



**60,000 SF
OFFICE BUILDING
FOR SALE OR LEASE**

1091 Red Ventures Drive, Fort Mill, SC | 60kinnovationcenter.com



180,000 SF

HQ OFFICE BUILDING

60,000 SF

OFFICE BUILDING

CONTENTS

PROPERTY OVERVIEW

1091 Red Ventures Drive is a 60,000-square-foot office in Fort Mill, SC.

This 60,000-square-foot suburban office project with a highly efficient design – two large, rectangular floorplates with fantastic window lines. With the entirety of the 60,000-square-foot building available, 1091 Red Ventures Drive presents an opportunity, for a half or full building user, to take advantage of a beautifully maintained corporate campus, abundant parking, and connectivity to the heart of Charlotte’s labor force. With outdoor collaboration space, internal game rooms, and an Avenue C communal kitchen, this 60,000-square-foot building is a fantastic opportunity for any corporate occupier looking in Fort Mill and South Charlotte.



PREMIUM CAMPUS AMENITIES



PLENTIFUL PARKING



EASY COMMUTING

BUILDING DETAILS

Address: 1091 Red Ventures Drive, Fort Mill, SC

Total Available Space: 60,000 RSF (divisible to 7,500 RSF)

Stories: 2

Parking: 5.8/1,000

Year Constructed: 2006

Ceilings: 10'



