



Three Linwa Boulevard Anderson, South Carolina

Design South Professionals' 15,435 square foot office building is located off of Hwy 81 in Anderson, South Carolina. The building is designed to suit both current needs and future development. The building provides an open office plan with ample natural light and centralized staff amenities including a staff lounge, restrooms, mailroom, training room and conference rooms. The building is located on a 3 acre site and offers optimal views from within and from the surrounding roads. Exterior materials consist of composite metal panel system, brick to match the surrounding buildings, polished CMU and storefront glazing.

Sustainability played a major role in the design. These elements include: sun shading louvers, light shelves, occupancy light sensors, insulated glass, and a VAV and fan powered HVAC system. The sustainable features paired with the bright and open work environment, create a beneficial work environment for employees.

Client Reference Phoenix Ventures, LLC
Three Linwa Boulevard
Anderson SC, 29621
(864) 226-6111

Contractor Hogan Construction
127 Kiowa Lane
Piedmont, SC 29673
(864) 272-1527

Building Size 15,435 sq ft

Project Cost \$2,000,000.00

COMMERCIAL



**DESIGN SOUTH
PROFESSIONALS, INC.**
engineers architects planners