



SPENCER/HINES
P R O P E R T I E S

OFFICE

901 S. Pine Street
Spartanburg, SC



- 6872 +/- sq. ft. professional office on S. Pine Street
- 2 levels - main & lower floor
- Lobby, multiple private offices, multi-purpose room, conference room, breakroom, 4 restrooms
- .712± acres
- 23 parks
- Zoning – Limited Office District (LOD)
- Spartanburg County Tax Map # 7-17-01-07-071.01
- Great location - close to downtown

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



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



CONTACT

WWW.SPENCERHINES.COM

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

380 S. Pine Street, Spartanburg, SC - 864.583.1001

SALE PRICE:
\$655,000
LEASE RATE:
\$12 sq. ft. Net, Net, Net

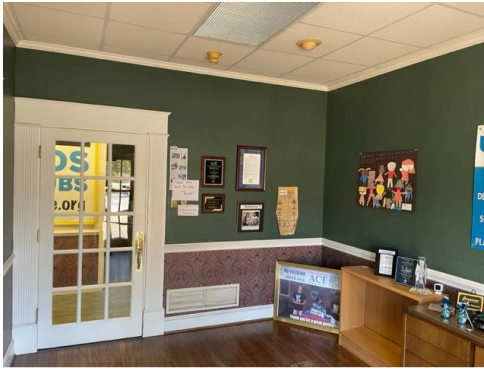
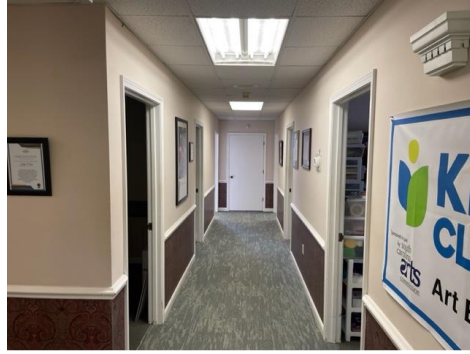
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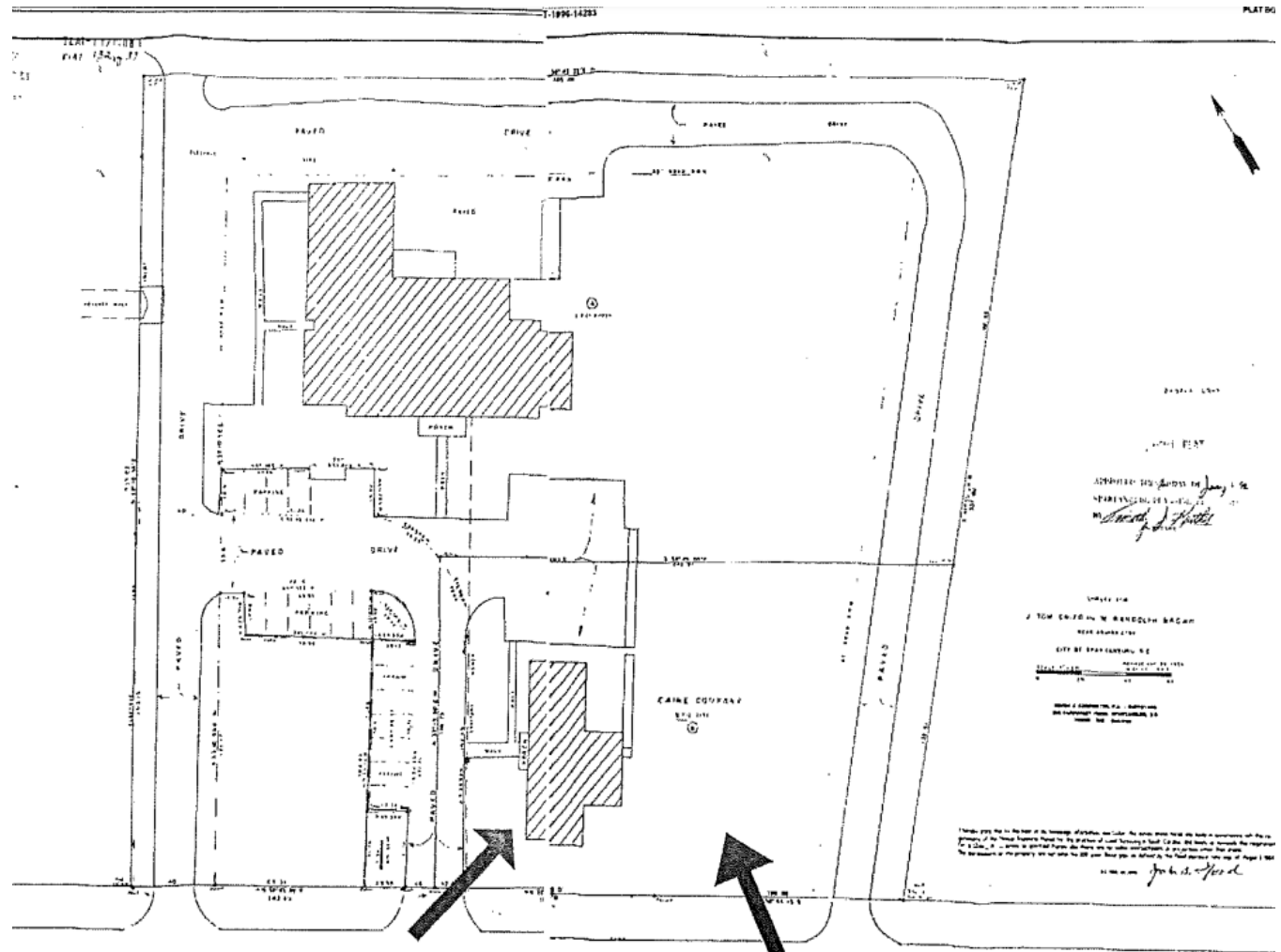