SIGNAGE OPPORTUNITY

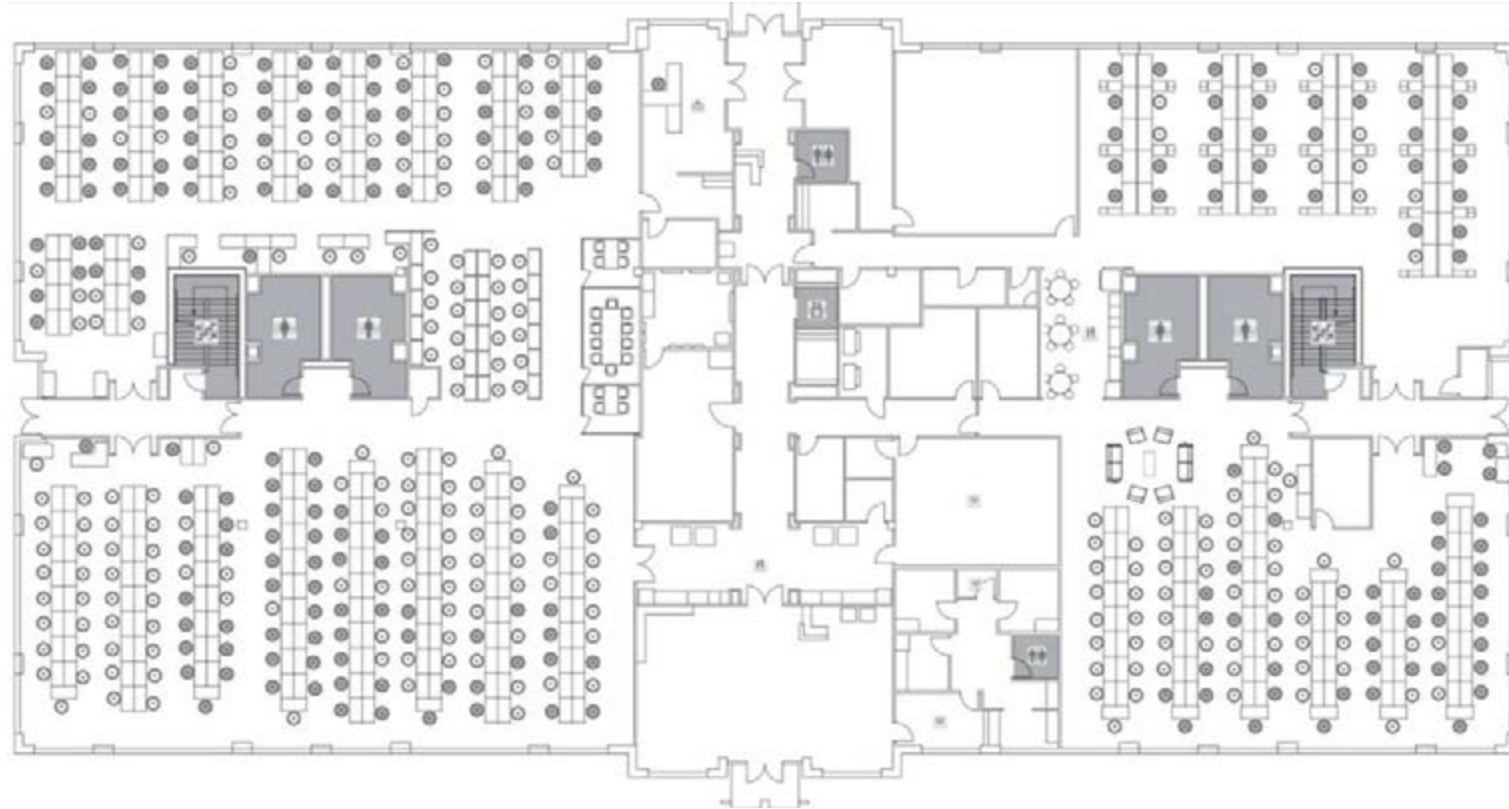


FULLY FURNISHED

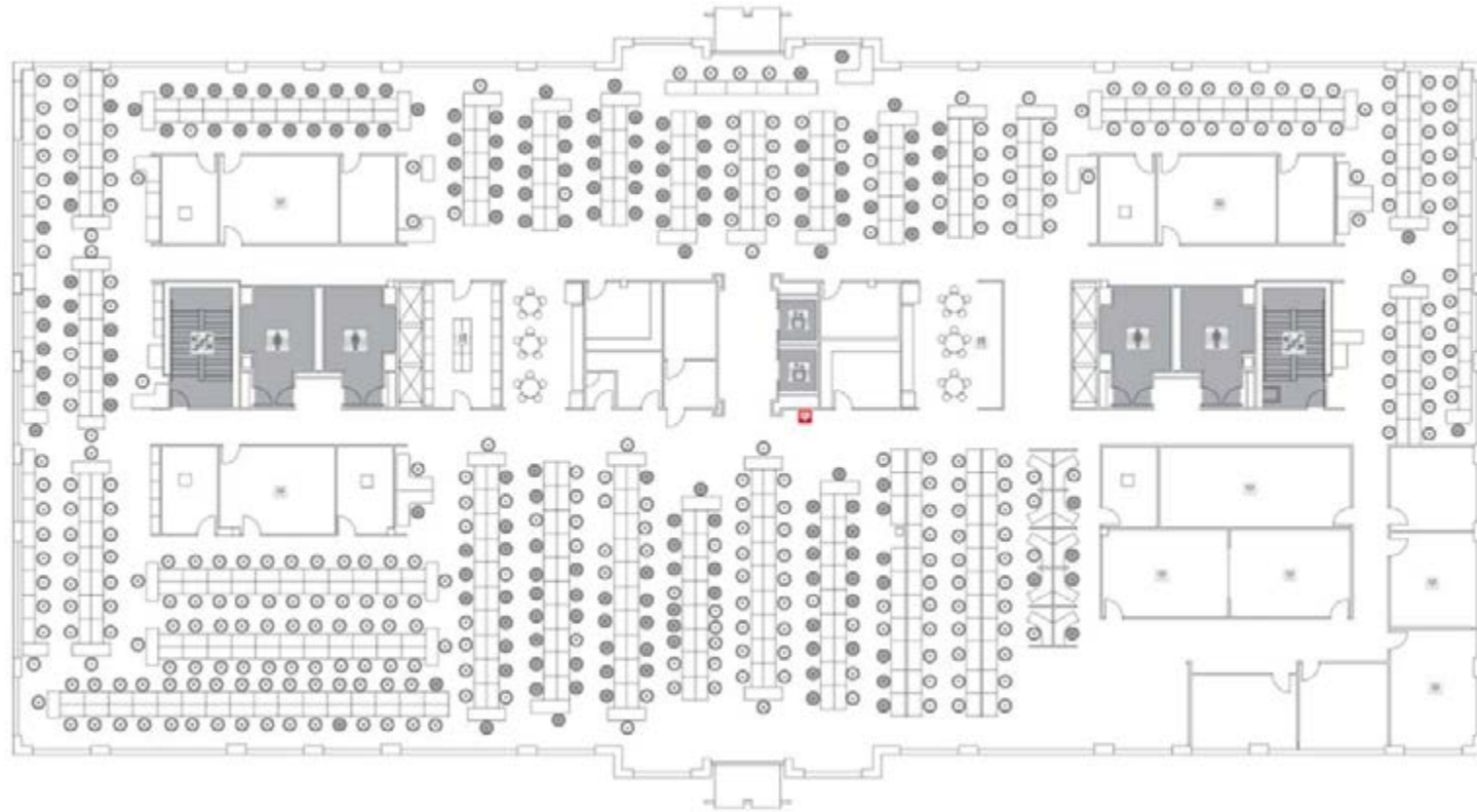


ABUNDANT NATURAL LIGHT

FLOOR ONE



FLOOR TWO





60,000 SF
OFFICE BUILDING

**SURFACE
PARKING**

**TENNIS/
PICKLE BALL
COURTS**

THE COURT
at RED
STONE

**TOWNEPLACE
SUITES**
MARRIOTT

Property Highlights



OUTDOOR COLLABORATION SPACE

Sprawling patio space with ample outdoor seating options



TENANT GAME ROOM

Equip with stylish soft seating, pool table and other games



AVENUE C COMMUNAL KITCHEN

Micro marketplace vending service located on first floor



SPRAWLING CAMPUS

140-acre well manicured campus featuring tennis courts and 3-miles of walking/riding trails

