

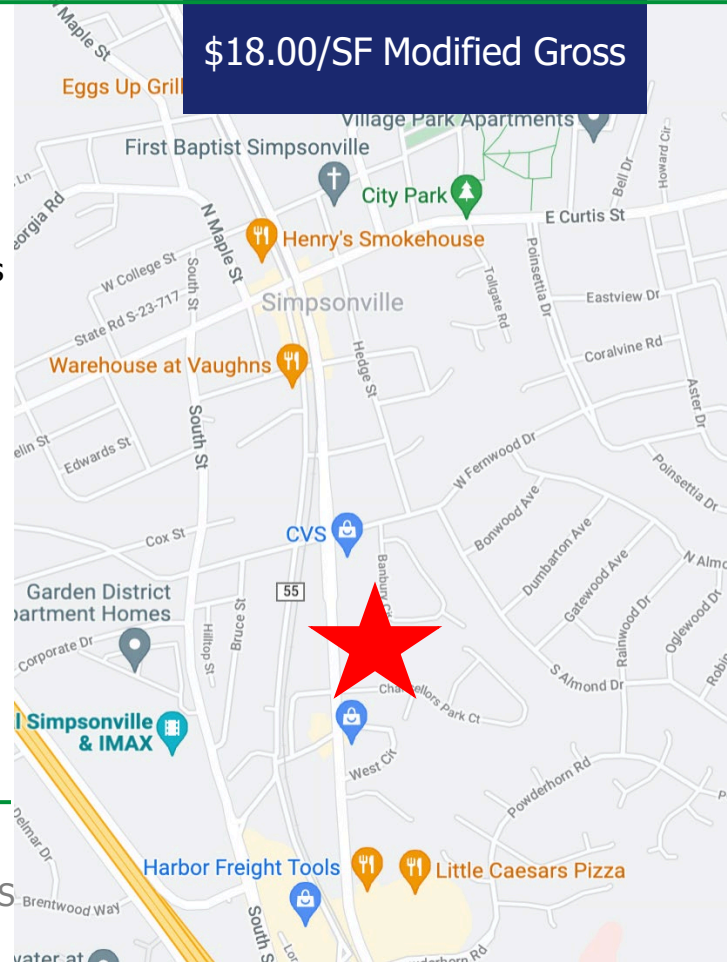


± 2,875 SF

\$18.00/SF Modified Gross

Property Features

- ****UPDATED LEASE RATE****
- +/- 2,875 SF Class B Office Suite on the 1st Floor
- 8 Spacious Offices, 1 Workspace Room, Large Reception/Lobby, Kitchenette, Storage Areas and Restrooms
- +/- 50 Parking Spaces
- Convenient Access to Interstate 385 and Downtown Simpsonville
- Excellent for Medical or Professional Office Use
- Co-Tenants Include: Align Life, O'Malley Dental, Upstate Mental Wellness, and Banks & Poole Real Estate
- Landlord is Willing to Upfit for Suitable Tenant



