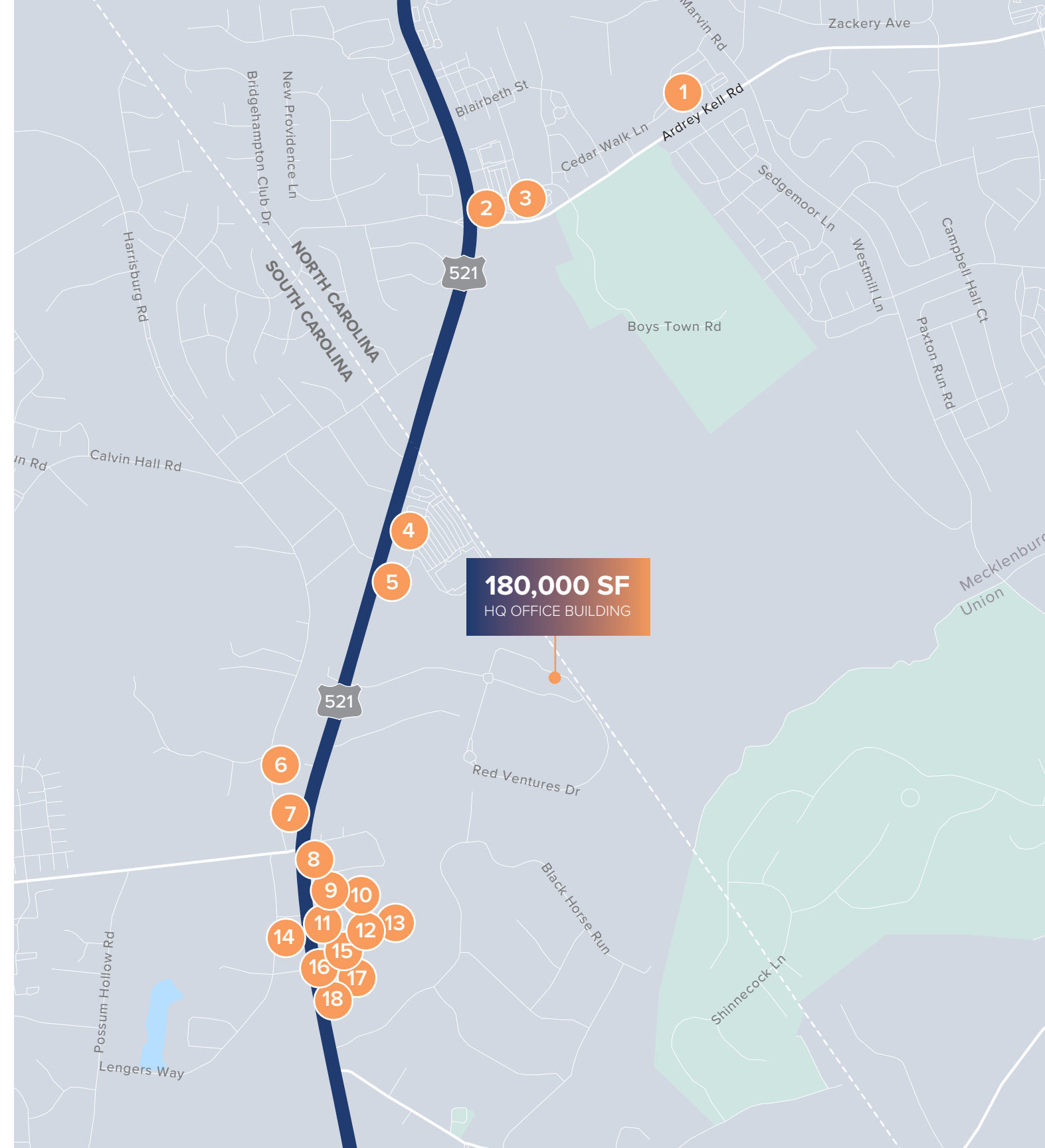


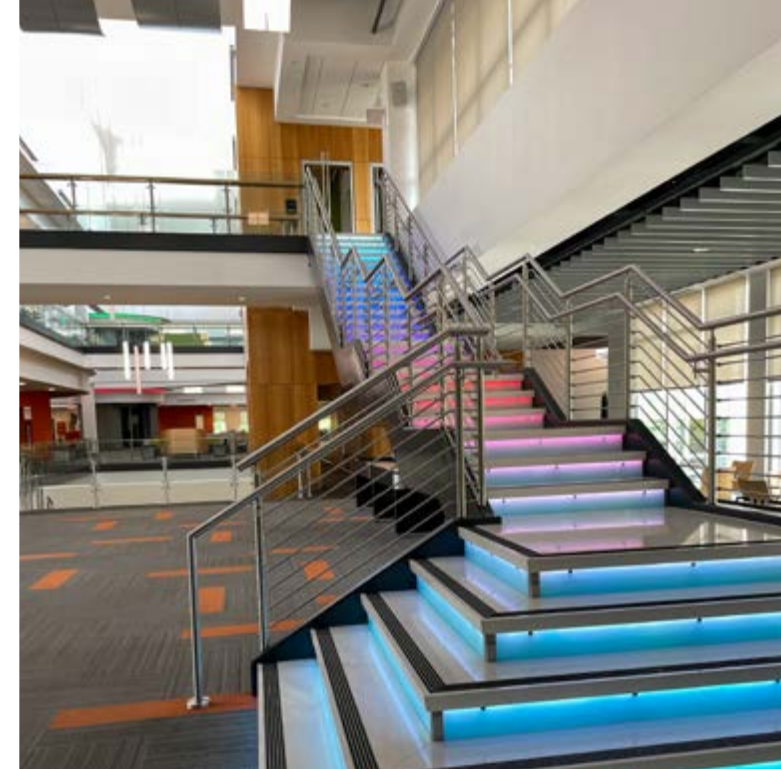
MAGNETIC LOCATION

- 1 Movement Mortgage
- 2 CompuCom
- 3 Sharonview Federal Credit Union
- 4 Continental NA Corporate HQ
- 5 Domtar
- 6 LSEG
- 7 Lash Group
- 8 LPL Financial

AREA AMENITIES

- 1 Cast Iron Waffles
- 2 Big View Diner
- 3 OGGI Ristorante Italiano
- 4 Jalapenos Mexican Restaurant
- 5 Chick-fil-A
- 6 Towne Tavern
- 7 Showmars
- 8 Farm Haus Butcher and Beer Garden
- 9 Portofino's
- 10 Margarita's Mexican
- 11 Viva Chicken
- 12 Red Rocks Cafe
- 13 The Office Craft Bar and Kitchen
- 14 Jim 'N Nick's
- 15 Which Wich Sandwiches
- 16 Sweetwaters Coffee and Tea
- 17 Moe's Southwest Grill
- 18 Freddy's Frozen Custard & Steakburgers





LEASING TEAM

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