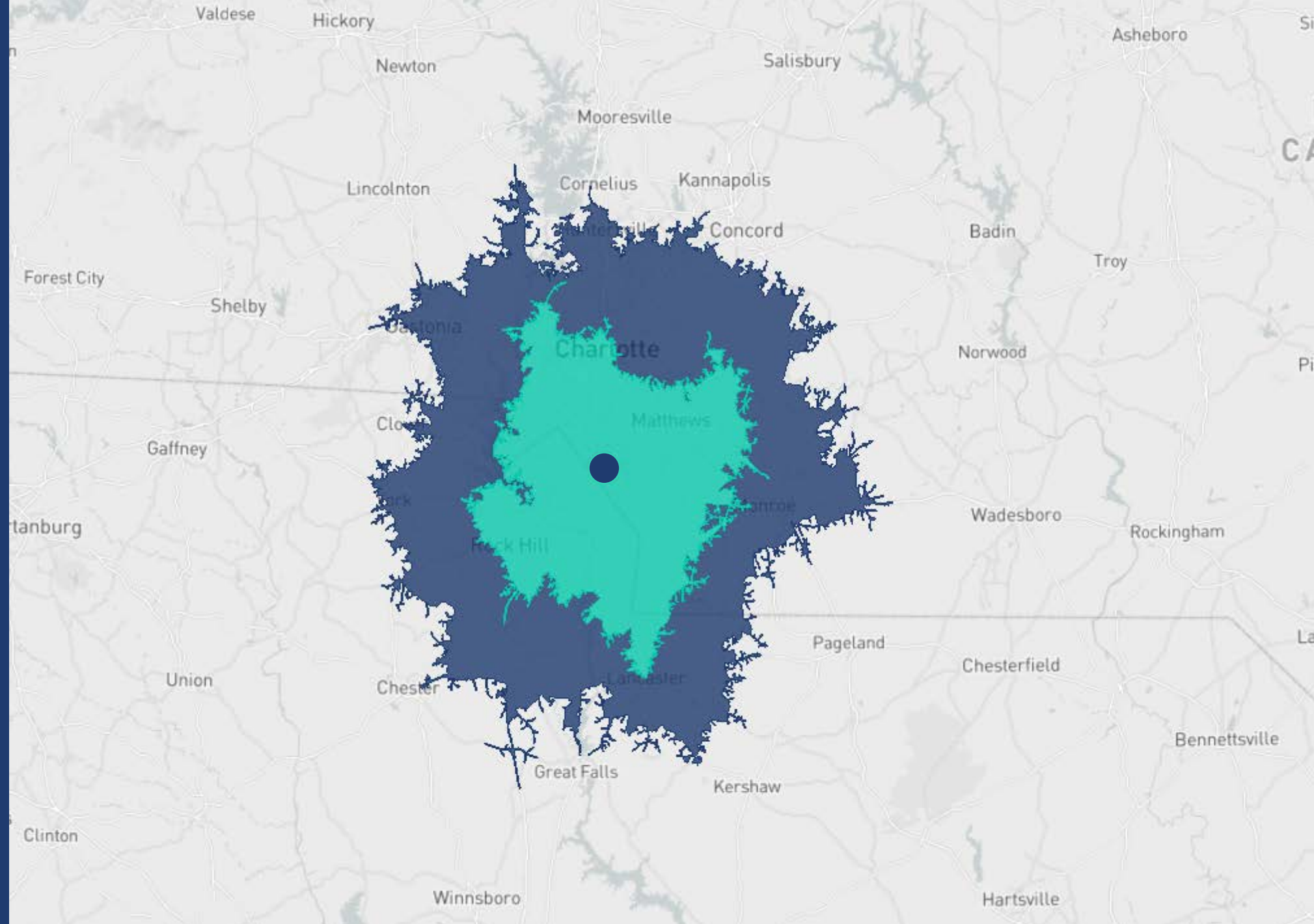
AREA DEMOGRAPHICS

	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

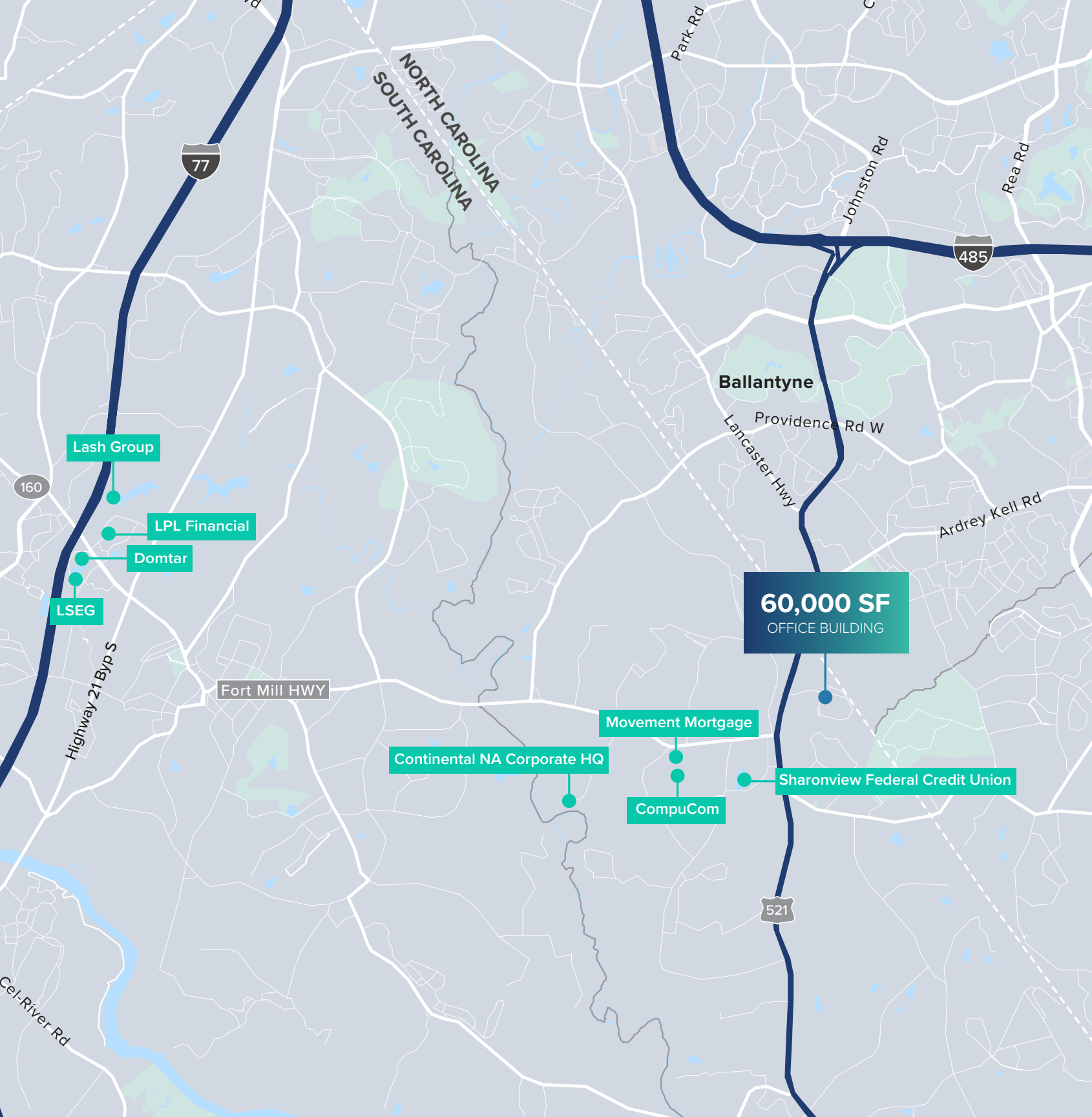
30 MINUTE DRIVE
TO AIRPORT

35 MINUTE DRIVE
TO CHARLOTTE CBD



Drive Time

■ 45 minutes ■ 30 minutes



