



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

OFFICE

101 W. St. John Street
Spartanburg, SC



- 3138 ± sq. ft. street level office space at Spartan Center in downtown Spartanburg. Additional 1200 sq. ft. available.
- Former bank with drive thru available for tellers
- Signage on building will be considered by Landlord
- Across from new City/County complex of 180,000 sq. ft. (\$330,000,000)
- Located in the heart of downtown in the Central Business District – downtown has experienced vibrant revitalization and growth
- Easy walkability to all shops, restaurant and entertainment.
- On site parking garage available at \$25 per space per month.
- Full Service Gross lease – Landlord pays taxes, insurance, maintenance and utilities (Tenant responsible for phone & internet).
- Common Area Load Factor – 14%

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CONTACT

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WWW.SPENCERHINES.COM

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENT
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.

LEASE RATE:
\$18/SF, Full Service Gross



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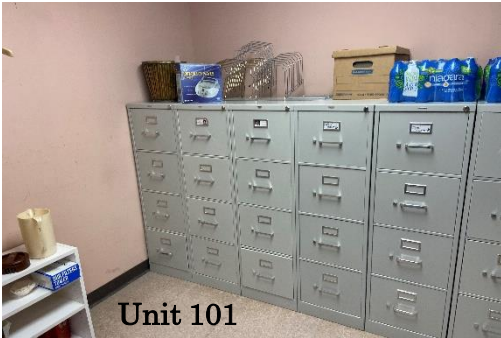
1st Floor



Unit 101

Unit 101

Unit 101



Unit 101



Unit 101

UNIT 101





SPENCER/HINES PROPERTIES

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