

FOR LEASE

101 S. CHURCH ST.

Spartanburg, SC 29306

AVAILABLE SPACE

+/-5,733 SF

RENTAL RATE

\$17/SF NNN



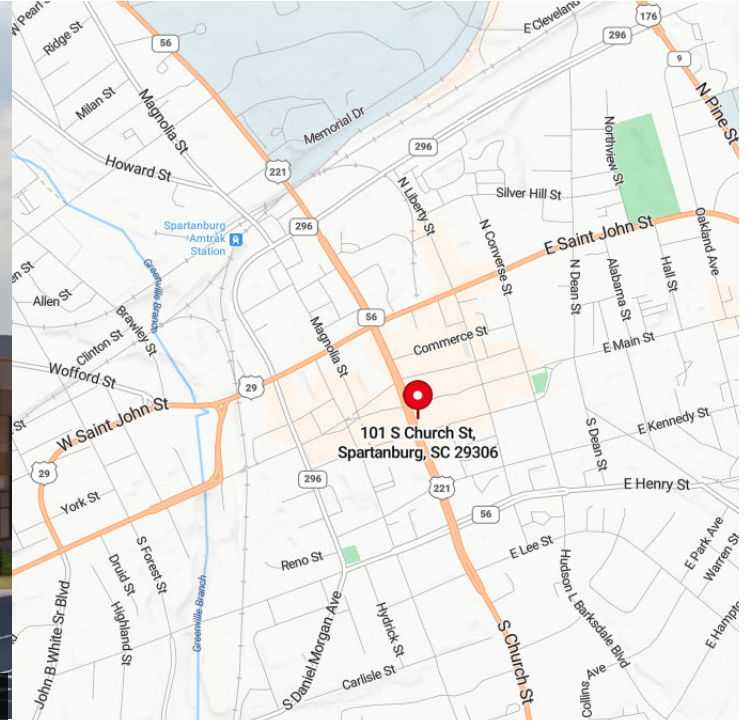
CONTACT

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LEASE



** Rendered Image of Planetarium Under Construction

OFFERING SUMMARY

Available SF:	+/-5,733 SF
Lease Rate (NNN):	\$17/SF
Lot Size:	+/-0.05 Acres
Year Built:	1900
Renovated:	1994/2016
2019 Traffic Count	17,900

PROPERTY OVERVIEW

Office Building for Lease in Spartanburg's CBD.

PROPERTY HIGHLIGHTS

- Unique brick structure with historical Art Deco creative character with natural light and windows
- Highly visible corner lot serves as anchor building to downtown entrances—perfect for making a high impact/visibility company statement
- Open floor plan with easy access to all electrical/phone/computer outlets
- Updated to all LED energy efficient lighting in 2019
- Central location in downtown for easy walkability to all attractions and restaurants
- Finished Ground Floor: +/-1,900 SF (Breakroom, half bath, storage room and large office area)
- First Floor: +/-1,900 SF (Reception area, offices and open space)
- Second Floor: +/-1,900 SF (Conference room, offices and open space)
- Ceiling Height: 11 ft.
- Spartanburg County Tax Map #7-12-21-045.01
- Adjacent to County Library and City Hall
- A planned \$5 million planetarium in the heart of Spartanburg's downtown is already under construction. The 5,000-square-foot project will be built on the Headquarters Library campus of the Spartanburg County Public Libraries at the corner of Broad and South Church streets. **Show in rendering above.
- Additionally, a new, consolidated County and City Government Center will contain the existing administrative functions located at the County Administration Building and City Hall. The new joint complex will be approximately 189,000 sq. ft., will cost an estimated \$52.3 million, and will be the first of its kind in South Carolina. The joint complex will be located at the site of the existing Spartanburg City Hall.

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LOBBY



LOBBY



CONFERENCE ROOM



OFFICE

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OPEN WORK AREA



OPEN WORK AREA



CORRIDOR



FINISHED BASEMENT

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