CONTACT | Mike Tan - 864.357.1136
miket@spencerhines.com

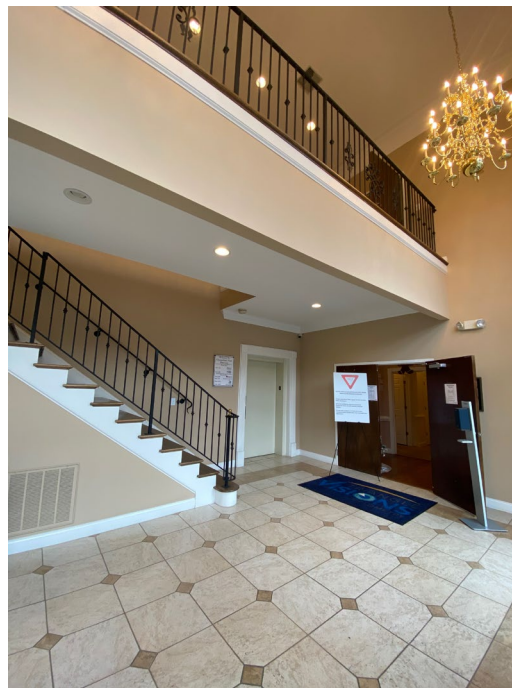
www.spencerhines.com

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

380 S. Pine Street, Spartanburg, SC 29302 - 864.583.1001

PROFESSIONAL OFFICE SUITE FOR LEASE

419 SE Main Street, Simpsonville, SC 29681



www.spencerhines.com

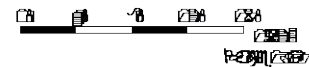
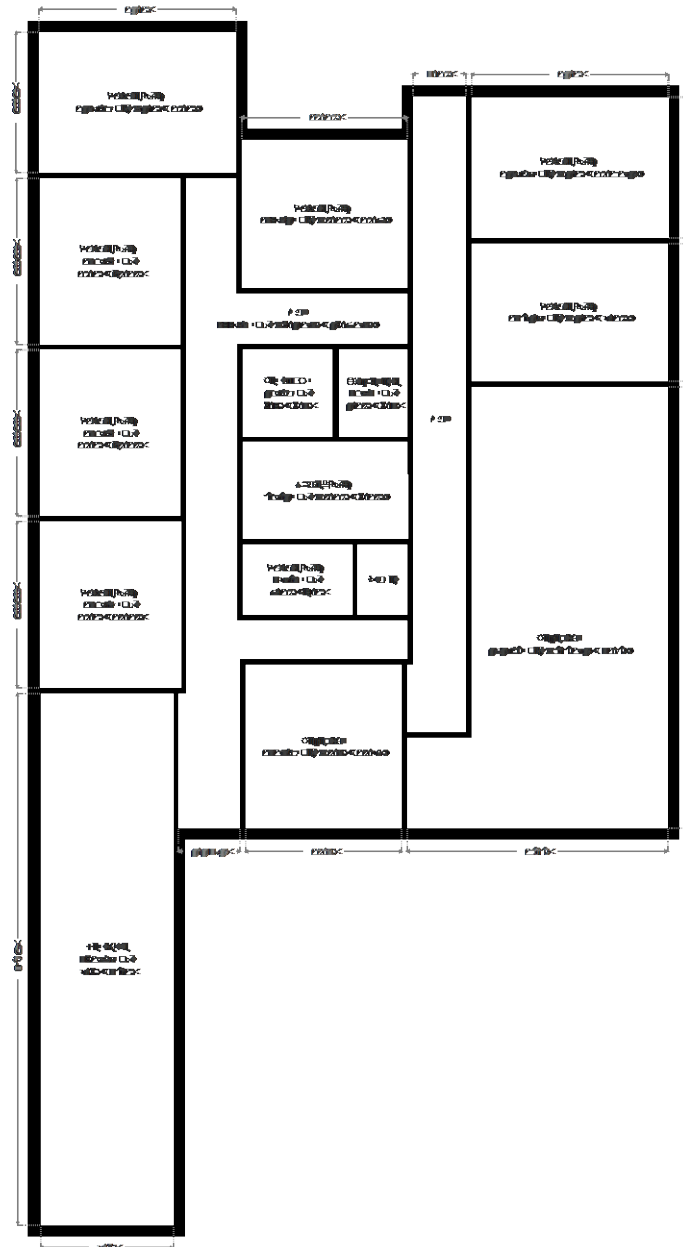
COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
380 S. Pine Street, Spartanburg, SC 29302 - 864.583.1001

CONTACT

Mike Tan - 864.357.1136
miket@spencerhines.com

□ **Ground Floor**

TOTAL AREA: 8,000 sq. ft. | LIVING AREA: 6,100 sq. ft. | ROOMS: 25



www.spencerhines.com

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
380 S. Pine Street, Spartanburg, SC 29302 - 864.583.1001

CONTACT

Mike Tan - 864.357.1136
miketan@spencerhines.com