



- 2214+/- sq. ft. office space on 2<sup>nd</sup> floor
- Located across from the Downtown Marriott Hotel
- 4 offices, work station, lobby and conference room.
- Centrally located with easy access to downtown restaurants and attractions.
- Zoned DT-6 – Urban Core District
- Spartanburg County Tax Map # 7-12-06-036.00

Andy Hayes 864-706-0189  
ahayes@spencerhines.com



**CONTACT**

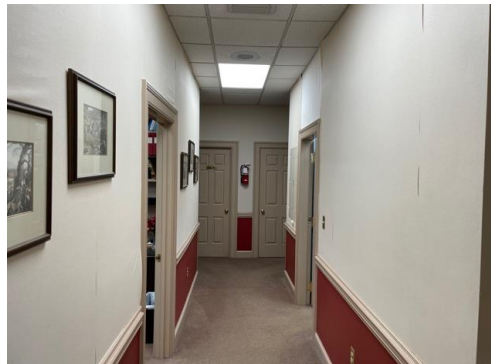
Ben Hines 864-542-4777  
benhines@spencerhines.com



**[WWW.SPENCERHINES.COM](http://WWW.SPENCERHINES.COM)**

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS  
380 S. Pine Street, Spartanburg, SC - 864.583.1001

**LEASE RATE: \$17 Sq. Ft.  
Full Service Gross**



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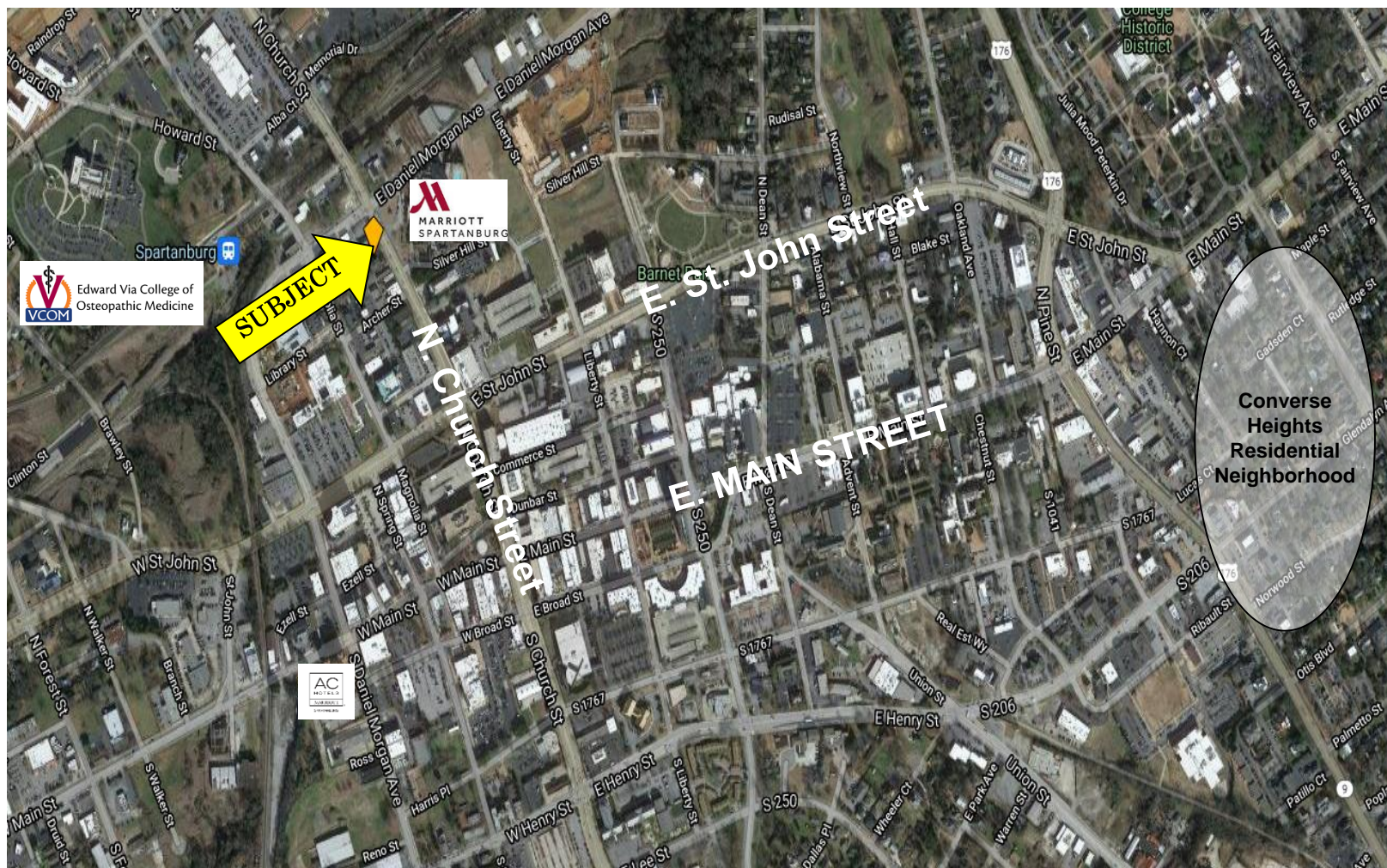
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**SPENCER/HINES**  
PROPERTIES