SPENCER/HINES PROPERTIES

OFFICE

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S. PINE

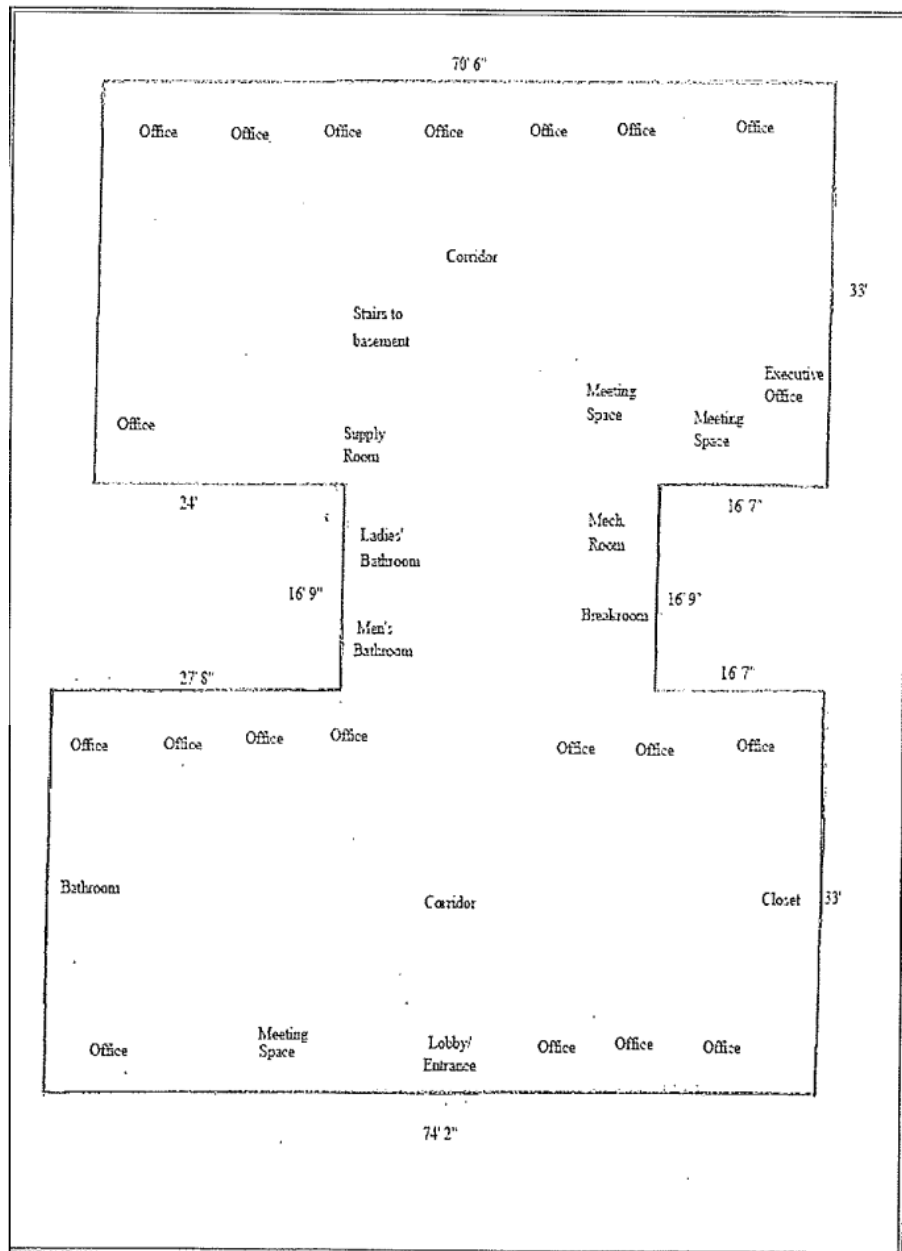
SHWAY NO 9

STREET

BY PAUSE

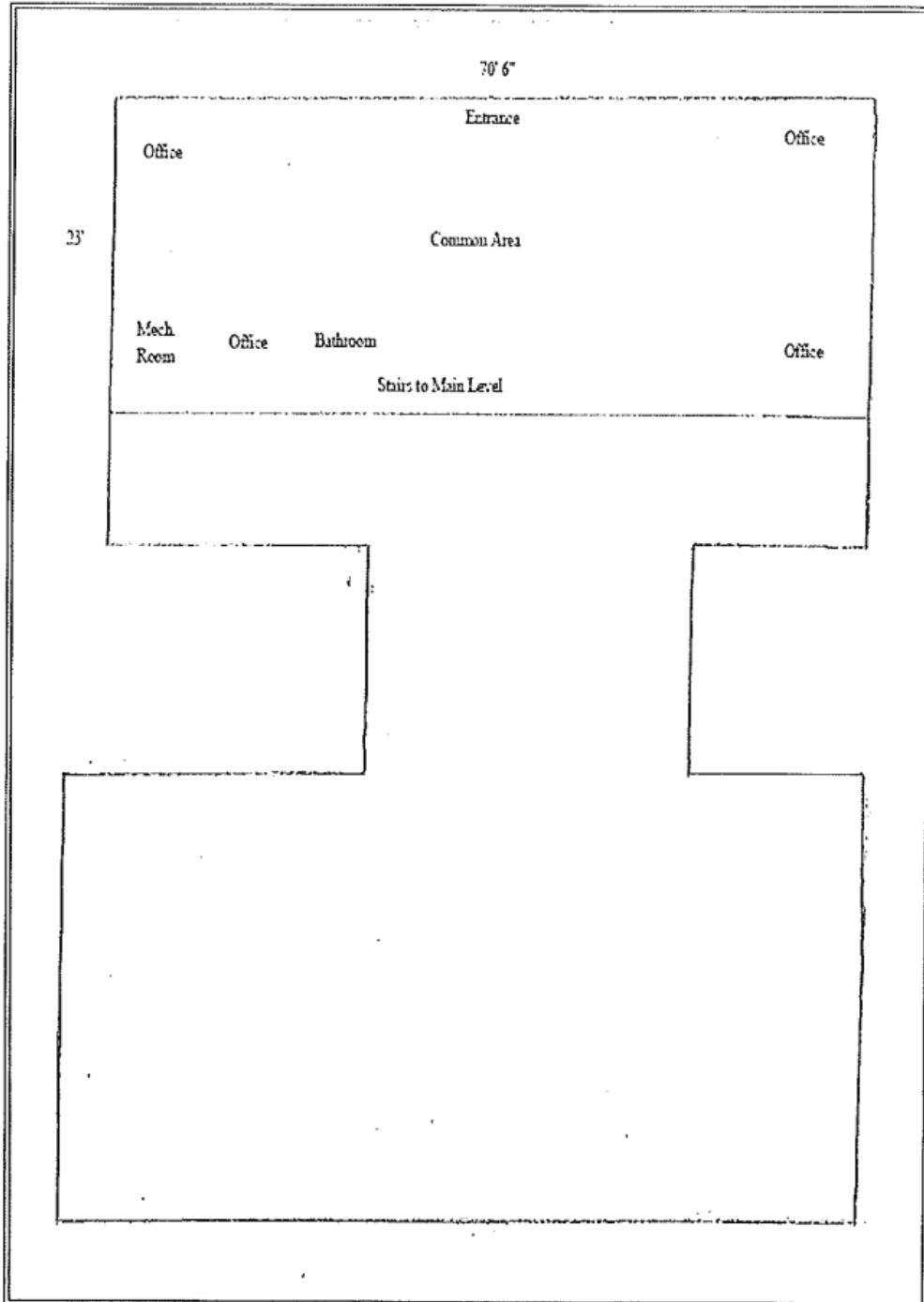


**Building Floor Plan Sketch
Above Grade Level**



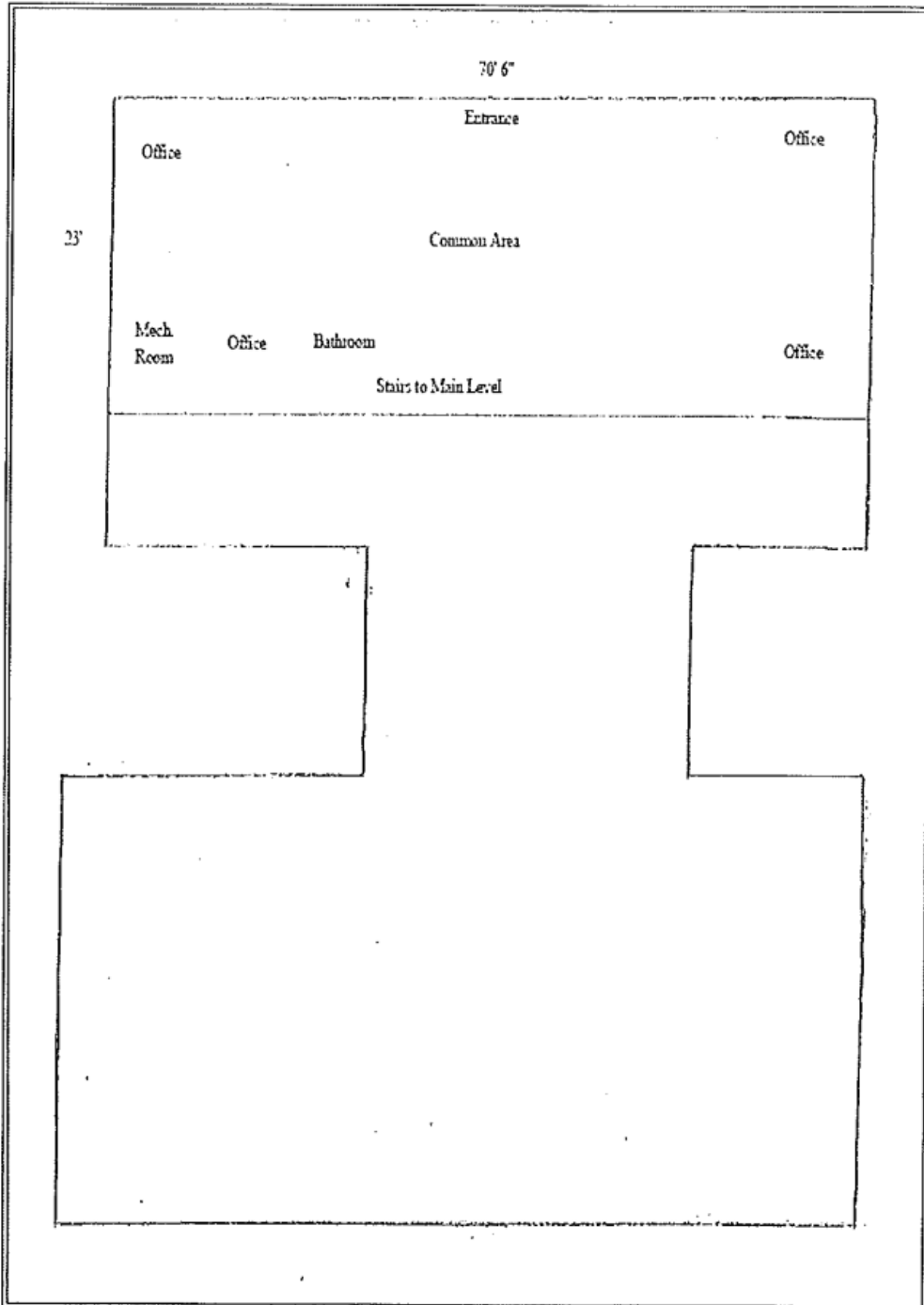


