

LEASE

PRIME DOWNTOWN OFFICE SPACE

360 E MAIN ST, SUITE 2,
SPARTANBURG, SC 29302

DOWNTOWN OFFICE SPACE IN
AN EXCELLENT LOCATION
WITH ON-SITE PARKING

GREG NORRIS
864.494.7061

All information deemed reliable, but not guaranteed.



KDS 
CAINE
COMMERCIAL REAL ESTATE



AVAILABLE SPACE

Address: 360 E. Main Street
Spartanburg, SC 29302

Lease Rate: \$2,500/RSF

Available SF: 1,151 RSF

PROPERTY HIGHLIGHTS

- **Location:** Office space in an excellent downtown location.
- **Accessibility:** Easy access to Pine St, I-85, and all of downtown.
- **Nearby Amenities:** Walkable distance to numerous restaurants, shopping, and the new Fifth Third Ballpark.
- **Parking:** On-site parking spaces included with the office.
- **Common Areas:** Access to shared kitchenette, breakroom, and bathrooms.
- **Neighbors:** Nearby: First Presbyterian Church, Piedmont Club, Mary Black Foundation, and Truist Bank. Direct neighbor: Max Hyde Law Firm
- **Utilities:** Tenant pays all utilities.



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PROPERTY PHOTOS

