

157 E St John Street  
Spartanburg, SC 29306



- 13,249 ± sq. ft of office space close to downtown!
- 1<sup>st</sup> floor – 6700+/- sq. ft. - 16 rooms
- 2<sup>nd</sup> floor 5900 +/- sq. ft. -19 rooms.
- Multiple private offices, large open spaces for bullpen or training, studio, workshop.
- Located near downtown on E. Saint John Street across from the Chapman Cultural Center and The George
- Over 15,000 ± VPD on E. Saint John Street
- Zoned DT-6: Urban Core District
- 40 parking spaces. Lease agreement with City of Spartanburg for adjacent parking lot for \$2,000 per year.



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



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



CONTACT

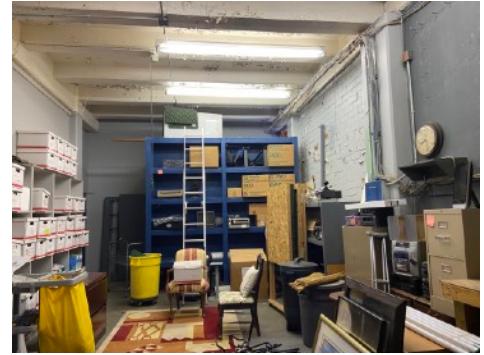
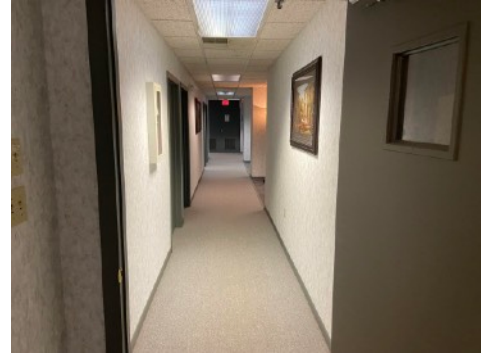
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COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS  
380 S. Pine Street, Spartanburg, SC - 864.583.1001

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.

**Sale Price:**  
**\$1,950,000**



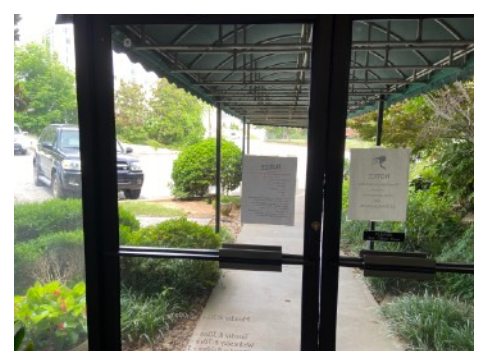
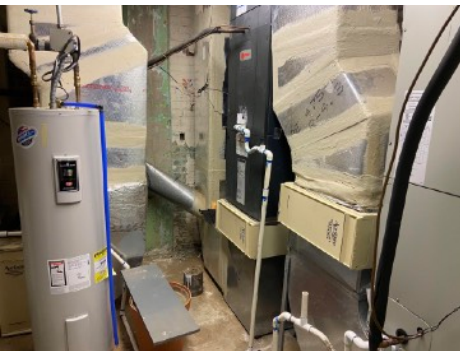


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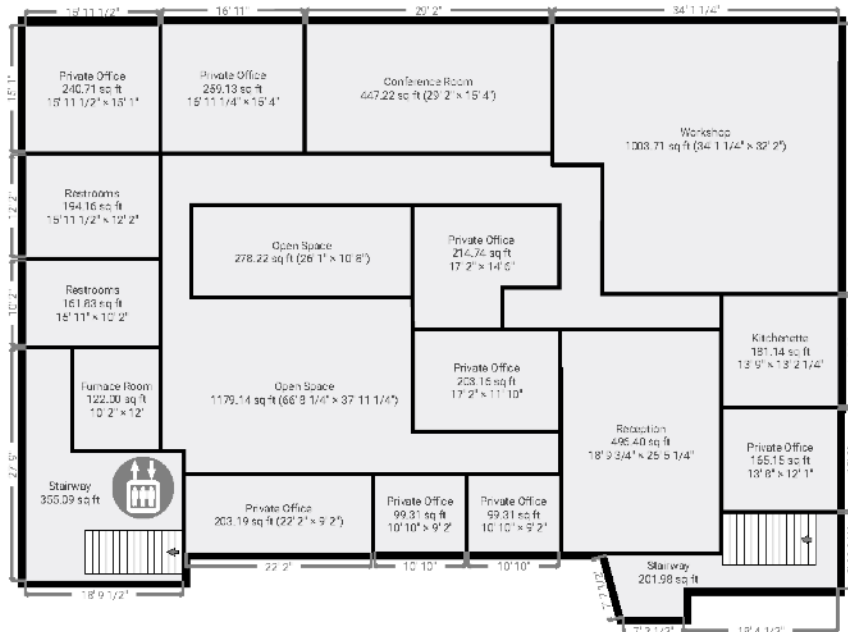
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## Bible Study Time