**Building Floor Plan Sketch
Below Grade Level**





**Building Floor Plan Sketch
Below Grade Level**





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SPENCER/HINES PROPERTIES



2022

BY THE NUMBERS



\$3.2B*
CAPITAL INVESTMENT

85%
NEW
15%
EXPANSION

Equal to \$8.8M every single day



36*
PROJECTS



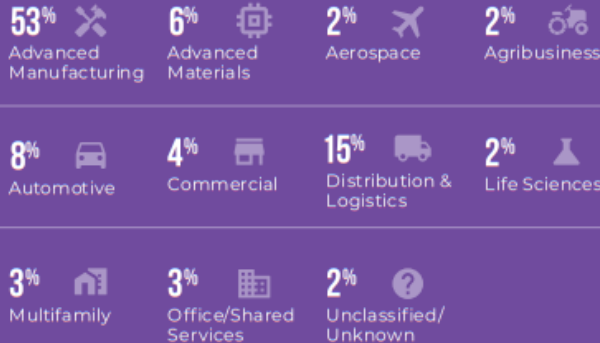
1,742*
JOBS



SPEC SPACE

12M SQ FT
planned or under construction

PROJECT BREAKDOWN BY INDUSTRY



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.



SPENCER/HINES P R O P E R T I E S

BUSINESS



\$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.

TOURISM



\$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.

