

FOR LEASE

# PRIME DOWNTOWN OFFICE SPACE

189 S. COVERSE STREET  
SPARTANBURG, SC 29306



GREG NORRIS  
864.494.7061

All information deemed reliable, but not guaranteed.

KDS   
**CAINE**  
COMMERCIAL REAL ESTATE



### AVAILABLE SPACE

<b>Address:</b>	189 S. Converse Street Spartanburg, SC 29306
<b>Lease Rate:</b>	\$2,750/mo.
<b>Available SF:</b>	±2,179 SF
<b>Parking:</b>	Available On Site

### PROPERTY HIGHLIGHTS

- Office space in excellent location in the heart of downtown.
- Easy access to Pine St., I-85, and all of downtown.
- Walkable to many restaurants (The Kennedy is next door), shopping, and the new Fifth Third Ballpark.
- Included with the office is private on site parking, breakroom, and bathrooms.
- Kennedy St. parking garage is just steps away.
- Minimum 3 year lease desired



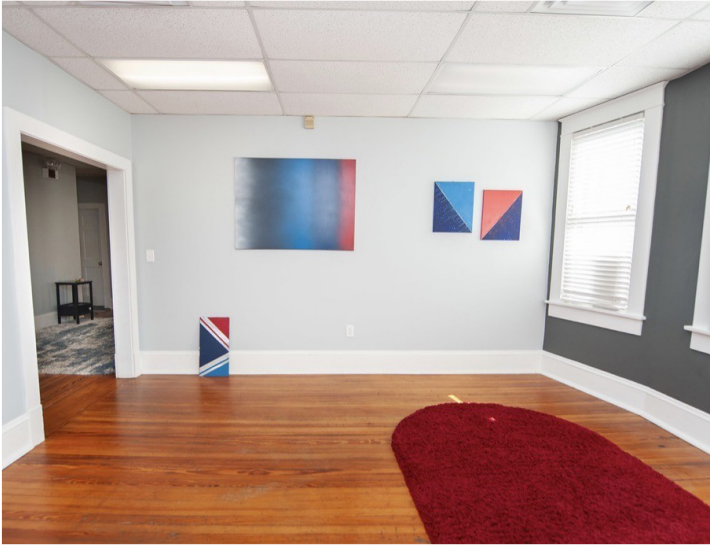
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## PROPERTY PHOTOS



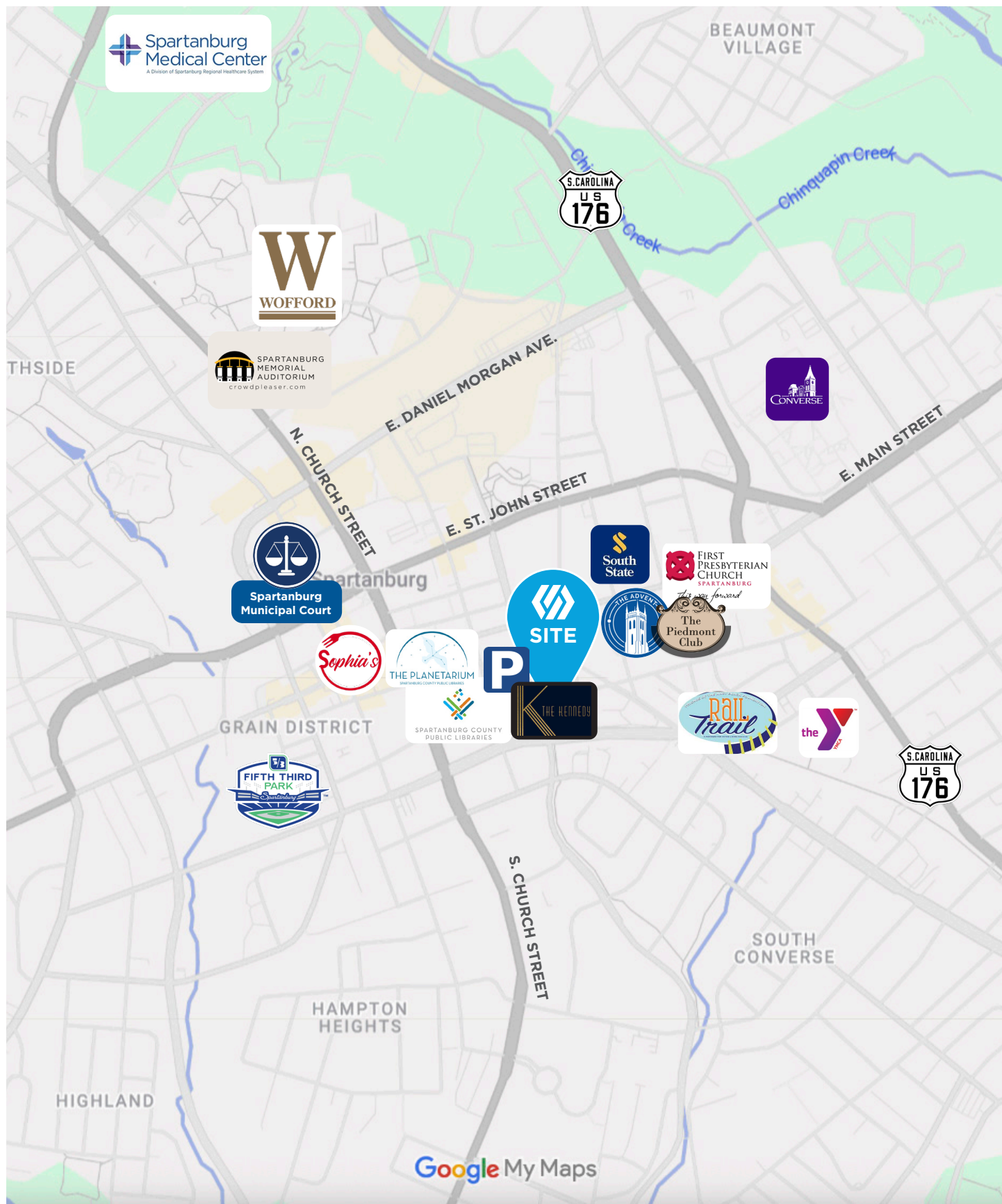
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## WHY SPARTANBURG?

### 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.<sup>1</sup>

### 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.