TOTAL AREA: 12478.65 sq ft • LIVING AREA: 12478.65 sq ft • FLOORS: 2 • ROOMS: 35

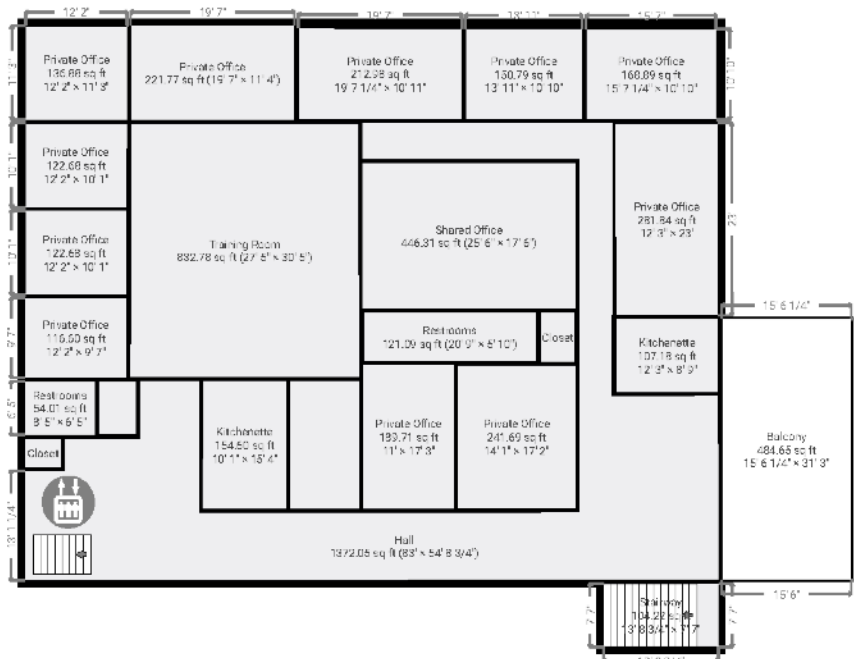
### ▼ 1st Floor

TOTAL AREA: 6629.50 sq ft • LIVING AREA: 6629.50 sq ft • ROOMS: 16



### ▼ 2nd Floor

TOTAL AREA: 5849.15 sq ft • LIVING AREA: 5849.15 sq ft • ROOMS: 19



# 2022 BY THE NUMBERS



**\$3.2B<sup>+</sup>**  
CAPITAL  
INVESTMENT

85%  
NEW  
15%  
EXPANSION

Equal to \$8.8M every single day



**36<sup>+</sup>**  
PROJECTS



**1,742<sup>+</sup>**  
JOBS



**SPEC  
SPACE**

**12M SQ FT**  
planned or  
under construction

## PROJECT BREAKDOWN BY INDUSTRY



Spartanburg County is riding a wave of momentum in all facets of our economic development strategy. We remain a regional leader in job creation and industrial growth, as evidenced by BMW Group's \$1.7 billion announcement in October. And thanks to intentional recruitment efforts, Spartanburg continues attracting knowledge-based and corporate jobs, with several key office development projects coming in the near future.

**KATHERINE O'NEILL**  
Chief Economic Development Officer  
OneSpartanburg, Inc.

\*As a matter of policy, OneSpartanburg, Inc. does not report new investment, job totals, or room nights from projects or contracts in which we were not directly engaged.

## DOWNTOWN DEVELOPMENT

**96.6%**  
OFFICE  
OCCUPANCY RATE

**97.1%**  
RETAIL  
OCCUPANCY RATE

**93.2%**  
MULTIFAMILY  
OCCUPANCY RATE



**3,500<sup>+</sup>**  
HOUSING UNITS  
in the pipeline or under  
construction within 5 miles  
of Downtown Spartanburg



**42,571**  
PEDESTRIANS  
on Main Street  
every week

Downtown Spartanburg continued its evolution into a 24-7 destination, with newcomers living and working downtown thanks to new residential developments and professional opportunities. Pedestrian traffic increased from 33k in 2021 to 45k in 2022. The City of Spartanburg's Morgan Square Committee is committed to a strategically-redesigned square, better able to grow alongside Spartanburg. And thanks to the penny sales tax, construction is ongoing on Spartanburg County's new Judicial Center, with additional projects coming soon.

**ALLEN SMITH**  
President & CEO  
OneSpartanburg, Inc.





# SPENCER/HINES

## PROPERTIES



**\$61.9M**  
CAPITAL PENNY  
SALES TAX  
REVENUE



**\$6M**  
SMALL & MINORITY  
BUSINESS  
DEVELOPMENT  
FUNDING



**42**  
LOCAL  
SUPPLIERS  
connected to regional  
manufacturers



**2.6%**  
UNEMPLOYMENT  
RATE  
November 2022



*Steps we've taken to advocate on behalf of our business community led to significant wins in 2022. In collaboration with public and private partners, our Small and Minority Business Development Strategy was funded to the tune of \$6 million by Spartanburg County Council. In addition, advocacy efforts at the state level led to increased funding allocations in the state budget, allowing for transformative projects across Spartanburg County to move forward.*

**JOHN KIMBRELL**  
Chief Business Affairs Officer  
OneSpartanburg, Inc.



**\$67.9M**  
ANNUAL HOTEL  
REVENUE



**\$5.7M**  
H-TAX  
SPARTANBURG  
COUNTY



**7.8%**  
INCREASE IN  
HOTEL ROOM  
DEMAND  
compared to 2021



**17.6%**  
INCREASE IN  
REVENUE PER  
AVAILABLE ROOM  
compared to 2021



*Thanks to tourism development growth, much of it generated by sports tourism wins, we are more able than ever before to drive business to Spartanburg County hotels. With growth in events, conferences, tournaments, and more hosted in Spartanburg—like our first NCAA Division I level event, set for later this year—comes growth in hotel room nights, restaurant spending, and the overall economic impact visitors have in our community.*

**BILLY DUNLAP**  
Chief Tourism Development Officer  
OneSpartanburg, Inc.