

153 N. Spring Street
Spartanburg, SC 29306



- 1700 +/- SF located in the heart of downtown Spartanburg
- Centrally located with easy access to downtown events, over 25 shopping centers and 51 local restaurants.
- Property has six offices, two common areas and a large storage area.
- Upper level unit is occupied by a law firm.



- Tax Map Number: 7-12-17-005.00
- Zoning: DT-6: Urban Core District

CONTACT | **Andy Hayes 864-706-0189**
ahayes@spencerhines.com
Ben Hines 864-542-4777
benhines@spencerhines.com

Lease Rate:
\$1,500/Month
Gross

WWW.SPENCERHINES.COM

380 S. Pine Street, Spartanburg, SC - 864.583.1001

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

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.

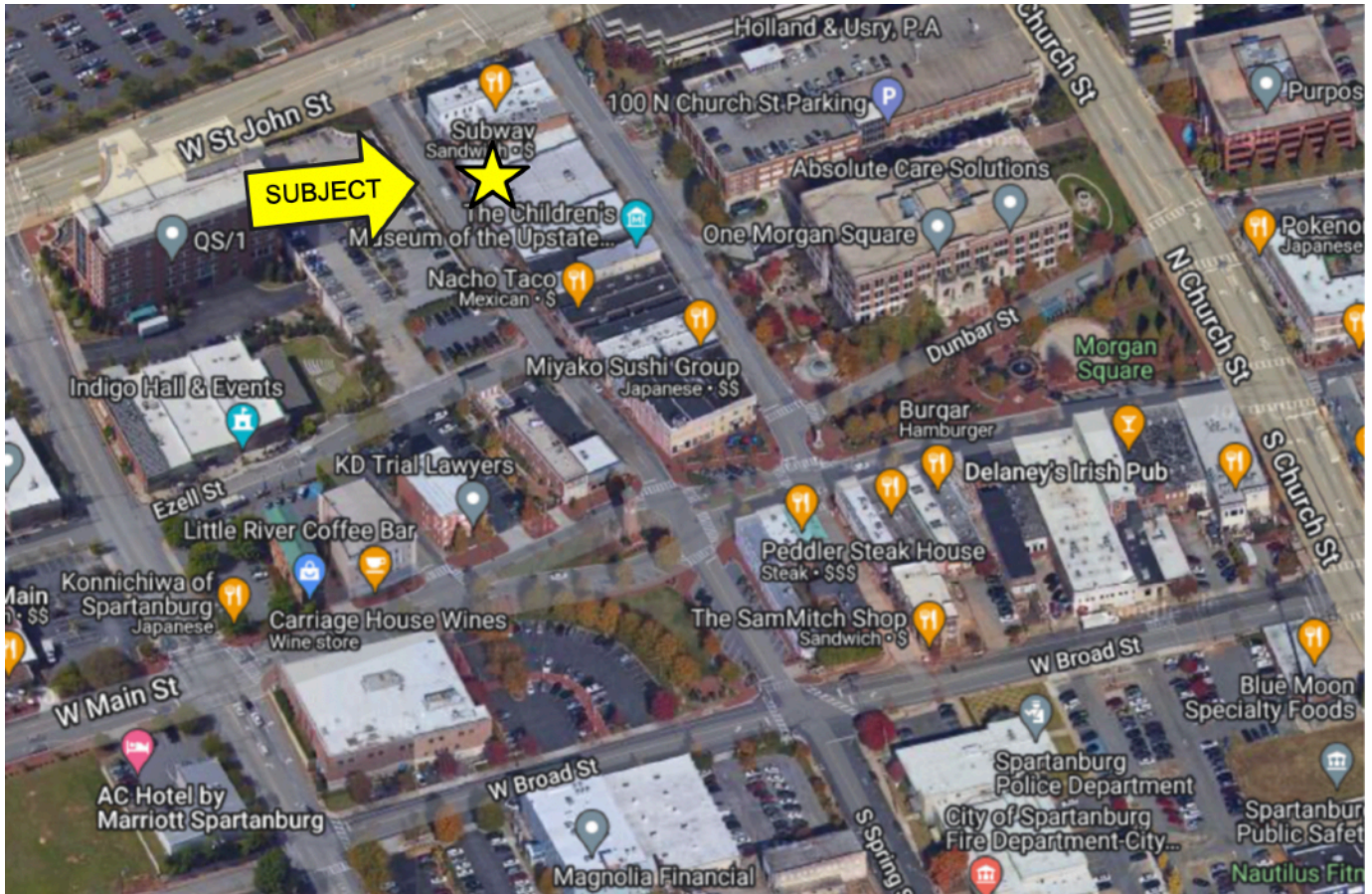


SPENCER/HINES

PROPERTIES

OFFICE

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2022 BY THE NUMBERS



\$3.2B*
CAPITAL INVESTMENT

85%
NEW
15%
EXPANSION

Equal to \$8.8M every single day



36*
PROJECTS



1,742*
JOBS



SPEC SPACE

12M SQ FT
planned or under construction

PROJECT BREAKDOWN BY INDUSTRY

53% Advanced Manufacturing

6% Advanced Materials

2% Aerospace

2% Agribusiness

8% Automotive

4% Commercial

15% Distribution & Logistics

2% Life Sciences

3% Multifamily

3% Office/Shared Services

2% Unclassified/Unknown

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+
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.

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BUSINESS

 \$61.9M CAPITAL PENNY SALES TAX REVENUE	 \$6M SMALL & MINORITY BUSINESS DEVELOPMENT FUNDING	<p><i>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.</i></p> <p>JOHN KIMBRELL Chief Business Affairs Officer OneSpartanburg, Inc.</p>
 42 LOCAL SUPPLIERS <small>connected to regional manufacturers</small>	 2.6% UNEMPLOYMENT RATE <small>November 2022</small>	

TOURISM

 \$67.9M ANNUAL HOTEL REVENUE	 \$5.7M H-TAX SPARTANBURG COUNTY	<p><i>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.</i></p> <p>BILLY DUNLAP Chief Tourism Development Officer OneSpartanburg, Inc.</p>
 7.8% INCREASE IN HOTEL ROOM DEMAND <small>compared to 2021</small>	 17.6% INCREASE IN REVENUE PER AVAILABLE ROOM <small>compared to 2021</small>	

VISIONARY INVESTORS








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