

# Building I

Street Level Retail Space



140–150 Thomas Green Boulevard, Clemson, SC



**Patrick  
Square**  
TOWN CENTER



# Your home for business

The Patrick Square Town Center is a regional destination with best in class restaurants, shops, and businesses and an engaging walkable design, creating a premier customer experience. Homeowners and visitors alike are drawn to the area merchants and events—giving you the opportunity to tap into an established, steady customer base. Join the over 40 businesses already achieving success in our authentic, sustainable, walkable community.

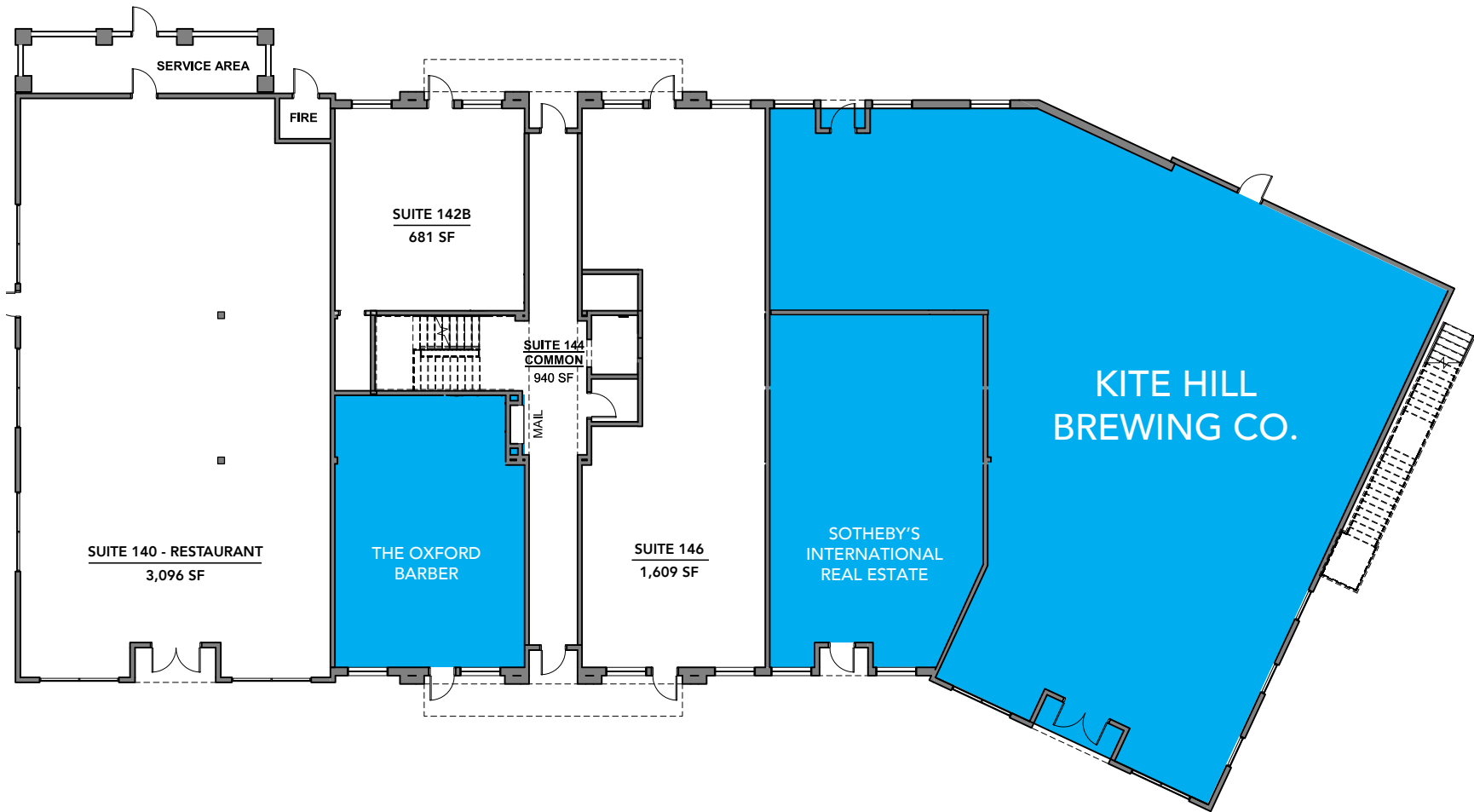


# Right in the center of it all.

Building I is located between Joe's New York Pizza and the Patrick Square Welcome Center on the community's main thoroughfare, Thomas Green Boulevard. Ground floor business retail suites engage the vibrant pedestrian-friendly environment and encourage walk-in traffic. **The Exchange** offers a variety of turn-key professional office suites on the second floor, with a common lobby and shared amenities.

## Street Level Retail Spaces

Retail spaces feature large storefront windows and Patrick Square's signature architectural detailing. Wide sidewalks accommodate high foot traffic and offer opportunities for outdoor dining and product display. Ample free parking in a well-lit lot provides customers a safe and convenient experience. Retail spaces are delivered as a warm vanilla shell with lighting and electrical package, HVAC, and ADA compliant restroom(s).



**FOR MORE INFORMATION, CONTACT**

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Updated January 2021. Terms, pricing, and configuration subject to change.  
Quoted square footage includes gross up factor for common areas.



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