OFFICE

260 N. Church Street  
Spartanburg, SC



[WWW.SPENCERHINES.COM](http://WWW.SPENCERHINES.COM)

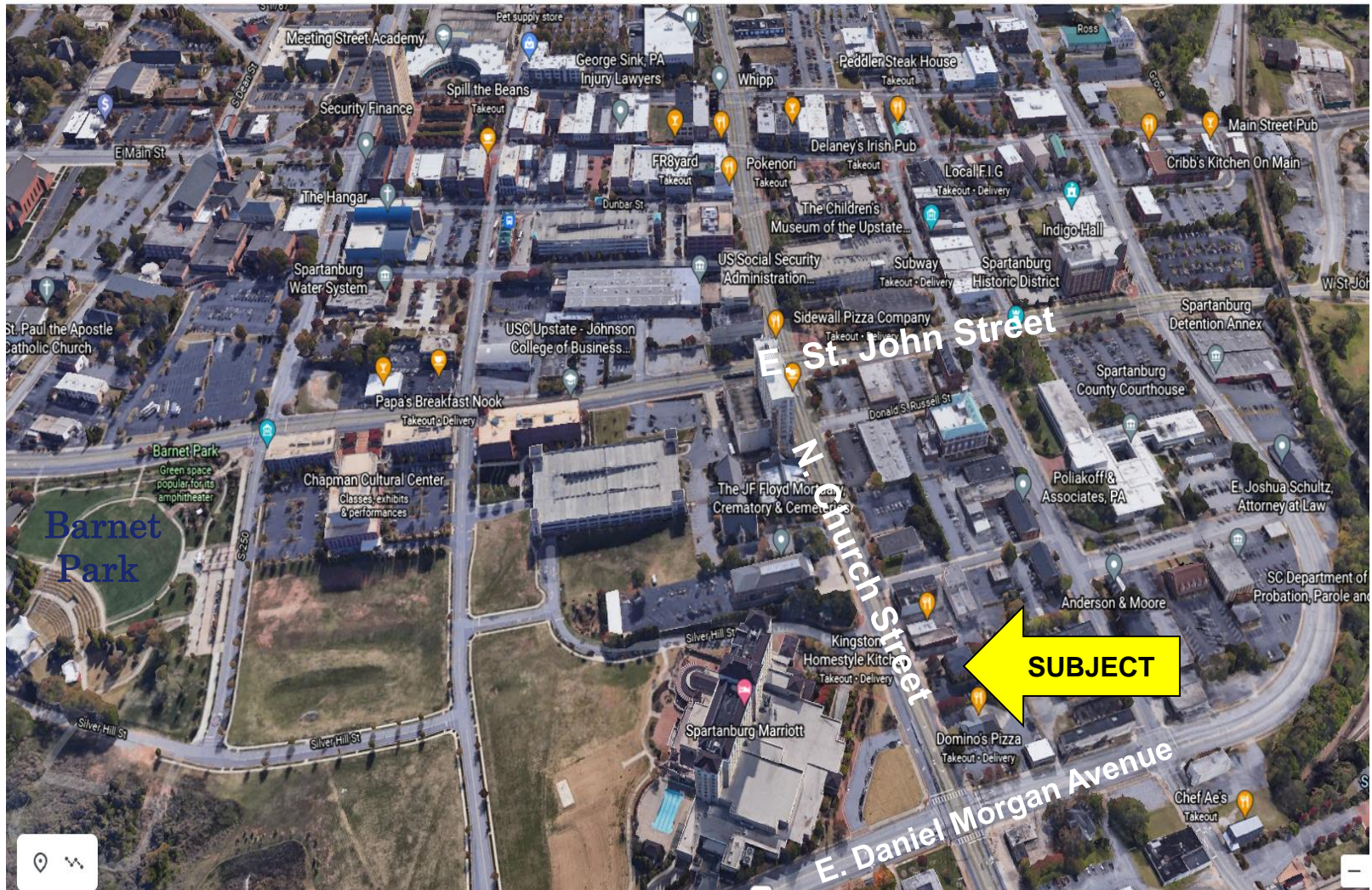
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# SPENCER/HINES

