

# Building I Professional Office Suites

the exchange



144 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.

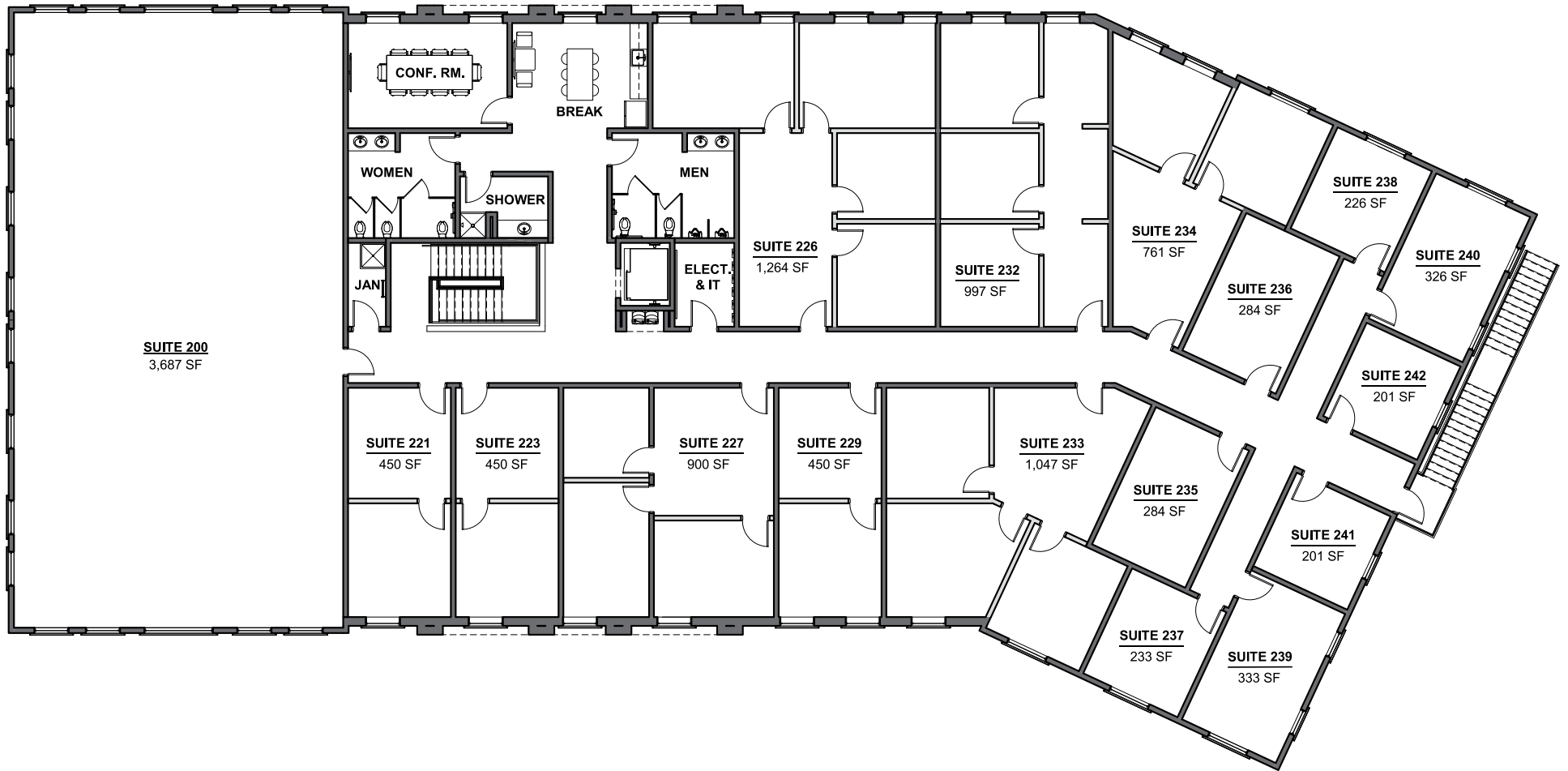


# Right in the center of it all.

**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.

## **The Exchange** — Professional Office Suites

Offices are offered on full-service agreements. Tenants have access to common restrooms, break room, conference room, dedicated mailbox, elevator access, free wifi, and ample parking. Quoted lease rates include common area maintenance, utilities, building taxes, and insurance. Optional services include dedicated phone/internet and office janitorial.



**FOR MORE INFORMATION, CONTACT**

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Updated Summer 2019. Terms, pricing, and configuration subject to change.  
Quoted square footage includes gross up factor for common areas.



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Experience the difference...



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