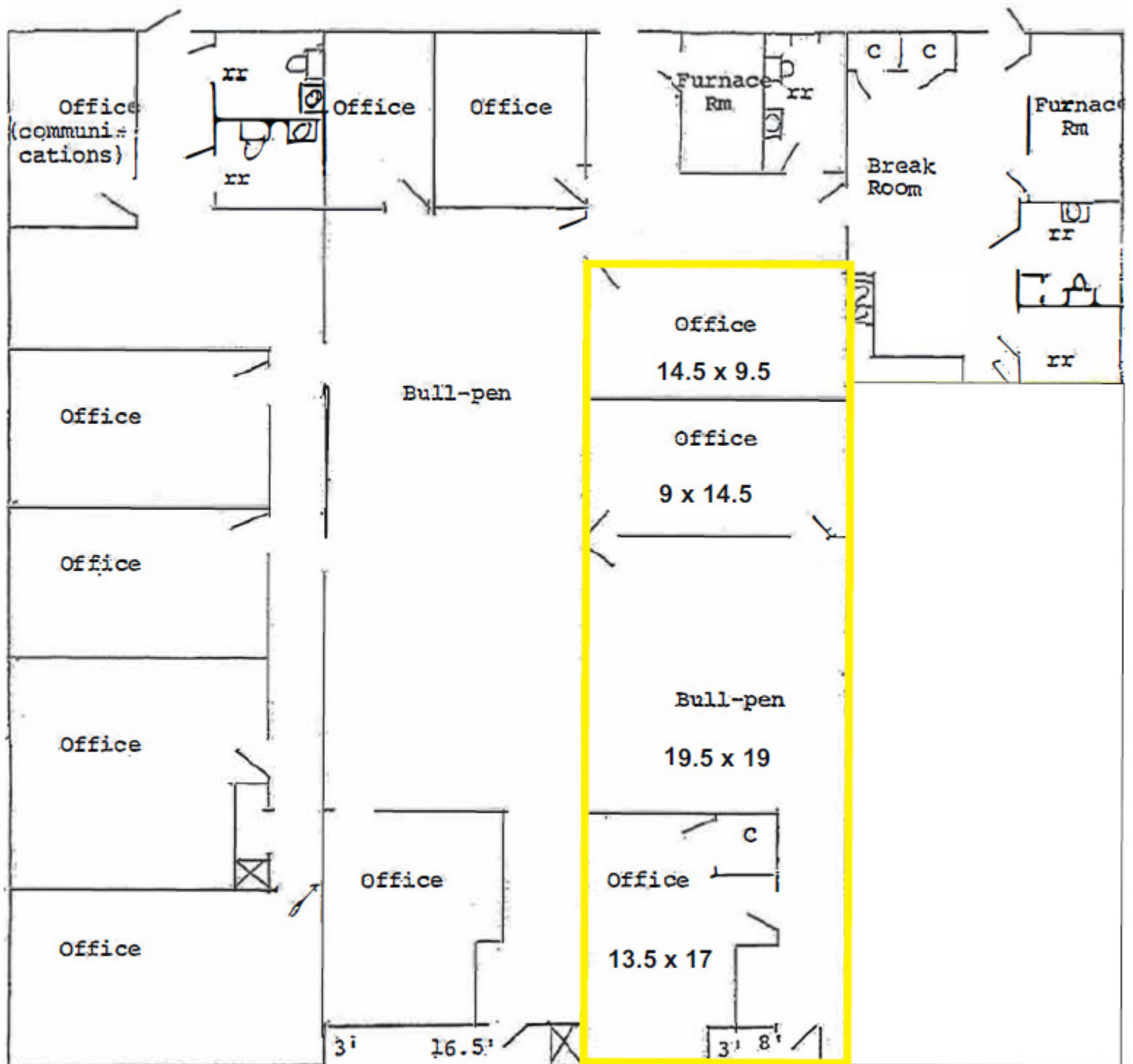


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FLOOR PLAN

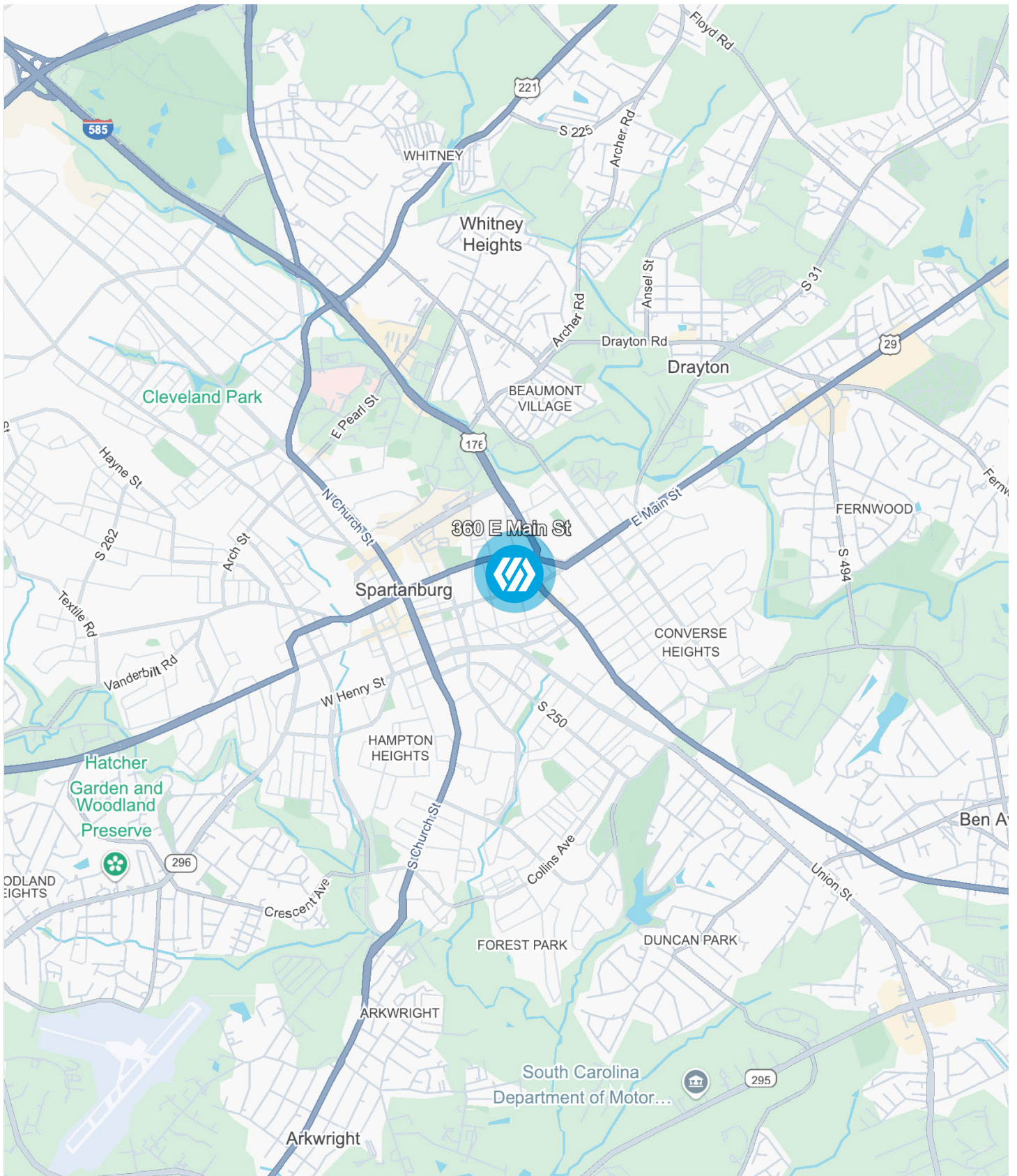


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LOCATION

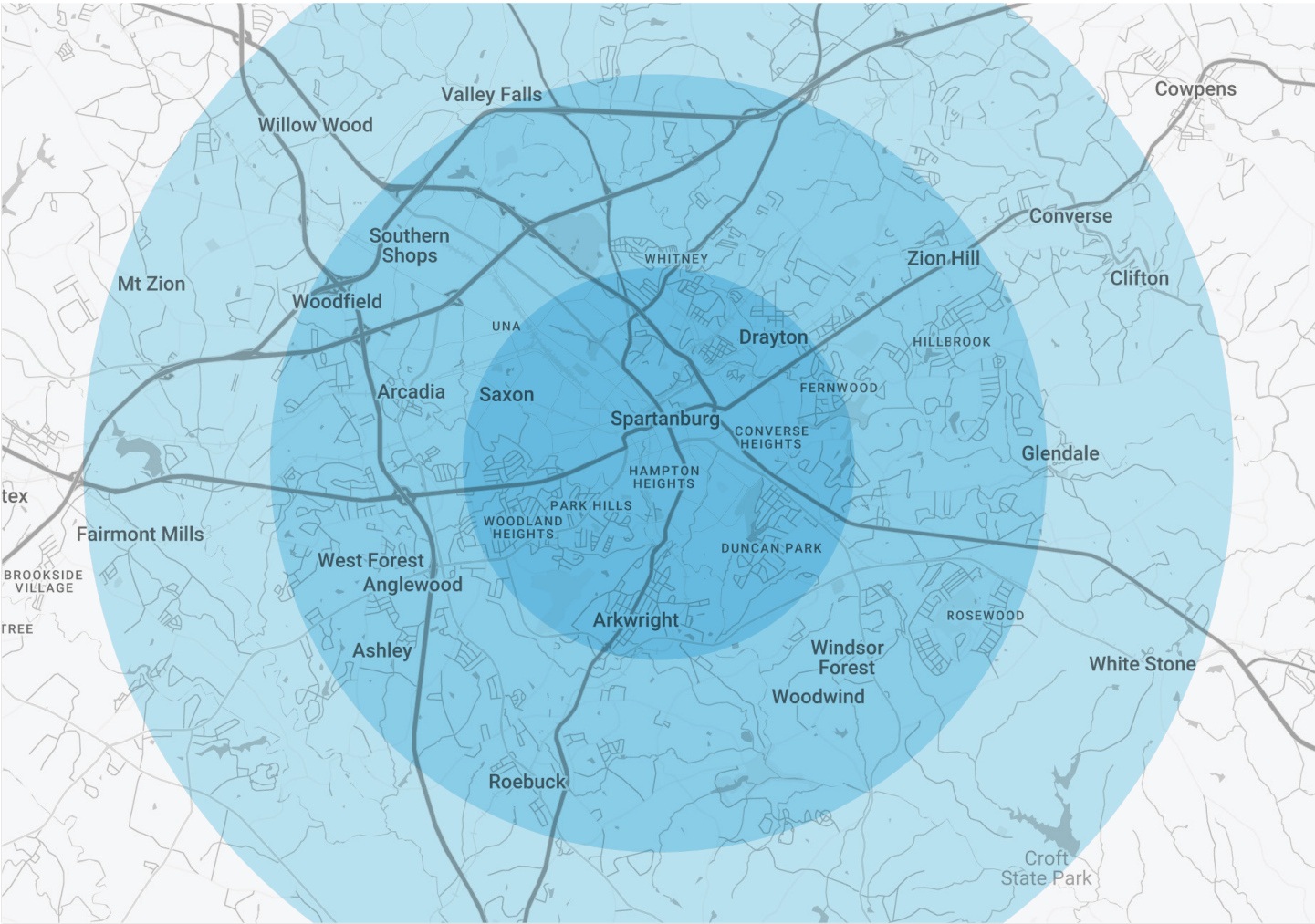


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POPULATION & ECONOMIC DATA



| | 1 Miles | 3 Miles | 5 Miles |
|-----------------------------|----------|----------|----------|
| 2029 Population Projection | 7,989 | 58,687 | 121,931 |
| 2024 Population Estimate | 7,015 | 51,616 | 107,527 |
| 2020 Census | 6,354 | 46,647 | 99,636 |
| Population Growth 2024-2029 | 13.88% | 13.70% | 13.40% |
| Population Growth 2020-2024 | 10.40% | 10.65% | 7.92% |
| Median Age | 32.30 | 34.30 | 35.60 |
| Average Age | 35.40 | 36.80 | 37.70 |
| High School Graduate | 28.47% | 28.53% | 28.19% |
| Bachelors Degree | 11.67% | 11.52% | 14.26% |
| Advanced Degree | 4.44% | 6.15% | 8.57% |
| Average Household Income | \$59,900 | \$55,475 | \$67,339 |
| Media Household Income | \$43,422 | \$42,335 | \$48,632 |