PROPERTIES

OFFICE





# 2020 BY THE NUMBERS

Year to date as of January 8, 2021

onespartanburginc.com

## ECONOMY

### CAPITAL INVESTMENT

**\$433,607,625\***

<b>43%</b> New \$186,509,573	<b>57%</b> Expansion \$247,098,052
------------------------------------	--

 **25**  
Projects

 **446\***  
New Jobs

\* As a matter of policy, OneSpartanburg, Inc. only reports investment and job totals from projects in which OneSpartanburg, Inc. and our economic development partners facilitated. OneSpartanburg, Inc. does not report investment or job totals from projects in which we were not engaged.

### ECONOMIC PIPELINE ACTIVITY

**135**   
**PROJECTS AND RFI**

<b>36%</b>  Advanced Manufacturing	<b>6%</b>  Advanced Materials	<b>1%</b>  Aerospace
<b>7%</b>  Agribusiness	<b>7%</b>  Automotive	<b>2%</b>  Commercial
<b>15%</b>  Distribution & Logistics	<b>4%</b>  Life Sciences	<b>10%</b>  Multifamily
<b>5%</b>  Office/Shared Services	<b>7%</b>  Unclassified/Unknown	

**10**   
**COUNTRIES REPRESENTED**

-  Canada
-  China
-  France
-  Germany
-  India
-  Italy
-  Netherlands
-  South Korea
-  Switzerland
-  Taiwan

### URBAN DEVELOPMENT

Spartanburg Central Business District

**95.1%**  
**OFFICE OCCUPANCY RATE**

**93.7%**  
**RETAIL OCCUPANCY RATE**

**91%**  
**MULTIFAMILY OCCUPANCY RATE**

**79,200~**  
Number of visits to Morgan Square  
*Placer Labs Inc.*

**2,000+**  
Multifamily housing units under construction or in the pipeline



# SPENCER/HINES PROPERTIES

## BUSINESS

**4.92%** ▲  
INCREASE IN CAPITAL PENNY SALES TAX COLLECTION  
compared to 2019

**12.0%** ▲  
INCREASE IN GSP AIR CARGO  
compared to 2019

**2.1%** ▲  
INCREASE IN UNEMPLOYMENT  
compared to 2019

## SMALL BUSINESS FUND

**\$734,628** 🏠  
SMALL BUSINESS FUND CONTRIBUTIONS

**29** ✓  
LOANS UNDERWAY APPROVED OR CLOSED

**137** 📁  
APPLICATIONS

Minority  
👤👤👤👤👤👤👤👤👤👤

Women  
👩👩👩👩👩👩👩👩👩👩

**\$72,331** 😊  
AWARDED

Minority  
👤👤👤👤👤👤👤👤👤👤

Women  
👩👩👩👩👩👩👩👩👩👩

## TOURISM

**4.0%** ▲  
INCREASE IN HOTEL ROOM SUPPLY  
compared to 2019

**25.9%** ▼  
DECREASE IN HOTEL ROOM DEMAND  
compared to 2019

**28.7%** ▼  
DECREASE IN OCCUPANCY  
compared to 2019

**37.4%** ▼  
DECREASE IN REVENUE PER AVAILABLE ROOM  
compared to 2019

## SPORTS

**2<sup>ND</sup>** 🏆  
YEAR HOSTING USA SOFTBALL JUNIOR OLYMPIC CUP

**4** .X.  
NCAA BID AWARDS  
\$1,119,728  
Economic Output / Impact

**6,558~**  
Room Nights

## MEETING

**HOSTED** 🏠  
SC RECREATION & PARKS ASSOCIATION'S 75TH ANNUAL CONFERENCE — the first state association in-person conference since COVID-19

**AWARDED** 👥  
SOUTHEAST TOURISM SOCIETY CONNECTIONS CONFERENCE — the largest meeting booked since COVID-19

**14**  
Regions Represented

**300~**  
Room Nights

## MARKETING

**9** 📍  
PROPERTIES PARTICIPATING IN THE DESTINATION MARKETING FUND

**15** 📊  
MILLION AD IMPRESSIONS SERVED



# VISIONARY INVESTORS