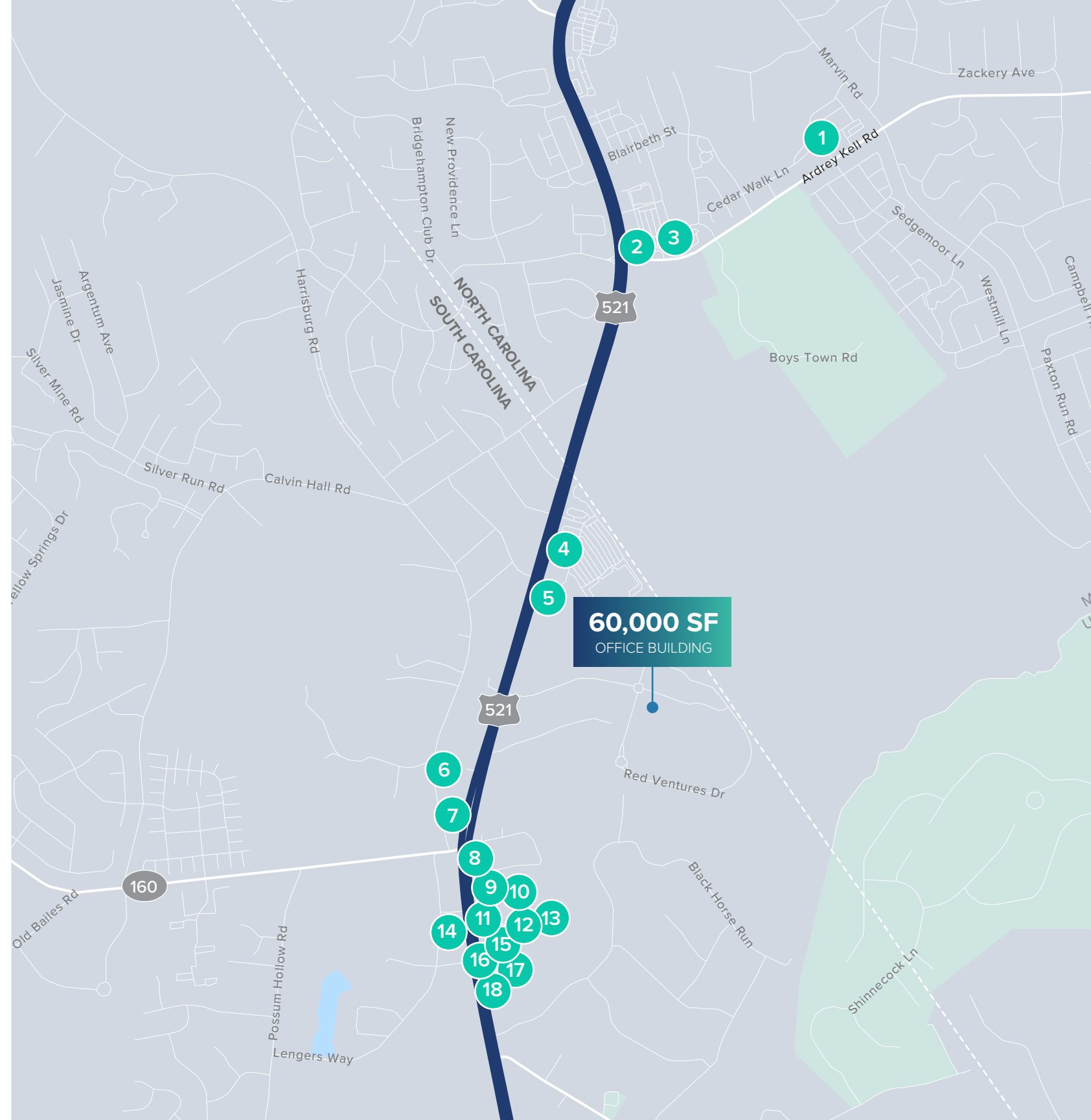
MAGNETIC LOCATION

Corporate Neighbors

- 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



**COME HERE
TO WORK
AND GROW**



**SPACE
THAT'S
FLEXIBLE**



**ANY
WAY
YOU
SLICE IT**

LEASING TEAM

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