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WHY SPARTANBURG?

AN IDEAL LOCATION

Spartanburg County, the 5th-largest in South Carolina, is home to nearly 328,000 residents across 13 distinct municipalities.

There's truly something for everyone here. A bustling downtown filled with new shops, restaurants, and public art at every turn. Career opportunities abound, from international corporations to thriving small businesses, alongside civic and professional organizations. Outdoor enthusiasts will love the miles of trails, blueways, and exceptional recreation options. Spartanburg also takes a community-first approach to education and public health.

Families, young professionals, retirees, and entrepreneurs alike find their place in Spartanburg, growing and thriving in this dynamic community.

A DECADE OF SUCCESS

Since 2021, Spartanburg County has attracted 80 economic development projects, totaling \$5.1 billion in capital investment and creating 5,787 new jobs.

Spartanburg has consistently led South Carolina in economic investment and job creation for years, earning recognition as the U.S. Small Metro with the Most Economic Growth, and named to Site Selection Magazine's "Best to Invest Rankings" three times.



LOCATION, LOCATION, LOCATION

1.6 Million People
10 Upstate SC Counties

More Than 575
International Companies

#3 GDP Worldwide
At \$6.0T, the Southeast United State GDP
Ranks #3 in the World.¹

160 New Locations
More than 160 companies have announced
new locations in the Upstate over the last 5
years.



A CRITICAL MANUFACTURING HUB



SOUTH CAROLINA IS OPEN FOR BUSINESS

#1

State for Manufacturing in 2022
Site Selection Group

#2

State for Doing Business
Area Development

#1

Fastest Growing
State in the U.S.



REAL RELATIONSHIPS, NOT JUST REAL ESTATE

VERDAE OFFICE

340 Rocky Slope Road
Suite 302
Greenville, SC 29607

DOWNTOWN OFFICE

117 Williams Street
Greenville, SC 29601

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Information contained herein has been obtained from sources deemed reliable, but we cannot guarantee it. All property information is subject to change or withdrawal without notice.